(PUBLIC RIGHT-OF-WAY)

N. LINE W1/2 SEC. 21-48-42

O.R. 2474, PG. 475&476
O.R. 5332, PG. 164

OVERHEAD SIGN

OHW

100.00

2" CONCRETE CURB & GUTTER

CONCRETE HEADWALL

FOUND 1/2" IRON PIPE NO ID

SIGN SUPPORT

CONCRETE SLAB

6' CLF WITH BARBWIRE

FOUND BRASS DISC IN CONCRETE STAMPED #2325

N89°41'47"E 889.95'

5' CONCRETE SIDEWALK

12' U.E. (P.B. 111, PG. 33)

CROSSING SIGNAL

RAMP

CONCRETE SLAB

N85°27'59"E 292.89'

136.71'

SEWER MH
RIM EL.=11.76'
E INV.EL.=7.76' 8" PVC
B.O.S. EL.=8.28'

TYPE D CURB (TYP.)

BOLLARD (TYP.)

43' U.E. O.R.B. 16060 PG. 695

VACATED BY O.R.B 12186, PG. 70 & O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481

SEWER MH
RIM EL.=11.81'
W INV.EL.=6.38'
10" CLAY PIPE
E INV.EL.=6.37'
10" CLAY PIPE
B.O.S. EL.=6.34'

ALUMINUM FLAG POLE

SIGN WRONG WAY

N44°46'47"E 211.42'

TEMPORARY CONSTRUCTION EASEMENT O.R.B. 51096, PG. 1466, B.C.R.

UNDERGROUND ELECTRIC LINE

FOUND 5/8" IRON ROD

BELL SOUTH BOX

WIRE PULL BOX

1.5'X1' COLUMN

CONCRETE PAD FOR BILLBOARD

335.54'

15' U.E. "A" (O.R.B. 16060, PG. 695)

PERMANENT TRANSMISSION EASEMENT O.R.B. 51096, PG. 1440, B.C.R. & O.R.B. 51096, PG. 1466, B.C.R.

12' U.E. VACATED BY O.R.B 12654, PG. 947 & O.R.B. 12186, PG. 72

580.11'

218.03'

N00°17'02"E

6' U.E. (P.B. 111, PG. 33)

BOLLARD

HEDGE

6" BOLLARD (TYPICAL)

CONCRETE WALK

15.00' U.E. "A" (O.R.B. 16060, PG. 695)

287.07'

CANOPY

FENCE ON CONCRETE

CONCRETE SLAB

CONCRETE SLAB W/GENERATOR

AIR CONDITIONER ON CONCRETE SLAB

CONCRETE WALK (TYP.)

2" CBS WALL

192.03'

50.00'

3.01'

44.94'

50.16'

262.90'

BUILDING HEIGHT 24.26'

68.99'

18.00'

40

TRACT "A"

BUILDING
AREA=381,762 S.F.
F.F. EL.=12.94'
2900 WEST SAMPLE ROAD
POMPANO BEACH, FLORIDA

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

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

Martin P. Rossi Digitally signed by Martin P. Rossi Date: 2025.01.07 10:03:41 -05'00'

MATCH LINE D-D, SEE SHEET 5

MATCH LINE A-A, SEE SHEET 3

N.W. 31st AVENUE

P&Z
PZ24-12000024
08/27/2025

V:\PROJECTS\2024\24-00048 - FESTIVAL FLEA MARKET\SURVEY\DRAWINGS\24-00048_ALTA_TO_CLIENT.DWG 11/25/24 by LP0008.SK

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

FESTIVAL FLEA MARKET
POMPANO BEACH - FLORIDA

ALTA/NSPS LAND TITLE SURVEY

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2364
954-435-7000 Fax: 954-435-8664
www.millerlegg.com

CERTIFICATES OF AUTHORIZATION:
EB7318 LB6680 LC0337

DES.	LP
DWN.	MR
CHK.	

PROJECT / FILE NO.
24-00048

DRAWING NO.
SH-2

DATE DRAWN:
03/26/24

SHT. 2 OF 6