

PZ24-12000014
09/04/2024

LEGAL DESCRIPTION

PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

204 COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 170 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 41.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE AFORESAID COURSE, A DISTANCE OF 150 FEET; THENCE WESTERLY MAKING AN ANGLE OF 90° 07' 24", A DISTANCE OF 66.44 FEET TO A POINT ON THE SOUTHEAST ONE-QUARTER (SE 1/4) LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID WEST LINE, MAKING AN ANGLE OF 03°, A DISTANCE OF 150 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 90° 06' 52", A DISTANCE OF 66.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 60.00 FEET THEREOF.

TOGETHER WITH:

THE EAST 60 FEET OF THE EAST 180 FEET OF THE SOUTH 172 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF, LYING SOUTH OF HAMMONDVILLE ROAD.

TOGETHER WITH:

PARCEL "A" OF HALTOP SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

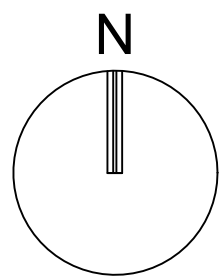
A PARCEL IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 814 AND THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 191 FEET; THENCE EAST PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 814, A DISTANCE OF 168 FEET; THENCE SOUTH PARALLEL TO SAID WEST LINE, A DISTANCE OF 191 FEET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 168 FEET TO THE POINT OF BEGINNING.

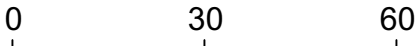
TOGETHER WITH:

A PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 50 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 41.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE AFORESAID COURSE, A DISTANCE OF 50 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 90° 07' 24", A DISTANCE OF 60 FEET; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 89° 52' 36", A DISTANCE OF 150 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 90° 07' 24", A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

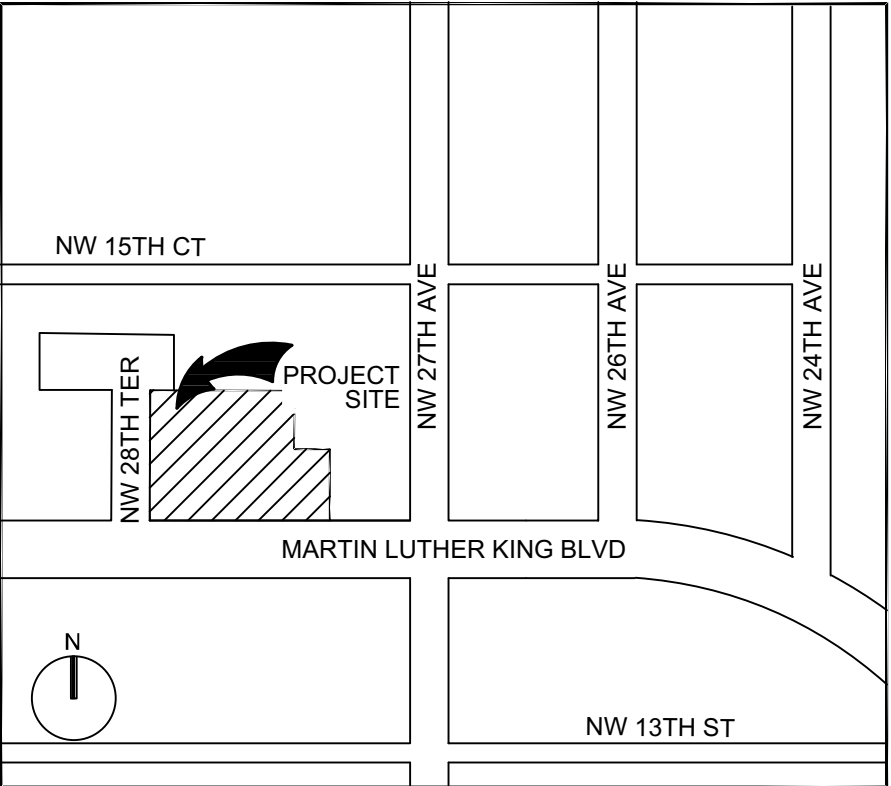


GRAPHIC SCALE



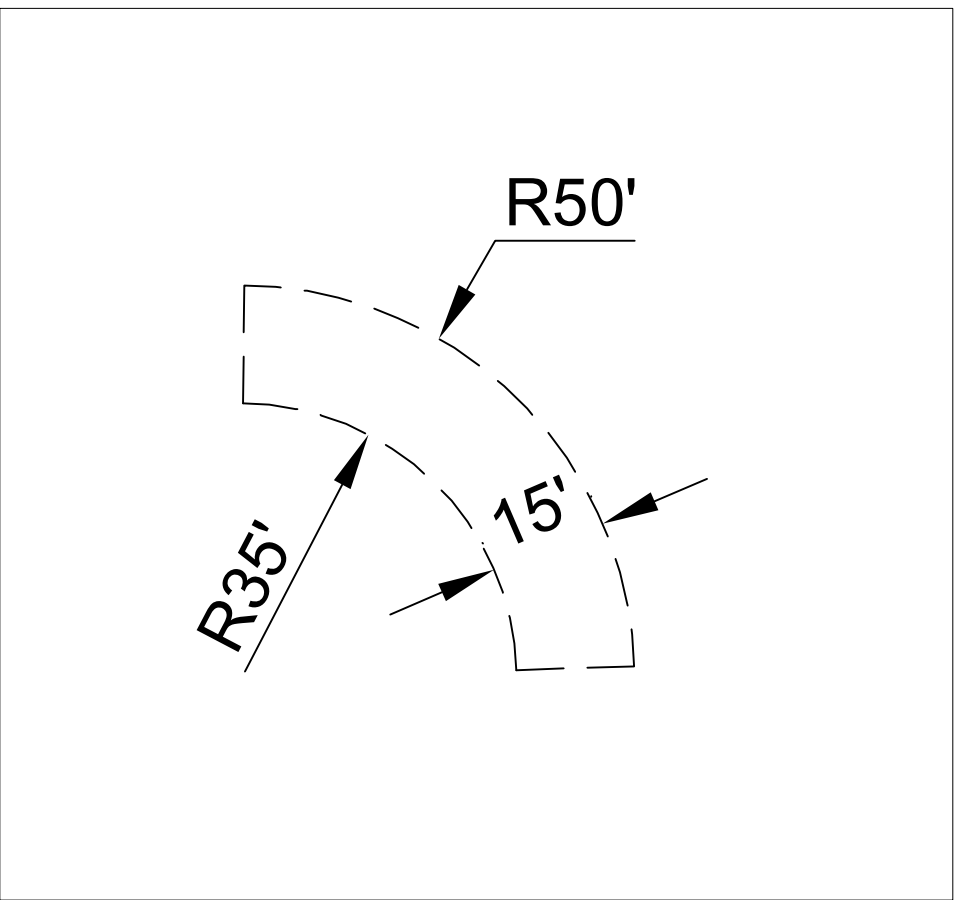
SCALE: 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

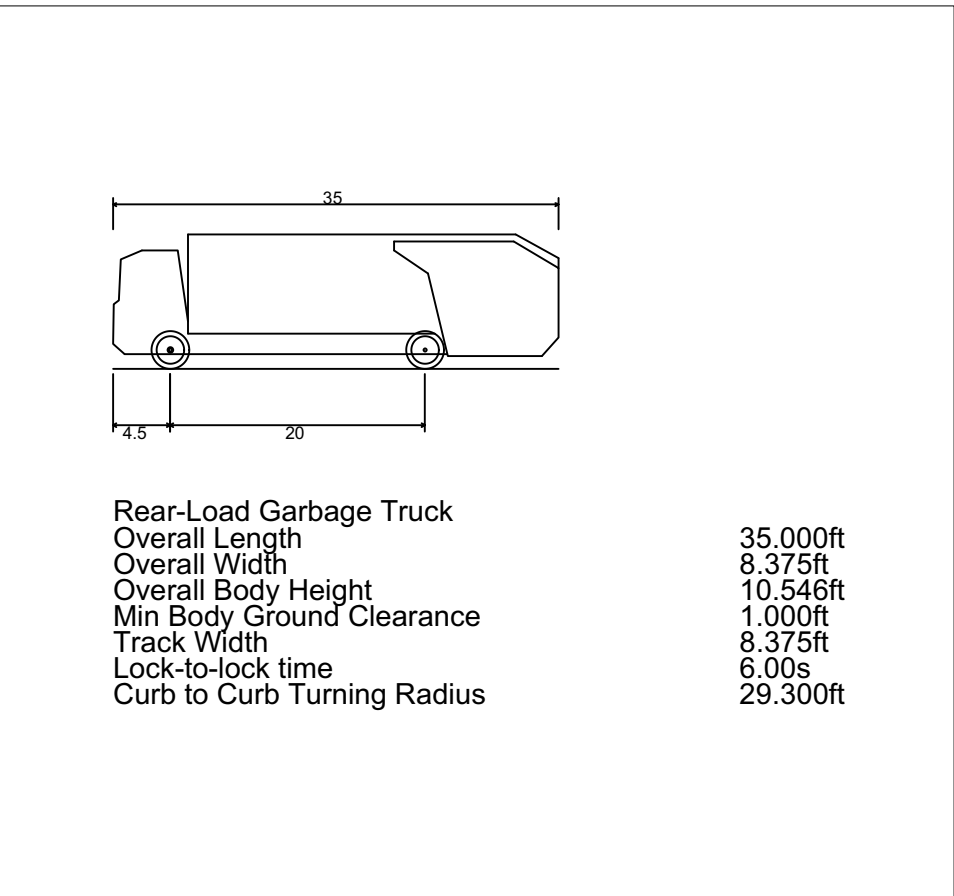


LOCATION SKETCH

(NOT TO SCALE)



DUMPSTER
APPROACH PATH



AUTOTURN DETAIL:
REAR LOADING COLLECTION TRUCK



**301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400**

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

ISSUE DATE: 07/30/24

DESIGNED BY: NW

DRAWN BY: CD

CHECKED BY: NW
BID-CONTRACT:

This item has been
digitally signed
and sealed by
**NILES T.
WARRICK, P.E.**
on the date
adjacent to the
seal.



NILES T. WARRICK
LICENSE
No. 94320

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic files.

STATE OF FLORIDA
PROFESSIONAL ENGINEER

2024-07-30 23:46:59-04'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

**VINCENTO
THROWER, THOMAS
GRANER TRUSTEE**

PROJECT

**2851 DR. MLK JR.
BLVD., POMPANO
BEACH**

SHEET TITLE

**REFUSE
CIRCULATION PLAN**

**SHEET
NUMBER** **SP-201**

PROJECT NUMBER	14232.00
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Plotted by: cdelanoy On 7/30/2024 4:02 P

Drawing name: H:\14232.00 - 2851 Dr. MLK Jr. Blvd. - 2851 Dr. MLK Jr. Blvd. Trust\Engineering\Cadd\14232.00-SP-201-Refuse Circulation Plan.dwg

STATIIS: PREI MINARY