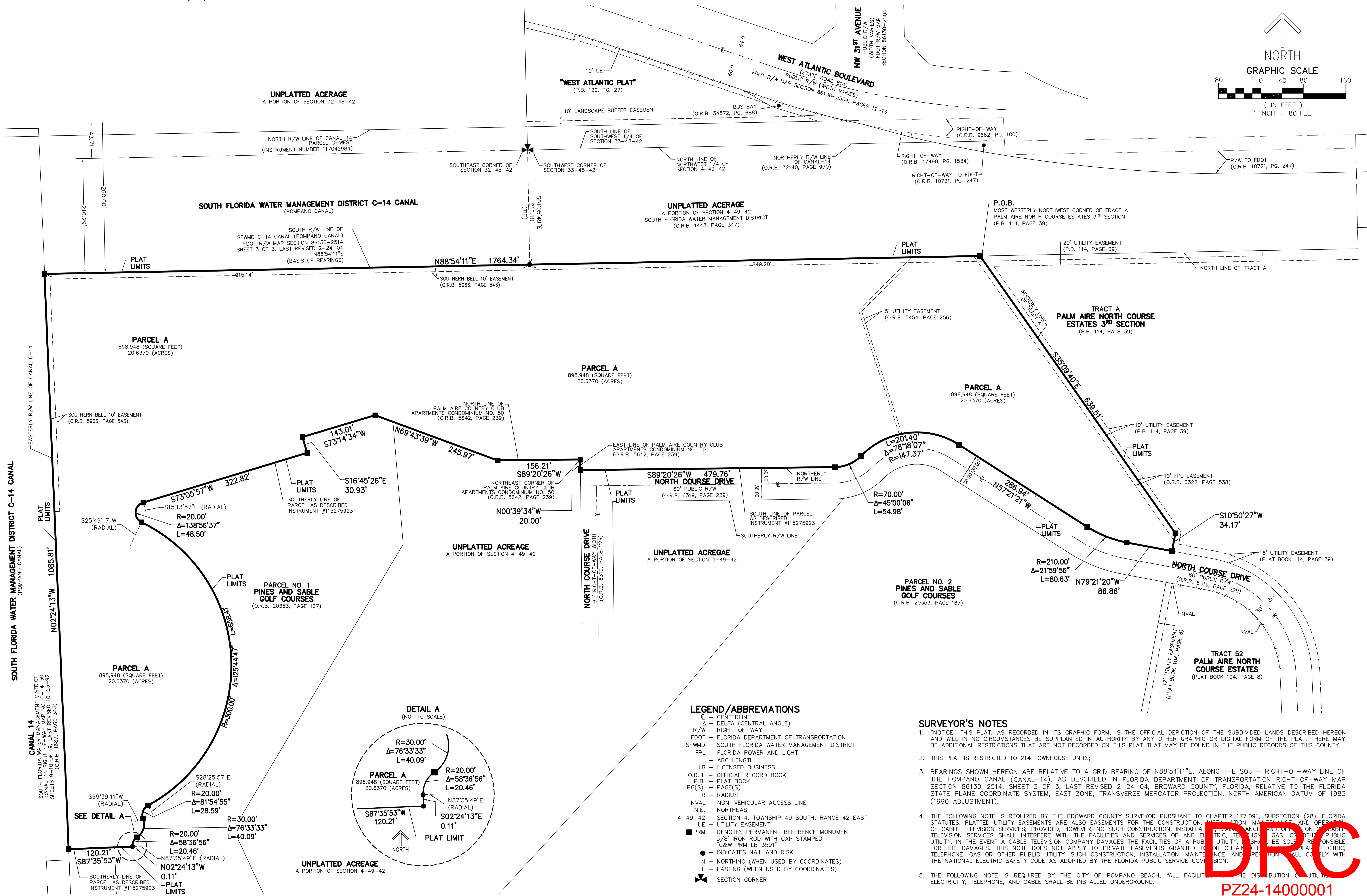
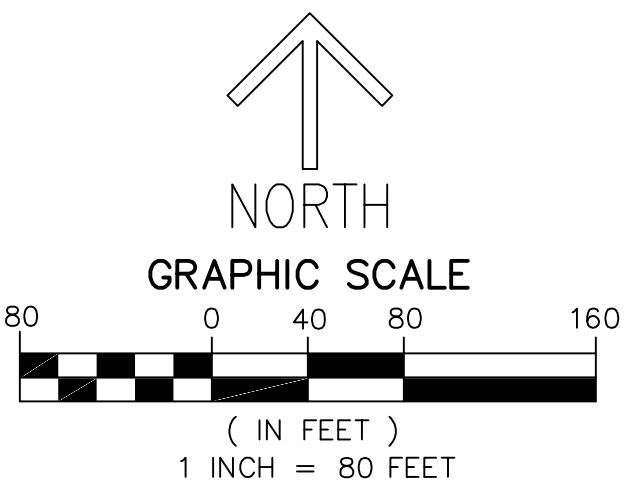


THIS INSTRUMENT PREPARED BY  
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# PALM AIRE TOWNHOMES

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 4,  
TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH,  
BROWARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2



## LEGEND/ABBREVIATIONS

- CL — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- R/W — RIGHT-OF-WAY
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- SFWMD — SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- FPL — FLORIDA POWER AND LIGHT
- L — ARC LENGTH
- LB — LICENSED BUSINESS
- O.R.B. — OFFICIAL RECORD BOOK
- P.B. — PLAT BOOK
- PG(S) — PAGE(S)
- R — RADIUS
- NVAL — NON-VEHICULAR ACCESS LINE
- N.E. — NORTHEAST
- 4-49-42 — SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST
- UE — UTILITY EASEMENT
- PRM — DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- — INDICATES NAIL AND DISK
- N — NORTHING (WHEN USED BY COORDINATES)
- E — EASTING (WHEN USED BY COORDINATES)
- ✱ — SECTION CORNER

## SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 214 TOWNHOUSE UNITS;
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°54'11"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE POMPAÑO CANAL (CANAL-14), AS DESCRIBED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2514, SHEET 3 OF 3, LAST REVISED 2-24-04, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY PUBLIC UTILITY, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PRIVATE PARTY FOR THE INSTALLATION, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAÑO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES, ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."

**DRC**  
PZ24-1400001  
06/18/2024