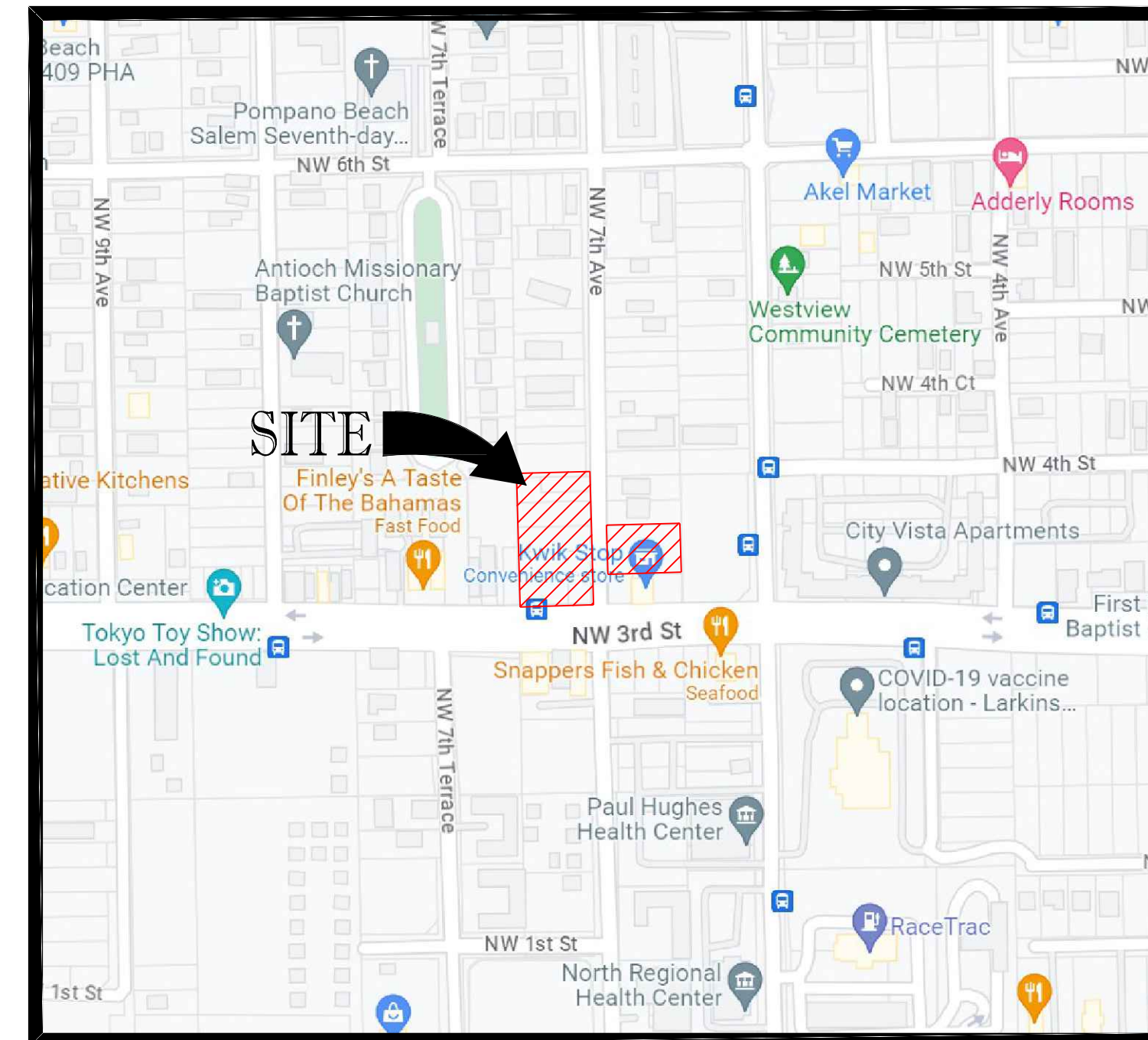


NW 7TH AVENUE & NW 3RD STREET, POMPANO BEACH
BROWARD COUNTY, FL
SECTION 35, TOWNSHIP 48S, RANGE 42E
FOR
ICG CGP 58, LLC

Maxwell T
Kaplan

Digitally signed by Maxwell T Kaplan
DN: c=US, o=Florida,
dnQualifier=A01410C0000017BEAA
C643B000050D4, cn=Maxwell T
Kaplan
Date: 2024.07.17 16:47:08 -04'00'

$$\overline{1''=300}$$

$$\overline{1''=300}$$


COVER SHEET	PE-01
GENERAL NOTES	PE-02
EROSION CONTROL PLAN APT	PE-03
EROSION CONTROL PLAN TH	PE-03A
DEMOLITION PLAN APT	PE-04
DEMOLITION PLAN TH	PE-04A
PAVING, GRADING & DRAINAGE PLAN APT	PE-05
PAVING, GRADING & DRAINAGE PLAN TH	PE-05A
PAVING, GRADING & DRAINAGE DETAILS	PE-06
UTILITY PLAN APT	PE-07
UTILITY PLAN TH	PE-07A
UTILITY DETAILS	PE-08

LEGAL DESCRIPTION:

PARCEL 1:
LOT 17 OF TUXEDO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOT 67 OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOTS 22 AND 23, OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT LANDS CONVEYED TO THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6373, PAGE 715, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 42 FEET OF LOTS 22 AND 23, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 25, 26 AND 27 OF NELSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 4:
LOT 24, LESS THE SOUTH 42 FEET THEREOF, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

PARCEL 5:
LOTS 3 AND 4, OF NELSON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS NOW SITUATE AND LYING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 16, 18 AND 19, TUXEDO PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 75,205 SQUARE FEET OR 1.7265 ACRES, MORE OR

PREPARED BY



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT. LAUDERDALE, FL. 33309 www.ThomasEngineeringGroup.com

[illegible]

Sunshine 811

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!

PROJECT No.:	F23009
DRAWN BY:	JF
CHECKED BY:	MT
DATE:	10-12-202
CAD I.D.:	F230094 COVER

PROJECT:

**PATAGONIA
TUXEDO PARK**

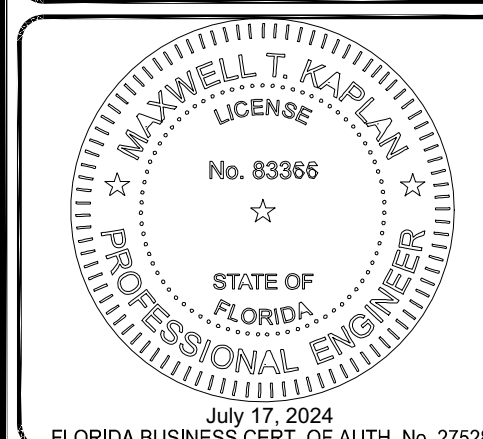
— FOR —

ICG CGP 58, LLC

POMPANO BEACH
FLORIDA



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FORT LAUDERDALE, FL 33309
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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

PE-01