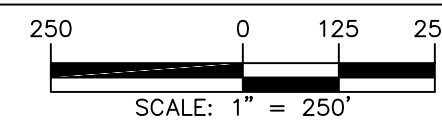


Parcel ID: 484221070010

INDEX OF SHEETS	
CIVIL SHEETS BY LANGAN	
SHEET NO.	DESCRIPTION
SP-0	COVER SHEET
SP-1.0	OVERALL SITE PLAN
SP-1.1	PARTIAL SITE PLAN
SP-1.2	PARTIAL SITE PLAN
SP-2.1	STRIPING & SIGNAGE PLAN
SP-2.2	STRIPING & SIGNAGE PLAN
SP-3.1	PERVIOUS PLAN
SP-3.2	PERVIOUS PLAN
SP-4.0	FIRE TRUCK CIRCULATION PLAN
SP-5.0	SEMI TRUCK CIRCULATION PLAN
SP-6.0	GARBAGE TRUCK CIRCULATION PLAN
SP-7.0	PEDESTRIAN CIRCULATION PLAN
SP-8.0	SITE PLAN DETAILS
C-1.1	GRADING & DRAINAGE PLAN
C-1.2	GRADING & DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-2.2	UTILITY PLAN
C-3.0	PAVEMENT PLAN
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN
C-4.2	SOIL EROSION & SEDIMENT CONTROL PLAN
C-5.0	DRAINAGE DETAILS



LOCATION SKETCH



LEGAL DESCRIPTION:
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 11588142)

TRACTS "A" AND "B", POMPAHO 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° 44' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 05" 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 POMPANO 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", NORTH 89° 41' 47" EAST, 1285.19 FEET; THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO 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 66.11 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOUNDARY 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 POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.

Date	Description	No.
<p style="text-align: center;">REVISIONS</p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; font-size: 0.8em;"> <p>This form has been digitally signed and sealed. Michael Carr, P.E., on this document is the signatory.</p> <p>Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p> </div> </div>		
SIGNATURE: MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 74224		DATE SIGNED
<h1 style="margin: 0;">LANGAN</h1> <p style="margin: 0;">Langan Engineering and Environmental Services, LLC</p> <p style="margin: 0;">110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301</p> <p style="margin: 0;">T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006601LB8172/LB8198</p>		
Project		
<h2 style="margin: 0;">FESTIVAL INDUSTRIAL</h2>		
POMPANO BEACH		FLORIDA
BROWARD COUNTY		
Drawing Title		
<h2 style="margin: 0;">COVER SHEET</h2>		
Project No.	Drawing No.	
35-1342		
Date		
NOVEMBER 24	SP-0	
Drawn By		
EWM		
Checked By		
MPC		

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

Date: 12/31/2024 Time: 10:26 User: ewhitemarin Style Table: Langan_Std_Layout_V2.0 Document Code: 330134201-0501-CS001-0101