

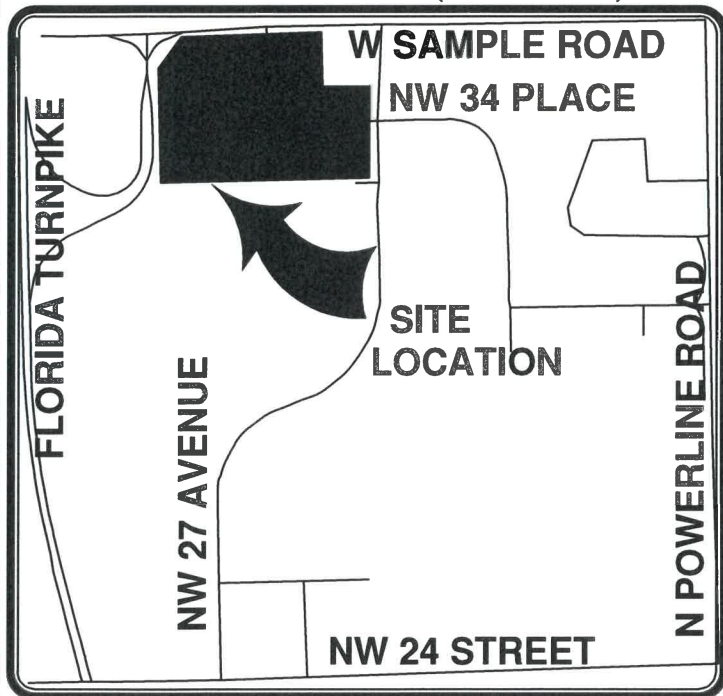
TRACTS "A" AND "B", POMPAÑO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00° 17' 02" EAST, 580.11 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT "B", NORTH 89° 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00° 19' 17" WEST 661.16 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1709.51 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHERNMOST NORTHEAST CORNER OF AFORESAID TRACT "B"; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44°59'28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" SOUTH 00°19'17" WEST 292.43 FEET; THENCE SOUTH 89°46'56" WEST 427.06 FEET; THENCE NORTH 00°18'13" EAST 327.15 FEET; THENCE ALONG A NORTH BOUNDARY OF SAID TRACT "B" NORTH 89°41'47" EAST 395.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.



TOWNSHIP 48S - RANGE 42E - SECTION 21
LOCATION MAP
N.T.S.

SKETCH & DESCRIPTION

ABBREVIATIONS:

O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N89°41'47"E ALONG NORTH BOUNDARY OF TRACT "B", AS SHOWN ON THE "POMPAÑO INDUSTRIAL PARK THIRD ADDITION" (P.B. 111, PG. 33, B.C.R.)

SEE SHEETS 2 & 3 OF 3 FOR SKETCH

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

FESTIVAL FLEA MARKET

Martin
Rossi

Digitally signed by
11:29:32 -05'00'

HEREBY CERTIFY THAT THIS SKETCH MEETS
STANDARDS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES OF PROFESSIONAL
SURVEYORS AND MAPPERS, CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE PURSUANT TO
SECTION 672.027, FLORIDA STATUTES.
DATE: JAN 11th DAY OF JANUARY 2022 A.D.

MILLER

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STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER
OF AUTHORIZATION: LB6680

000003

FILE NO.

SD-1

DRAWN BY:

LP

CHECKED BY:

MR

P722-92000001
4/27/2022