

# FESTIVAL SOUTH

NW 33RD STREET,  
POMPANO BEACH, FLORIDA 33073

SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
PARCEL ID: 484221070070

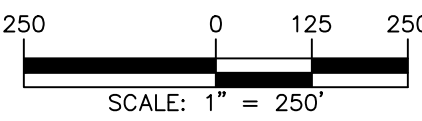
DRC

PZ25- 12000043  
03/04/2026

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LOCATION SKETCH



## LEGAL DESCRIPTION

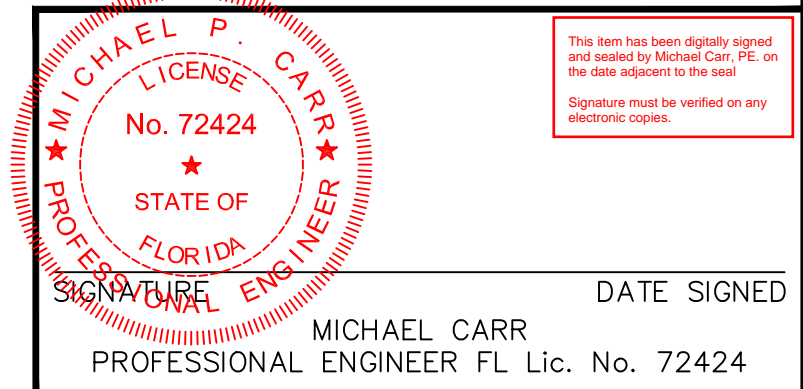
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
LESS AND EXCEPT THE FOLLOWING:  
A PORTION OF TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH,  
AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 21; THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A  
POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLUNT ROAD AND TO A POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL  
ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
PARCEL 2:  
EASEMENT PARCELS:  
("EASEMENT - A")  
EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN EASEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA  
LIMITED PARTNERSHIP, GRANTEE, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 928, AS AFFECTED BY EASEMENT CORPORATION RECORDED SEPTEMBER 16, 2014, IN OFFICIAL RECORDS BOOK  
51096, PAGE 1455 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND  
CONDITIONS SET FORTH IN SAID EASEMENT:  
TRACT F (PRIVATE LAKE) OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT AGREEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF  
FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31628, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN  
SAID GRANT OF EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID GRANT OF EASEMENT:  
A PORTION OF TRACT F OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS  
FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT F; THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID TRACT F, FOR A DISTANCE OF 291.58 FEET; THENCE NORTH 00 DEGREES 27' EAST 231.52 FEET TO A  
POINT ON THE NORTH LINE OF SAID TRACT F; THENCE WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 291.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT F; THENCE SOUTH 00 DEGREES 27' 30" WEST, 183.18 FEET TO A  
POINT ON THE NORTH LINE OF TRACT G OF SAID PLAT; THENCE SOUTH 89 DEGREES 47' 14" EAST, ALONG THE NORTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND  
BEING IN BROWARD COUNTY, FLORIDA.



Call 811 or visit [sunshine811.com](http://sunshine811.com) two full  
business days before digging to have  
buried facilities located and marked.

Check positive response codes before you dig!



SIGNATURE: MICHAEL CARR DATE SIGNED: \_\_\_\_\_  
PROFESSIONAL ENGINEER FL Lic. No. 72424  
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Project  
**FESTIVAL SOUTH**  
**NW 33RD ST**  
**POMPANO BEACH**  
**BROWARD COUNTY FLORIDA**

Drawing Title  
**COVER SHEET**

Project No. <b>330134202</b>	Drawing No. <b>SP-0.0</b>
Date <b>JANUARY 2026</b>	
Drawn By <b>EWM</b>	
Checked By <b>MPC</b>	

Date	Description	No.
Revisions		