





**"CORAL RIDGE LZB"**  
AREPLAT OF LOT 2, LESS THE SOUTH 141.00 FEET, BLOCK 61 OF "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE  
PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

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OCTOBER, 2014

SURVEYORS NOTES:

- 1) THIS PLAT IS RESTRICTED TO 14,000 SQUARE FEET OF COMMERCIAL USE. FREE STANDING BANKS OR BANKS WITH DRIVE THROUGH FACILITIES 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 THE 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.

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

- 2) BEARINGS ARE ASSUMED AND BASED ON A CHORD BEARING OF S13°16'04"E BETWEEN THE NE CORNER OF PARCEL A, PLAT BOOK 179, PAGE 113 AND THE SE CORNER OF PARCEL "A", PLAT BOOK 181, PAGE 8, AS REFERENCED BY FOUND MONUMENTATION AS SHOWN HEREON.

- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE ISSUED BY THE COUNTY OF BROWARD, 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 OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE COVERMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2011, 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 COVERMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, INSTALLED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. THE OWNER OF A CABLE TELEVISION SERVICE, OR OTHER FACILITIES OF A PUBLIC UTILITY, SHALL BE RESPONSIBLE FOR THE REPAIR OF 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.

- 5) ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 0573. ELEVATION 10.00 FEET. (NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION 8.419 FEET AS DETERMINED BY THE VERTCON CONVERSION PROGRAM)

EAST RM. OF THE SOUTHERN BELL TEL. & TELEGRAPH MANHOLE, SOUTHEAST CORNER OF OAKLAND PARK BOULEVARD AT U.S. NO. 1.

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH ALUMINUM DISK STAMPED "PULICE LAND SURVEYORS" OR CHISEL "PULICE LAND SURVEYORS" UNLESS OTHERWISE NOTED)
- P.C.P. ● DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- P.B. DENOTES: PLAT BOOK
- P.G. DENOTES: PAGE
- Ⓢ DENOTES: CENTERLINE
- /—/— DENOTES: NON-VEHICULAR ACCESS LINE (10.36°)
- FDOT DENOTES: ELEVATION CONVERTED TO NORTH AMERICAN VERTICAL DATUM OF 1988
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC LENGTH
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE

