FESTIVAL FLEA MARKET

POMPANO BEACH - FLORIDA

ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	REVISIONS	DRWN.
1	11/25/24	ADD PROPOSED ACCESS PARCEL	MR

DES. LP | DWN. | CHK.

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2324
954-436-7000 Fax: 954-436-8664
www.millerlegg.com

CERTIFICATES OF AUTHORIZATION:
EB7318 LB6680 LC0337

PROJECT / FILE NO.
24-00048

DRAWING NO.
SHEET 3

DATE
02/12/24

SCALE
1" = 30'

3 of 6

MATCH LINE A-A, SEE SHEET 2

SAMPLE ROAD
(PUBLIC RIGHT-OF-WAY)
100.00'
2' CURB & GUTTER

N. 1/4 CORNER
SEC.21,
TWP.48S,
RGE.42E

SIGN NW 29th AVE NEXT SIGNAL
IRRIGATION CONTROL VALVE
SIGN SHOULDER
SIGN MPH 45
BENCHMARK SET 60D NAIL EL.=13.87'
ALUMINUM RAIL
SIGN PED CROSS WALK
SIGN SWK S
SIGN BUS STOP
CONCRETE SLAB
CONCRETE SLAB W/ TRAFFIC SIGNAL BOX
CONCRETE SLAB
RAMP
2' CURB & GUTTER
SIGN NO PARKING
5' CONCRETE SIDEWALK
N89°41'47"E 889.95'
N89°41'47"E 1285.19'
N89°46'56"E 427.06'
BENCHMARK SET 60D NAIL EL.=13.64'
FESTIVAL MARKET PLACE
FOUND 5/8" IRON ROD & CAP LB#6680
FOUND 5/8" IRON ROD & CAP LB#6680
VACATED BY O.R.B. 12186, PG. 70 & O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481
43' U.E. O.R.B. 16060 PG. 695
12' U.E. (P.B. 111, PG. 33)
TYPE 'D' CURB (TYP.)
GATE VALVE (TYP.)
BOLLARD (TYPICAL)
BOLLARD (TYP.)
SIGN
FOUND BROKEN NAIL ELECTRIC PANEL
22.00'
80.01'
SEWER MH RIM. 11.80' W INV.EL.=5.15' 8" PVC E INV.EL.=4.95' 8" PVC B.O.S. EL.=5.13'
SEWER MH RIM. 11.75' W INV.EL.=4.12' 8" PVC E INV.EL.=4.01' 8" PVC B.O.S. EL.=4.07'
12' U.E. VACATED BY O.R.B 12654, PG. 941, O.R.B. 12670, PG. 481
SIGN 40MPH
INSTR. NO. 119091231
PROPOSED ACCESS PARCEL
ELEC. BOX (TYP.)
S00°18'13"W 327.15'
349.44'
WEST LINE OF N.E. 1/4 SEC. 21-48-42
661.16'
12' U.E. VACATED BY O.R.B 12654, PG. 941, O.R.B. 12670, PG. 481 & O.R.B. 12186, PG. 72
2' CURB & GUTTER
15.00' U.E. "B" (O.R.B. 16060, PG. 695)
INSTRUMENT NO.118330957
15.00' U.E. "B" (O.R.B. 16060, PG. 695)
ELECTRIC METER COMPLEX & ELECTRIC SERVICE BOX ON CONCRETE SLAB
SIGN RECLAIMED WATER
FOUND NAIL & DISK LB#6680
SIGN STOP
SEWER MH RIM EL.=11.36' NO PIPES TOP OF VALVE EL.=6.71'
BOLLARD (TYP.)
BOLLARD (TYP.)
PLANTER (TYP.)
CONCRETE WALK (TYP.)
TYPE D CURB
FOUND NAIL & DISK LB#6680
CONCRETE WALK (TYP.)
TYPE D CURB (TYP.)
CONCRETE WALK (TYP.)
CONCRETE WALK
CONCRETE WALK
264.04'
48.00'
263.20'
96.68'
26.03'
26.10'
68.99'
26.01'
2' CBS WALL
CANOPY
BRICK PSVERS
151.70
4' CHAIN LINK FENCE
CONCRETE
INSTR. NO. 119091231
HANDICAP RAMP (TYP.)
ASPHALT WALK
METAL POST
FPL BOX
AT&T CONCRETE PAD
ASPHALT WALK
CANOPY
CANOPY
BRICK PAVERS
S00°19'17"W 388.31'
286.98'
N.W. 27th AVENUE (PUBLIC RIGHT-OF-WAY)
CONCRETE MEDIAN
40'
40'
40
TRACT "B"

12' U.E. VACATED BY O.R.B 12654, PG. 941, O.R.B. 12670, PG. 481 & O.R.B. 12186, PG. 72

N.W. 29th AVENUE
VACATED BY O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481

Martin P. Rossi
Digitally signed by Martin P. Rossi
Date: 2025.01.07 10:06:39 -05'00'

MARTIN P. ROSSI
CERTIFICATE NO.
No. 5857
STATE OF FLORIDA
Professional Surveyor & Mapper

NOTES: SEE SHEET 1 FOR LEGAL DESCRIPTION, SYMBOL LEGEND & ABBREVIATIONS
SEE SHEET 6 FOR TREE CHART

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FEET

MATCH LINE B-B, SEE SHEET 4

V:\PROJECTS\2024\24-00048 - FESTIVAL FLEA MARKET\SURVEY\DRAWINGS\24-00048_ALTA_TO CLIENT.DWG 11/25/24 by LP000LSK

DRC
PZ24-12000024
03/19/2025

DRC
PZ24-12000024
02/05/2025