

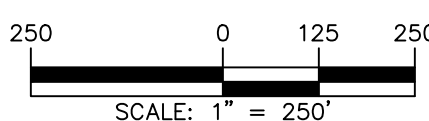
**NW 33RD STREET,
POMPANO BEACH, FLORIDA 33073**

SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
PARCEL ID: 484221070070

INDEX OF SHEETS	
CIVIL SHEETS BY LANGAN	
SHEET NO.	DESCRIPTION
SP-0.0	COVER SHEET
SP-0.1	GENERAL NOTES & SPECIFICATIONS
SP-1.0	OVERALL SITE PLAN
SP-1.1	PARTIAL SITE PLAN
SP-1.2	PARTIAL SITE PLAN
SP-1.3	PARTIAL SITE PLAN
SP-2.0	OVERALL STRIPING AND SIGNAGE PLAN
SP-2.1	PARTIAL STRIPING AND SIGNAGE PLAN
SP-2.2	PARTIAL STRIPING AND SIGNAGE PLAN
SP-2.3	PARTIAL STRIPING AND SIGNAGE PLAN
SP-3.0	OVERALL PERVIOUS PLAN
SP-3.1	PARTIAL PERVIOUS PLAN
SP-3.2	PARTIAL PERVIOUS PLAN
SP-3.3	PARTIAL PERVIOUS PLAN
SP-4.0	FIRE TRUCK CIRCULATION PLAN
SP-4.1	FIRE TRUCK CIRCULATION PLAN
SP-4.2	FIRE TRUCK CIRCULATION PLAN
SP-5.0	SEMI TRUCK CIRCULATION PLAN
SP-5.1	SEMI TRUCK CIRCULATION PLAN
SP-5.2	SEMI TRUCK CIRCULATION PLAN
SP-6.0	GARBAGE TRUCK CIRCULATION PLAN
SP-6.1	GARBAGE TRUCK CIRCULATION PLAN
SP-6.2	GARBAGE TRUCK CIRCULATION PLAN
SP-7.0	PEDESTRIAN CIRCULATION PLAN
SP-8.0	SITE PLAN DETAILS
C-1.0	OVERALL GRADING & DRAINAGE PLAN
C-1.1	PARTIAL GRADING & DRAINAGE PLAN
C-1.2	PARTIAL GRADING & DRAINAGE PLAN
C-1.3	PARTIAL GRADING & DRAINAGE PLAN
C-2.0	OVERALL UTILITY PLAN
C-2.1	PARTIAL UTILITY PLAN
C-2.2	PARTIAL UTILITY PLAN
C-3.0	PAVEMENT PLAN
C-4.0	SOIL EROSION & SEDIMENT CONTROL PLAN
C-7.0	DRAINAGE DETAILS



LOCATION SKETCH



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
TRACT G OF POMPANO 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

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPAHO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH,

AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 21; THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLUNT ROAD AND TO A POINT OF CURSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING IN THE CITY OF POMPAO BEACH, BROWARD COUNTY, FLORIDA.

PARCEL 2:
EASEMENT PARCELS

(“EASEMENT – A”)

EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN EASEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925; AS AFFECTED BY CONSENT TO EASEMENT CORPORATION RECORDED SEPTEMBER 16, 2014, IN OFFICIAL RECORDS BOOK 51096, PAGE 1455 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND

TRACT F (PRIVATE LAKE) OF 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.


FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31628, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID GRANT OF EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID GRANT OF EASEMENT:
A PORTION OF TRACT F OF POMPANO 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, DESCRIBED AS FOLLOWS:

BEING: FROM THE SOUTHEAST CORNER OF SAID TRACT F, THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID TRACT F, FOR A DISTANCE OF 291.58 FEET; THENCE NORTH 00 DEGREES 27' EAST 231.52 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT F; THENCE WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 291.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT F; THENCE SOUTH 00 DEGREES 27' 30" WEST, 183.18 FEET TO A POINT ON THE NORTH LINE OF TRACT G OF SAID PLAT; THENCE SOUTH 89 DEGREES 47' 14" EAST, ALONG THE NORTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.



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!

	<p>This form has been digitally signed and sealed by Michael Carr, PE, on the date indicated in the seal.</p> <p>Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>
SIGNATURE	DATE SIGNED
MICHAEL CARR	
PROFESSIONAL ENGINEER FL Lic. No. 72424	

LANGAN

Langan Engineering and
Environmental Services, LLC

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 6601/LB8172/LB8198

Project

FESTIVAL SOUTH

NW 33RD ST
COMPANO BEACH

BROWARD COUNTY FLORIDA

Drawing Title

Project No.

330134202

Date _____

DECEMBER

Drawn By

EWM

Checked By

Drawing No.

ent Code: 330134202-0501-CS00

Date: 12/12/2025 Time: 12:45 User: dmartinezpala Style Table: Langan.stb Layout: SP-0.0 Document Code: 330134202-0501-CS001-010