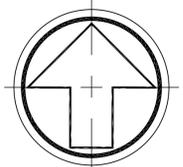
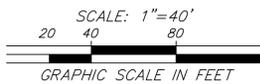


# U-HAUL-NORTH POMPANO



Scale 1" = 40'



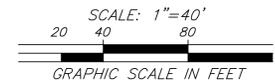
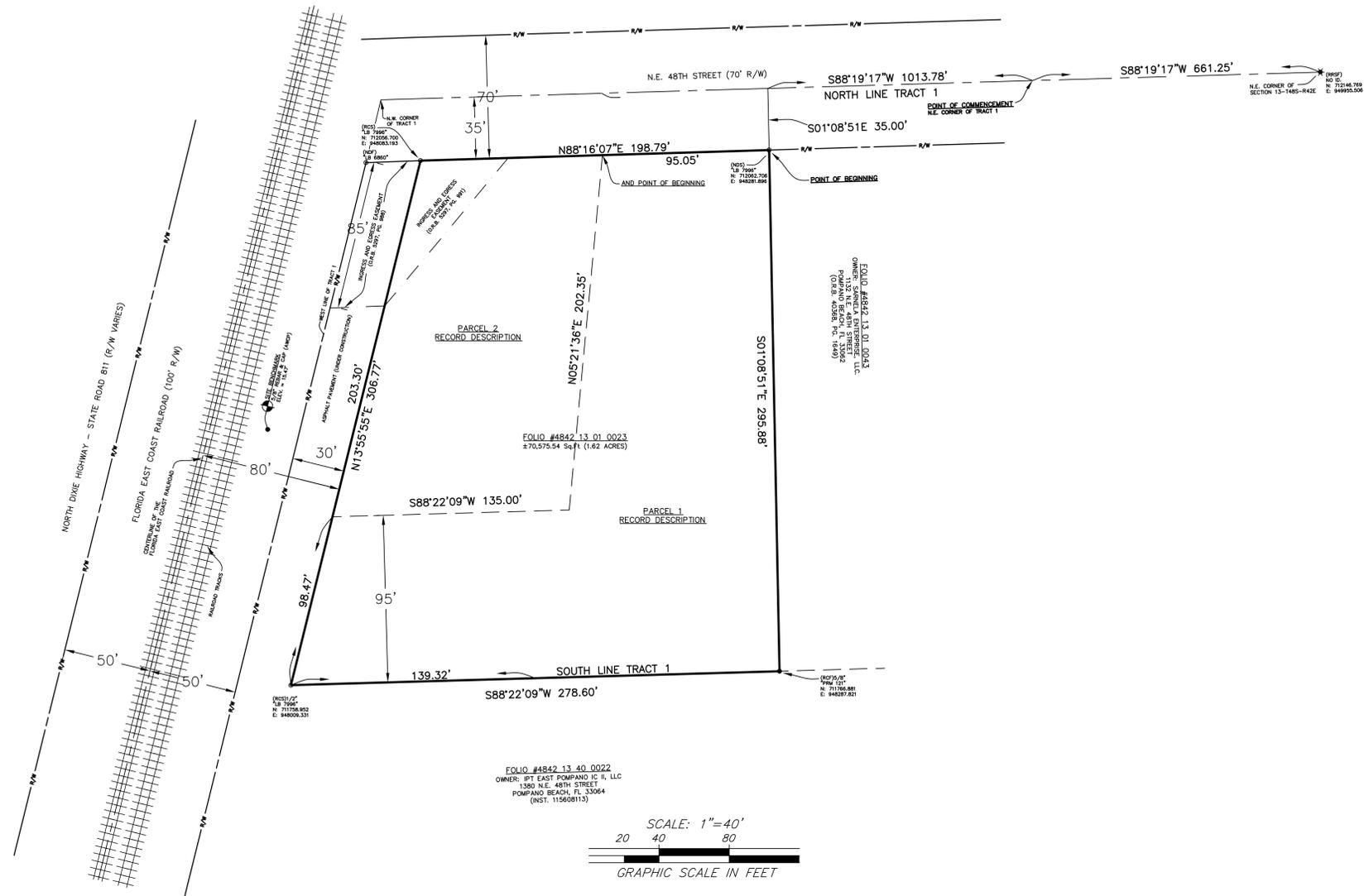
A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH,  
RANGE 42 EAST RECORDED IN  
PLAT BOOK B PAGE 164 DADE COUNTY FLORIDA PUBLIC RECORDS

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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.

**PLAT NOTES:**

- THIS PLAT IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY, OF AMERICO ENTITY # 788071, 1120 N.E. 48TH STREET, POMPANO BEACH, FL 33064, PROVIDED BY DEREN LAND SURVEYING, ADDRESSED AT 4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609. ALL SURVEY INFORMATION SHOWN ON THIS PLAT WAS ESTABLISHED BY DEREN LAND SURVEYING.
- BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NGS HORIZONTAL CONTROL POINT "N 548" (PID: AJ8791)
- THE VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NGS VERTICAL CONTROL POINT "N 548" (PID: AJ8791) AT ELEVATION 11.63'
- THE FOLLOWING NOTE IS REQUIRED BY 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 AN ELECTRIC, TELEPHONE, 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 PARTICULAR ELECTRIC, 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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THEN THE FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR  
  
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUATE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.  
  
THIS PLAT IS RESTRICTED TO 17,000 SQUARE FEET OF INDUSTRIAL USE AND 4,000 SQUARE FEET OF COMMERCIAL USE.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.



**LEGEND**

- AP BROWARD COUNTY PROPERTY APPRAISER
- B.C.R. BROWARD COUNTY PUBLIC RECORDS
- CCR CERTIFIED CORNER RECORD
- CL CENTERLINE
- ESMT EASEMENT
- FND FOUND
- FPL FLORIDA POWER AND LIGHT
- ID IDENTIFICATION NUMBER
- IR IRON ROD
- INST INSTRUMENT NUMBER
- N/D NAIL AND DISK
- NVAL NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT OF WAY
- T.B.M. TEMPORARY BENCH MARK

**SYMBOLS LEGEND**

- PRM PERMANENT REFERENCE MONUMENT

PREPARED BY:

**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING

3410 N. ANDREWS AVE., EXT  
POMPANO BEACH, FL 33064  
PH: 954-943-9433 FAX: 954-983-4754

JULY 26, 2021  
SURVEYOR'S PROJECT NO. 1085A.00