

DRC

PZ25- 12000043
01/21/2026

N 705.400
E 929.600

FLORIDA'S TURNPIKE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 10418 PG. 15

TRACT F
POMPAHO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS N/F
POWERLINE PARK SERVICE ASSOCIATION, INC.
O.R.B. 21444 PG. 917
PID: 4842-21-07-0060

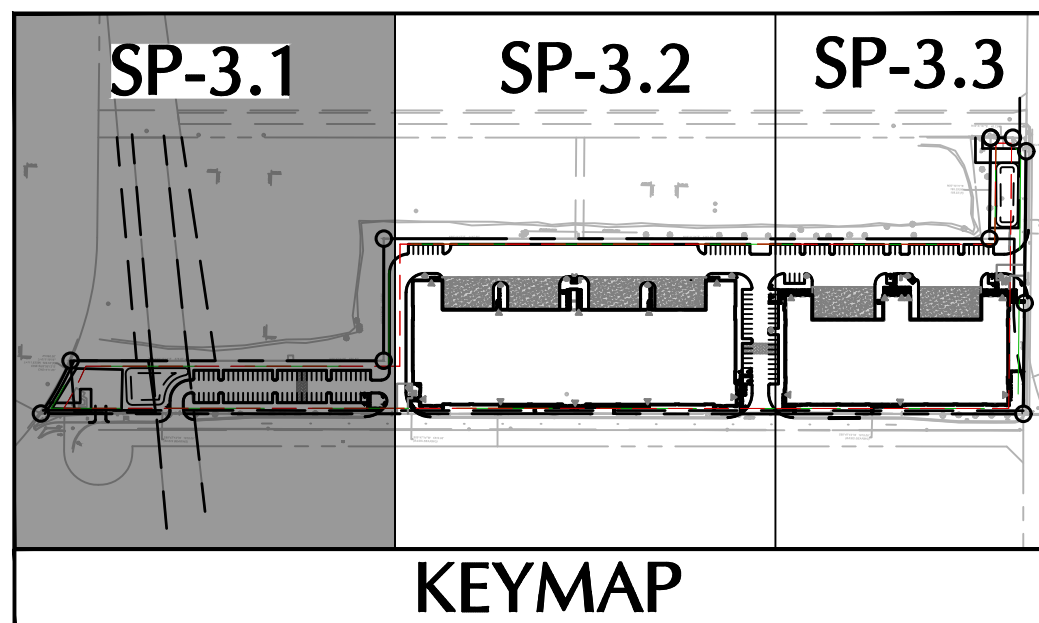
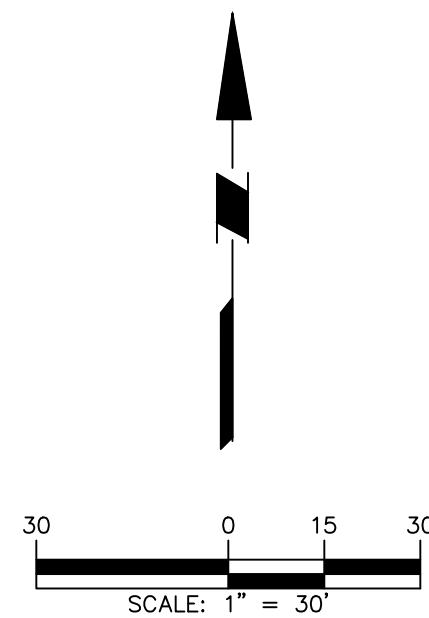
PARCEL 2
EASEMENT PARCEL - A
TRACT F (PRIVATE LAKES)
P.B. 111 PG. 33
PERPETUAL EASEMENT (BLANKET)
O.R.B. 21444 PG. 925

PORTION OF TRACT G
POMPAHO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS OF
33 NW 33RD ST INDUSTRIAL, LLC
INSTR. 117728272
PID: 4842-21-07-0070
AREA= 451,421 SF OR 10.363 ACRES

PORTION OF TRACT G
POMPAHO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS OF
33 NW 33RD ST INDUSTRIAL, LLC
INSTR. 117728272
PID: 4842-21-07-0070
AREA= 451,421 SF OR 10.363 ACRES



LEGEND	
	PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	PROPOSED LANDSCAPE AREA

MATCHLINE - SEE SHEET SP-3.2 FOR CONTINUATION

R=566.00'
Δ=011°19'15"
L=111.83'(M) 109.53'(R)
CHB=N28°55'12"E
CHD=111.65'

EXIST. 6" UTILITY EASEMENT
P.B. 111 PG. 33

N02°34'47"W, 2.47' TO A CURB

ROUND BEARING
N04°50'20"W

5/8" CRS
1.8 8058'

12" PVC

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

COVER

BENCHMARK
NAIL AND DISK SET IN ASPHALT
ELEV=14.13

N.W. 33RD STREET

60' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 5127 PG. 899
O.R.B. 51257 PG. 686

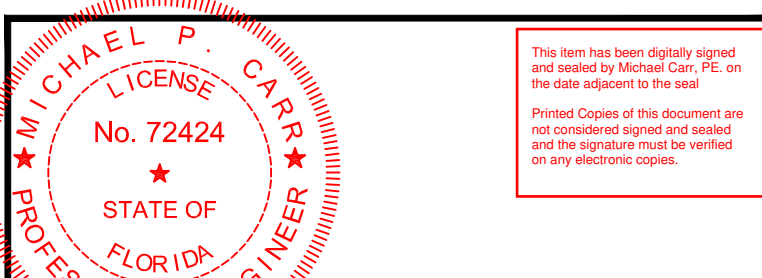
S89°47'14"W 1810.06'
(BASIS BEARING)

NW 33RD ST

SOUTH LINE OF NORTH 1/2/
NORTH 1/2, WEST 3/4
OF SEC. 21-48-42

N.W. 33RD ST

60' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROAD
O.R.B. 5127 PG. 899
O.R.B. 51257 PG. 686



SIGNATURE: MICHAEL CARR
DATE SIGNED: DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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FBPE REGISTRY NO. 6601LB817ZLB8198

Project

FESTIVAL SOUTH
NW 33RD ST
POMPAHO BEACH
BROWARD COUNTY FLORIDA

Drawing Title

PARTIAL
PERVIOUS PLAN

Project No. 330134202	Drawing No. SP-3.1
Date DECEMBER 2025	
Drawn By DMP	
Checked By CL	

Date	Description	No.
Revisions		