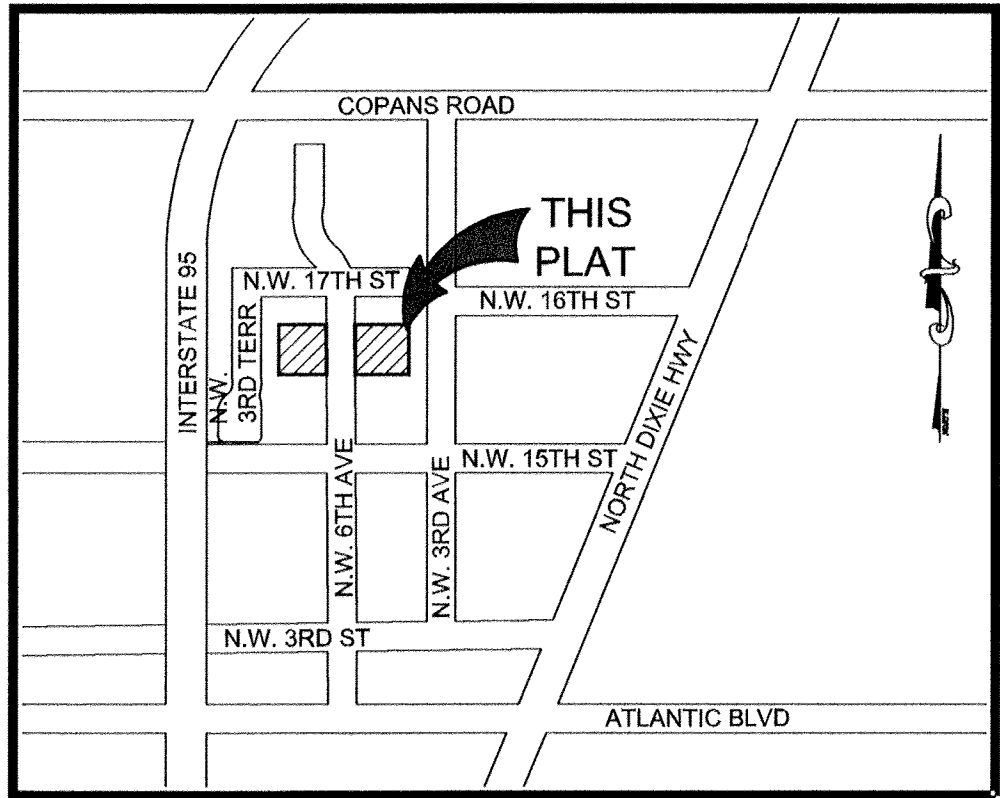


BLANCHE ELY

A REPLAT OF A PORTION OF SECTION 26, PLAT OF SEC'S 13, 24, 25, & 26, T. 48. R. 42 S. & E.
AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN S.W. 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3



BLANCHE ELY

A PORTION OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST

PLAT BOOK _____ PAGE _____

SHEET 2 OF 3

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:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 00°52'02" EAST ALONG EAST LINE OF BLOCK C, POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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.

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

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20XX, THEN THE COUNTY'S 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 _____, 20XX, 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 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

THIS PLAT IS RESTRICTED TO 102 DUPLEX UNITS.

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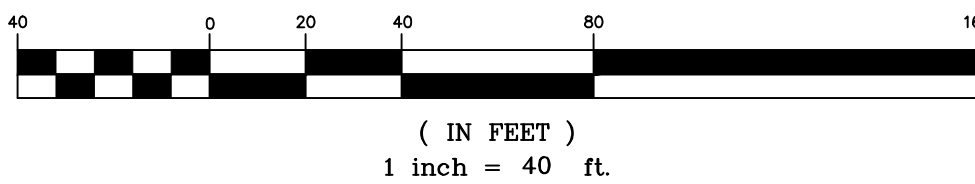
AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	222,471	5.108
PARCEL "B"	90,437	2.076
PARCEL "C"	90,166	2.070
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PARCEL "E"	223,812	5.138
PARCEL "F"	82,987	1.905
PARCEL "G"	51,975	1.193
TOTAL	857,993	19.697

LEGEND:

AC.	ACRES
B.C.R.	BROWARD COUNTY RECORDS
FND.	FOUND
ID.	IDENTIFICATION
L.B.	FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
℄	CENTERLINE

GRAPHIC SCALE



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BLANCHE ELY

A PORTION OF THE S.W. 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST

PLAT BOOK PAGE

SHEET 3 OF 3

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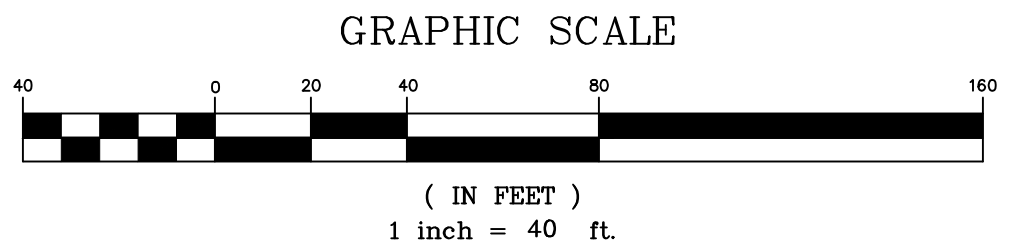
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