



2851 DR. MLK JR. BLVD

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SITE LOCATION



LOCATION MAP
SECTION 28, TOWNSHIP 48 S, RANGE 42 E
FOLIO #484228000353

LAND DESCRIPTION:

LEGAL DESCRIPTION:

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 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 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.

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
SP-101	SITE PLAN
SP-102	CPTED PLAN
SP-103	CPTED NOTES
SP-201	REFUSE CIRCULATION PLAN
FA-101	FIRE ACCESS PLAN
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING, DRAINAGE AND UTILITY PLAN
CP-501	PAVING, GRADING, AND DRAINAGE DETAILS
CP-502	PAVING, GRADING, AND DRAINAGE DETAILS
CP-503	PAVING, GRADING, AND DRAINAGE DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
CM-501	PAVEMENT MARKING AND SIGNAGE DETAILS
LP-001	LANDSCAPE NOTES
LP-101	LANDSCAPE PLAN (EXISTING CONDITIONS)
LP-501	LANDSCAPE DETAILS

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.57 FEET	1.57'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 14 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0356J, BEARING A MAP EFFECTIVE DATE OF JULY 31, 2024.

PREPARED FOR:
VINCENTO THROWER & THOMAS GRANER TRUSTEE
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DORAL, FL 33166



PROJECT No. 14232.00, JULY 30th, 2024

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