

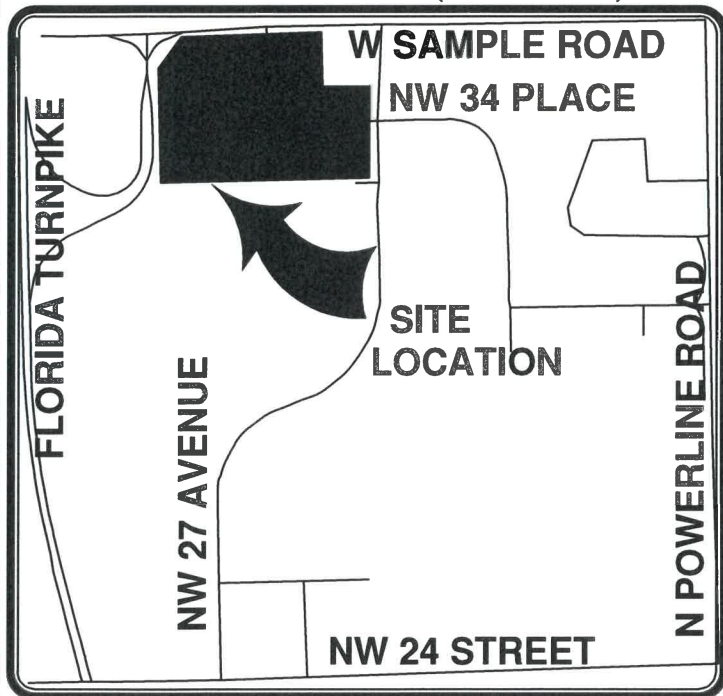
TRACTS "A" AND "B", POMPAÑO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" 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  
Martin P Rossi  
Date: 2022.02.04  
11:29:32 -05'00'

**MILLER LEGG**

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Ft. Lauderdale, Florida 33309-2366  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS  
THE REQUIREMENTS OF PRACTICE SET FORTH BY THE  
FLORIDA DEPARTMENT OF AGRICULTURE AND  
CONSUMER SERVICES, DIVISION OF PROFESSIONAL  
SURVEYORS AND MAPPERS IN CHAPTER 5J-17,  
FLORIDA ADMINISTRATIVE CODE PURSUANT TO  
CHAPTER 572.02, FLORIDA STATUTES.  
DATE: 02/04/2022  
02/04/2022  
JANUARY 2022 A.D.

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

DATE REVISIONS DWN. CHK.

DRAWN BY: LP CHECKED BY: MR

000003

FILE NO.

SD-1

**DR**  
**PZ22-13000002**  
**3/16/2022**