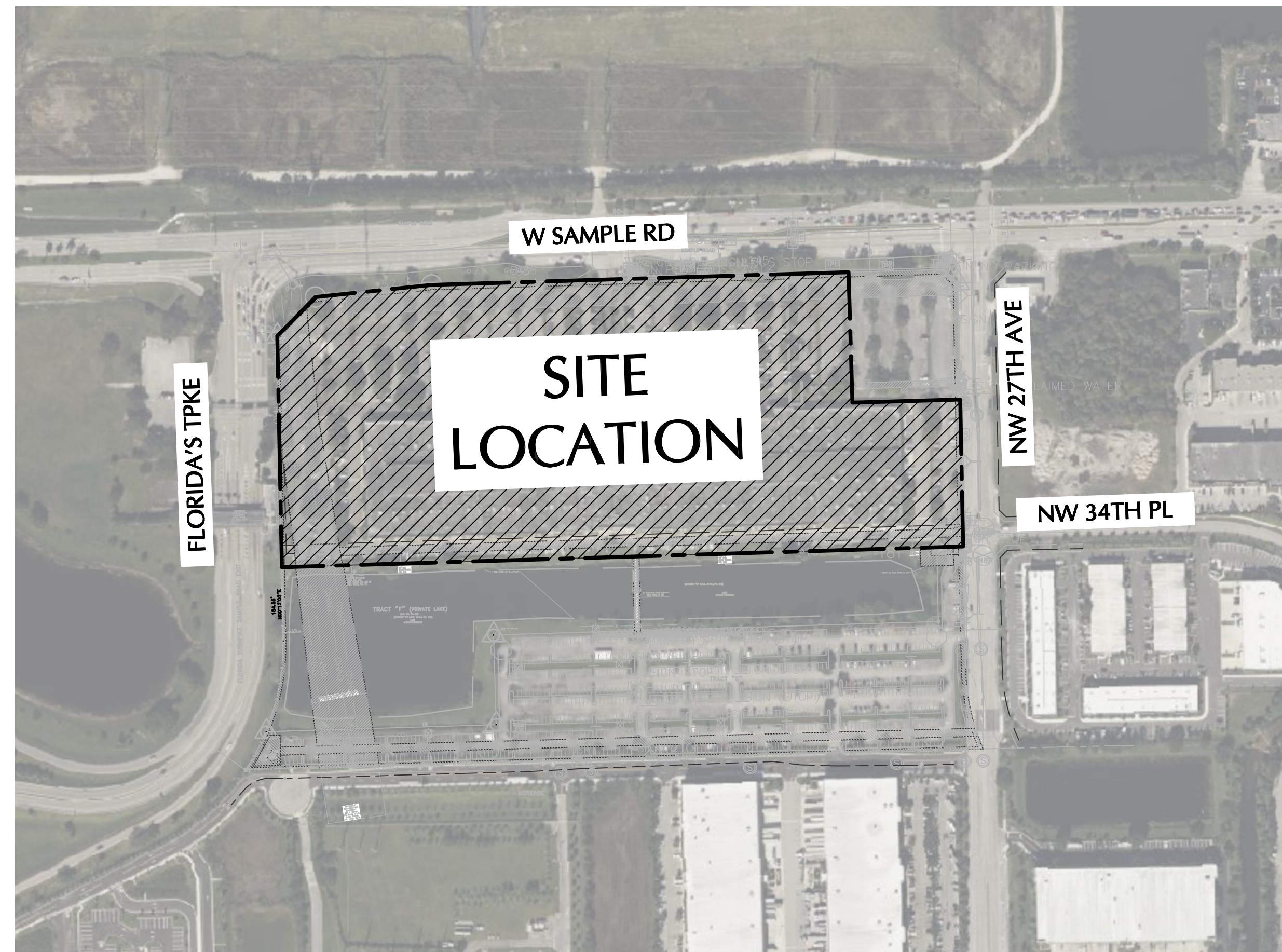
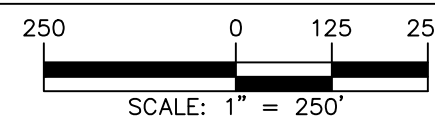


**Parcel ID: 484221070010**

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SP-1.1	PARTIAL SITE PLAN
SP-1.2	PARTIAL SITE PLAN
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SP-2.2	STRIPING & SIGNAGE PLAN
SP-3.1	PERVIOUS PLAN
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## LOCATION SKETCH



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

TRACTS "A" AND "B", POMPAU 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:

BEGINS AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 07° 17' 02" EAST, 580.61 FEET, THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 44' 00" EAST, 136.71 FEET, THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 59' EAST, 292.89 FEET, THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF THE SOUTHWEST 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, 128.59 FEET, THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 40.73 FEET, THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT "B", SOUTH 89° 41' 47" EAST, 128.59 FEET, AND 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 66.116 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 POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.

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.

# AAC

# AAC

**AAO**

PZ24-12000024

07/22/2025

07/02/2025

**Sunshine811**

Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

*Check positive response codes before you dig!*

# AAC

PZ24-12000024

07/02/2025

Date	Description	No.
<div style="text-align: center;">REVISIONS</div> <div style="display: flex; justify-content: space-between; align-items: center;">  <div style="border: 1px solid red; padding: 5px; font-size: 0.8em;"> <p>This form has been digitally signed and sealed by Michael Carr, P.E., on the date adjacent to the seal.</p> <p>Printed Copies of this document are not considered signed and sealed and the signatures must be written on any electronic copies.</p> </div> </div>		
SIGNATURE	MICHAEL CARR	DATE SIGNED
PROFESSIONAL ENGINEER FL Lic. No. 72424		
<h1>LANGAN</h1> <p>Langan Engineering and Environmental Services, LLC</p> <p>110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301</p> <p>T: 954.320.2100      F: 954.320.2101      www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198</p>		
Project		
<h2>FESTIVAL INDUSTRIAL</h2> <p>POMPANO BEACH</p> <p><b>BROWARD COUNTY</b>      <b>FLORIDA</b></p>		
Drawing Title		
<h1>COVER SHEET</h1>		
Project No.	Drawing No.	
330134201	<h2>SP-0</h2>	
Date		
FEBRUARY 2025		
Drawn By		
EWIM		
Checked By		
MPC		

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