PINES 200 EAST PLAT

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 39 EAST,
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

CFN #104443382
Page2 of 2

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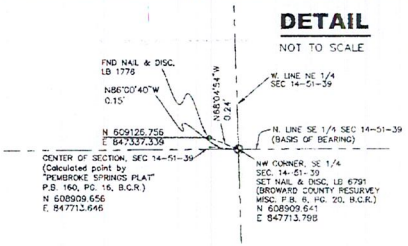
August, 2002

DETAIL

NOT TO SCALE



NOTES:

1. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 3720. BROWARD COUNTY ENGINEERING DEPARTMENT NAIL & DISK IN CONCRETE BASE OF LIGHT POLE ON THE NORTH SIDE OF PINES BOULEVARD, 90'± WEST OF CENTERLINE OF NW 202ND AVENUE.
   ELEVATION: 9.396 FEET. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.G.V.D. OF 1929.

2. THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON GRID BEARINGS RELATIVE TO NATIONAL GEODEDIC SURVEY, TRANSVERSE MERCATOR COORDINATES FLORIDA EAST ZONE AS SHOWN ON CRAVEN-THOMPSON AND ASSOCIATES, INC. RESURVEY AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20, BROWARD COUNTY RECORDS, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. THE NORTH LINE OF THE SE 1/4 OF SECTION 14-51-39 BEARS S89°52'23"W.

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 NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 16, 2009, 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 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 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY MARCH 16, 2009, 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 SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.

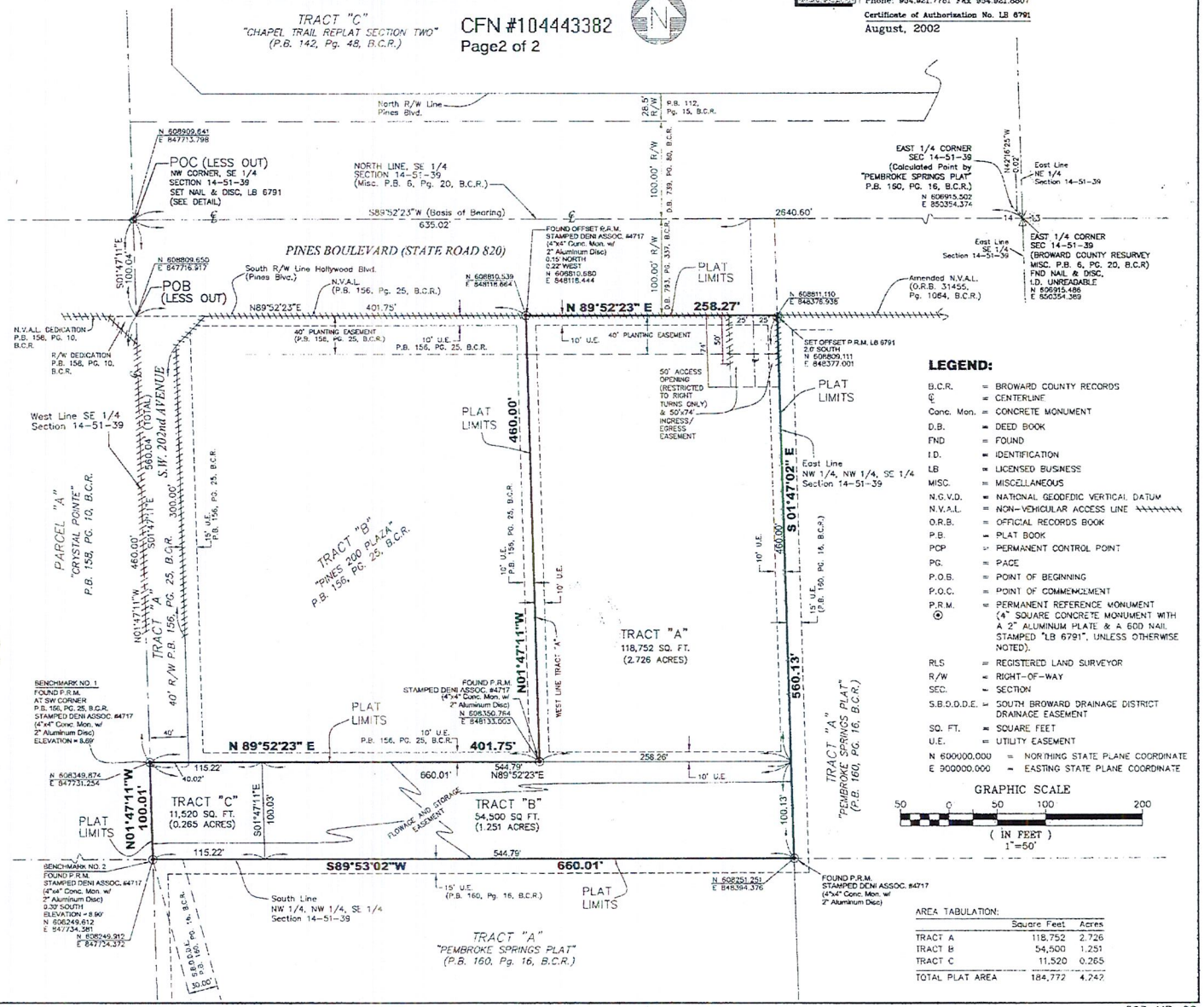
5. THIS PLAT IS RESTRICTED TO 21,635 SQUARE FEET OF OFFICE USE, AND 20,785 SQUARE FEET OF COMMERCIAL USE. THE COMMERCIAL USES MUST BE RESTRICTED TO RETAIL WITHIN THE OFFICE BUILDINGS, AND MUST COMPRISE LESS THAN 50 PERCENT (50%) OF THE TOTAL SQUARE FOOTAGE.
   BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
   TRACT "B" IS RESTRICTED TO WETLAND MITIGATION PER BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION, LICENSE NO. DF98-1016.
   TRACT "C" IS RESTRICTED TO DRAINAGE AREA.

   ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

   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 NOTATIONS 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.

6. 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 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 SERVICES COMMISSION.



LEGEND:

B.C.R.	=	BROWARD COUNTY RECORDS
℄	=	CENTERLINE
Conc. Mon.	=	CONCRETE MONUMENT
D.B.	=	DEED BOOK
FND	=	FOUND
I.D.	=	IDENTIFICATION
LB	=	LICENSED BUSINESS
MISC.	=	MISCELLANEOUS
N.G.V.D.	=	NATIONAL GEODEDIC VERTICAL DATUM
N.V.A.L.	=	NON-VEHICULAR ACCESS LINE
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PCP	=	PERMANENT CONTROL POINT
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M. ⊙	=	PERMANENT REFERENCE MONUMENT (4" SQUARE CONCRETE MONUMENT WITH A 2" ALUMINUM PLATE & A 60D NAIL STAMPED "LB 6791", UNLESS OTHERWISE NOTED).
RLS	=	REGISTERED LAND SURVEYOR
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
S.B.D.D.D.E.	=	SOUTH BROWARD DRAINAGE DISTRICT DRAINAGE EASEMENT
SQ. FT.	=	SQUARE FEET
U.E.	=	UTILITY EASEMENT
N 600000.000	=	NORTHING STATE PLANE COORDINATE
E 900000.000	=	EASTING STATE PLANE COORDINATE

GRAPHIC SCALE

50 0 50 100 200

(IN FEET)
1"=50'

AREA TABULATION:

	Square Feet	Acres
TRACT A	118,752	2.726
TRACT B	54,500	1.251
TRACT C	11,520	0.265
TOTAL PLAT AREA	184,772	4.242