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A PORTION OF

SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
AUGUST, 2008

I) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRD MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY SEPTEMBER 1, 2014, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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

THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF FLEX INDUSTRIAL USE, WHICH PERMITS UP TO 30% ANCILLARY OFFICE AND/OR COMMERCIAL USES. FREESTANDING OFFICE BUILDINGS AND COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. ALL 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

I. (●) P.R.M. INDICATES A SET PERMANENT REFERENCE
MONUMENT COMPOSED OF A 4" X 4" X 24" CONCRETE MONUMENT
TOPPED WITH A 3" BRASS DISC STAMPED "PRM L.B. 3635" UNLESS
OTHERWISE NOTED.

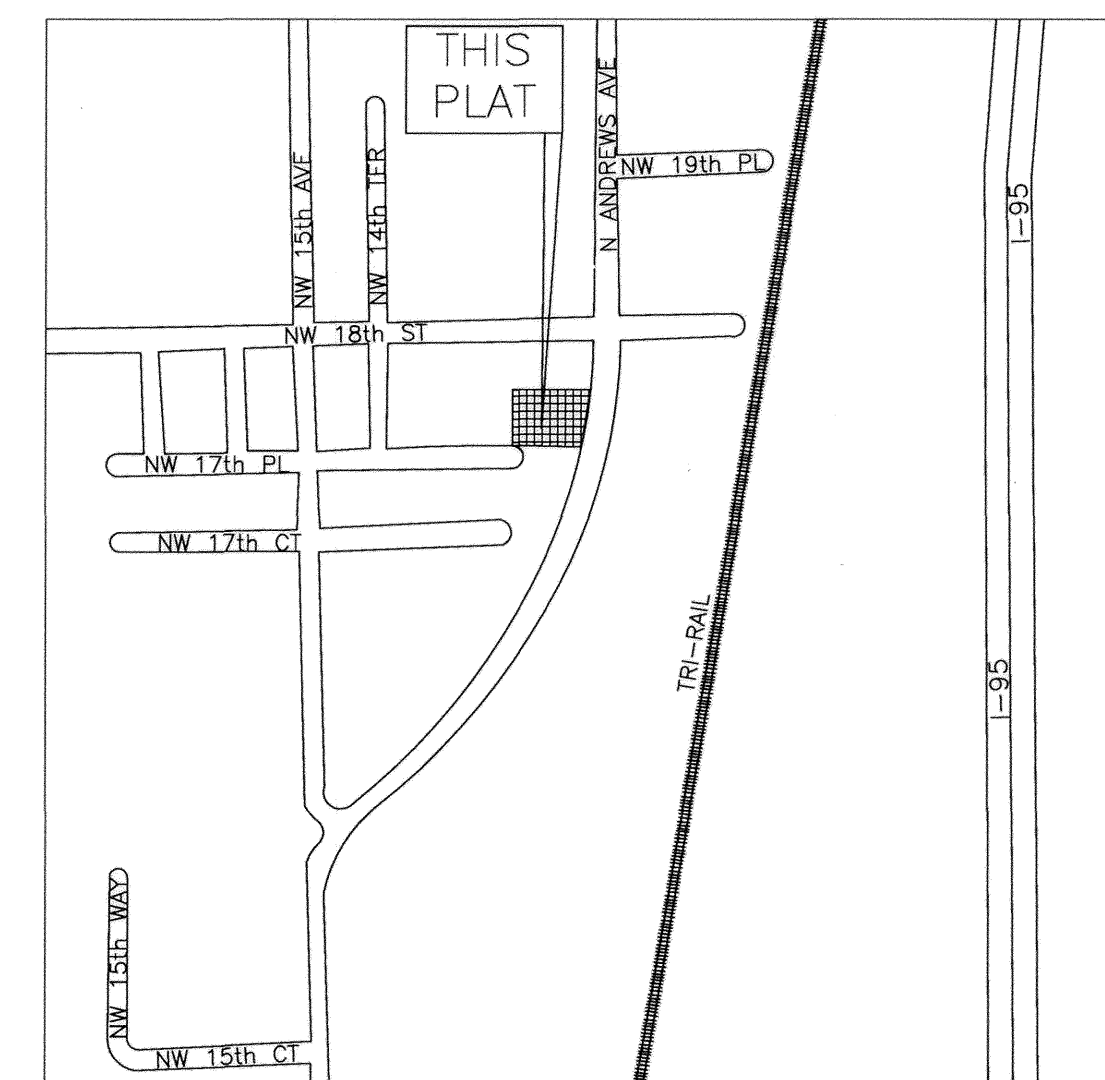
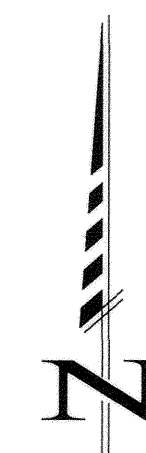
2. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND WERE ESTABLISHED FROM BOWARD COUNTY BM# 2875. PK AND TAB NORTH SIDE OF SIDEWALK 27'+ SOUTH SOUTHEAST FROM WENDY'S SIGN; 240' +OR- EAST OF EAST EDGE OF POWERLINE ROAD. EL.=13.199'

3. SURVEY DATA IS LOCATED IN FIELD BOOK 2499-25, SU 06.5988.

4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING
ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION
27-48-42, N 88°27'36" E..

5. RIGHT OF WAY TAKING PARCEL NUMBER 139 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 2306191 RECORDED IN RIGHT OF WAY MAP BOOK 14, PAGE 38, BROWARD COUNTY PUBLIC RECORDS.

O.R.B. = OFFICIAL RECORD BOOK
BCR = BROWARD COUNTY RECORDS
PB = PLAT BOOK
PG = PAGE
CL = CENTERLINE
S = SOUTH
W = WEST
E = EAST
NW = NORTH WEST
SE = SOUTH EAST
NGVD = NATIONAL GEODETIC VERTICAL DATUM
// = NON-VEHICULAR ACCESS LINE



LOCATION SKETCH
(NOT TO SCALE)
SECTION 27, TOWNSHIP 48S,
RANGE 42E

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