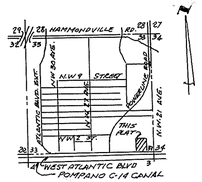
DRC
PZ21-12000052
11/06/2024

DRC
PZ21-12000052
02/19/2025

POMPANO MERCHANDISE MART PHASE III

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH COUNTY OF BROWARD STATE OF FLORIDA

Scale: 1" = 40' 0 40 80 120' 160' 200' September, 1981



LOCATION MAP
N.T.S.

COLLIER CITY
(31-1)

ACREAGE ACREAGE

S 89° 44' 38"E 452.62'

23rd AVENUE N.W.

25' 25'

℄

N 00°04'06" W 459.17'

379.35'

PARCEL "A"

4.12 Ac. ± 179,527 s.f.

409.31' S 00°04'03"E 459.31'

ASSOCIATES PLAT NO. 3
(104-28)

O.R. BOOK 2440 PG. 249

S 47°24'45"E 44.13'

N 44°25'23"W 42.30'

N 00°04'06" W 3.60'

BM 11.46

15.18'

N 85°14'37"E 117.31'

S 89°43'36"E 303.24'

ADDITIONAL ROADWAY EASEMENT (5,693 ϕ)

69' 30' INGRESS-EGRESS EASEMENT 24' 35'

30'

S 00°04'03"E 14.00'

BM 12.22

NEW R/W LINE BY PLAT

N 89°43'36"W 422.79'

50' R/W DEDICATION
0.52 Ac. 22,821 ϕ

NON-VEHICULAR ACCESS

S 89°43'36"E 452.61'

50.00'

79.82' 27.82'

P.O.B.

60'

N 89°43'36"W 332.48'

OLD NORTH R/W LINE

℄ NEW R/W

120'

60'

56.76' N 00°03'58"W

S.E. Corner Section 33-48-42

P.O.C.

South R/W Line Atlantic Blvd.

O.R. BOOK 2360 PG. 453

WEST ATLANTIC BOULEVARD

NOTES:

⊙ Denotes Permanent Reference Monument.
Bearings are based on an assumed meridian.
Benchmarks refer to N.G.V.D., 1929.
//// Non-Vehicular Access

MID SOUTH ENGINEERING COMPANY
CONSULTING ENGINEERS & LAND SURVEYORS
233 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FLORIDA 33308

DRC
PZ21-12000052
03/06/2024