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PERMITTING AGENCIES

PERMITTING AGENCIES	PERMIT NO.	EXPIRES
CITY OF POMPANO BEACH	XXXXXXXXXX	XX/XX/XX
BROWARD COUNTY		

This item has been
digitally signed
and sealed by
**NILES T.
WARRICK, P.E.**
on the date
adjacent to the
seal.

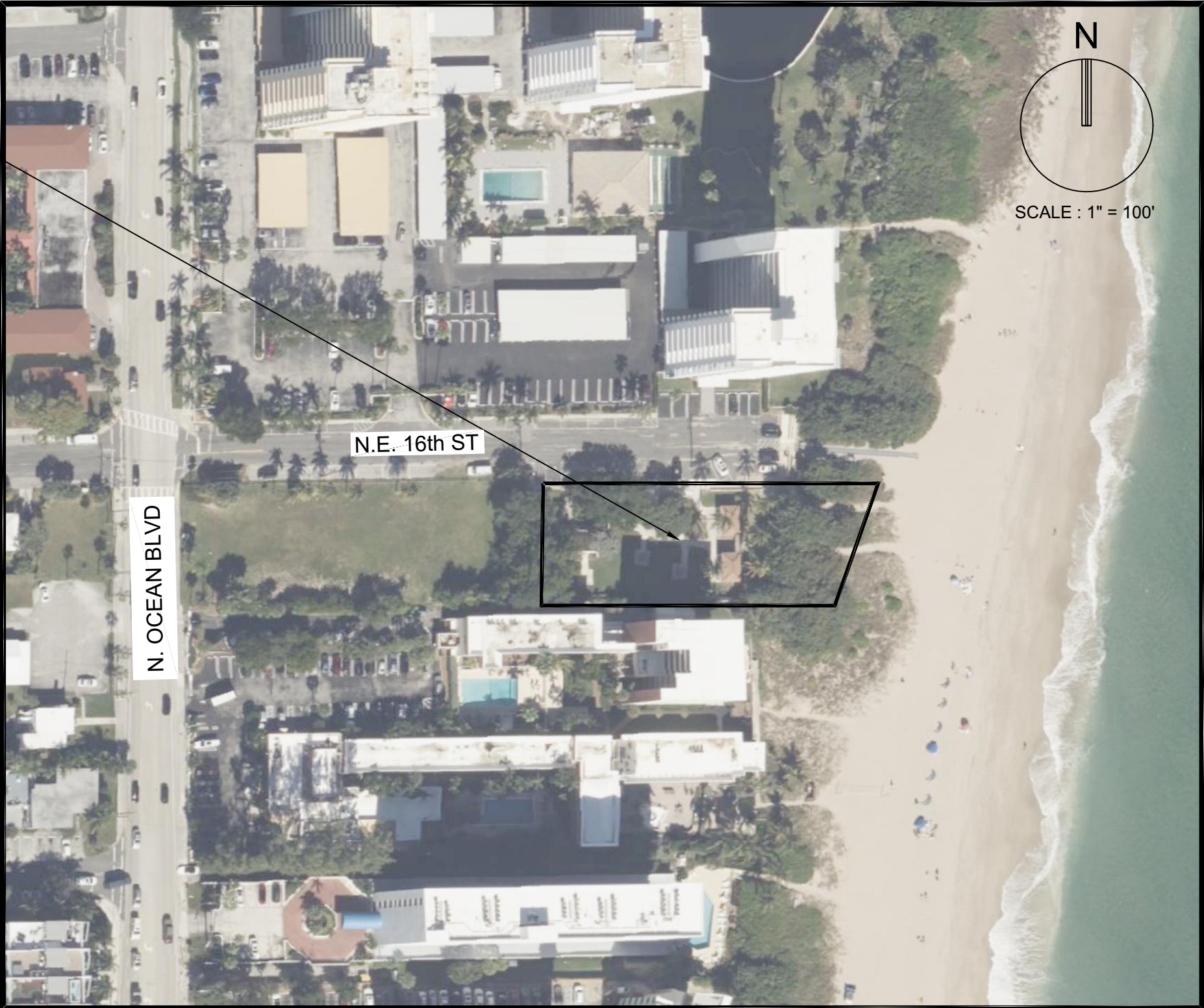
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2024.11.12 13:52:52-05'00'
NILES T. WARRICK, P.E.
FLORIDA REG. No. 94320
(FOR THE FIRM)



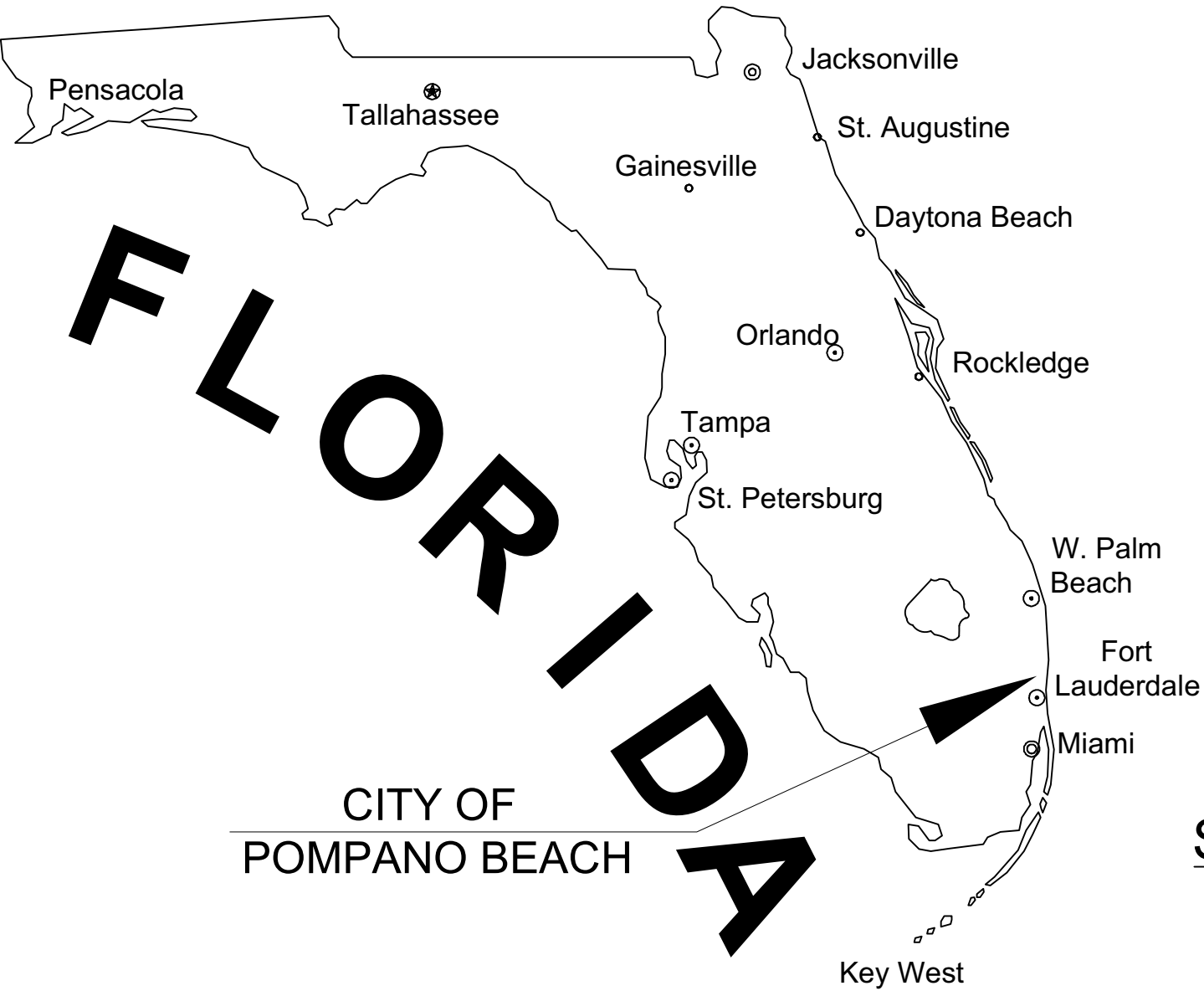
NORTH OCEAN PARK

3424 NE 16th STREET
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA



LOCATION MAP

SECTION 29, TOWNSHIP 48 S, RANGE 43 E
FOLIO #4843 29 01 0060



SITE LOCATION

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.57 FEET	1.57'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

LAND DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION
OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF
POMPANO BEACH, BROWARD COUNTY FLORIDA.

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND ZONE AO
DEPTH 1, AS SHOWN ON F.I.R.M. NUM. 12011C0189J, BEARING A MAP
PRELIMINARY DATE OF 12/31/2019 (EFFECTIVE DATE 07/31/2024).

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL. = 7.0 NAVD)
AND ZONE VE (EL. = 9.0 NAVD), AS SHOWN ON F.I.R.M. NUM.
12011C0189H, BEARING A MAP EFFECTIVE DATE OF 08/18/2014.

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR:
DUET PROPERTY DEVELOPMENT, LLC
250 NW 25th STREET, SUITE 203
MIAMI, FL 33137

PROJECT No. 09520.05 NOVEMBER 13, 2024