

ENGINEERING PLANS

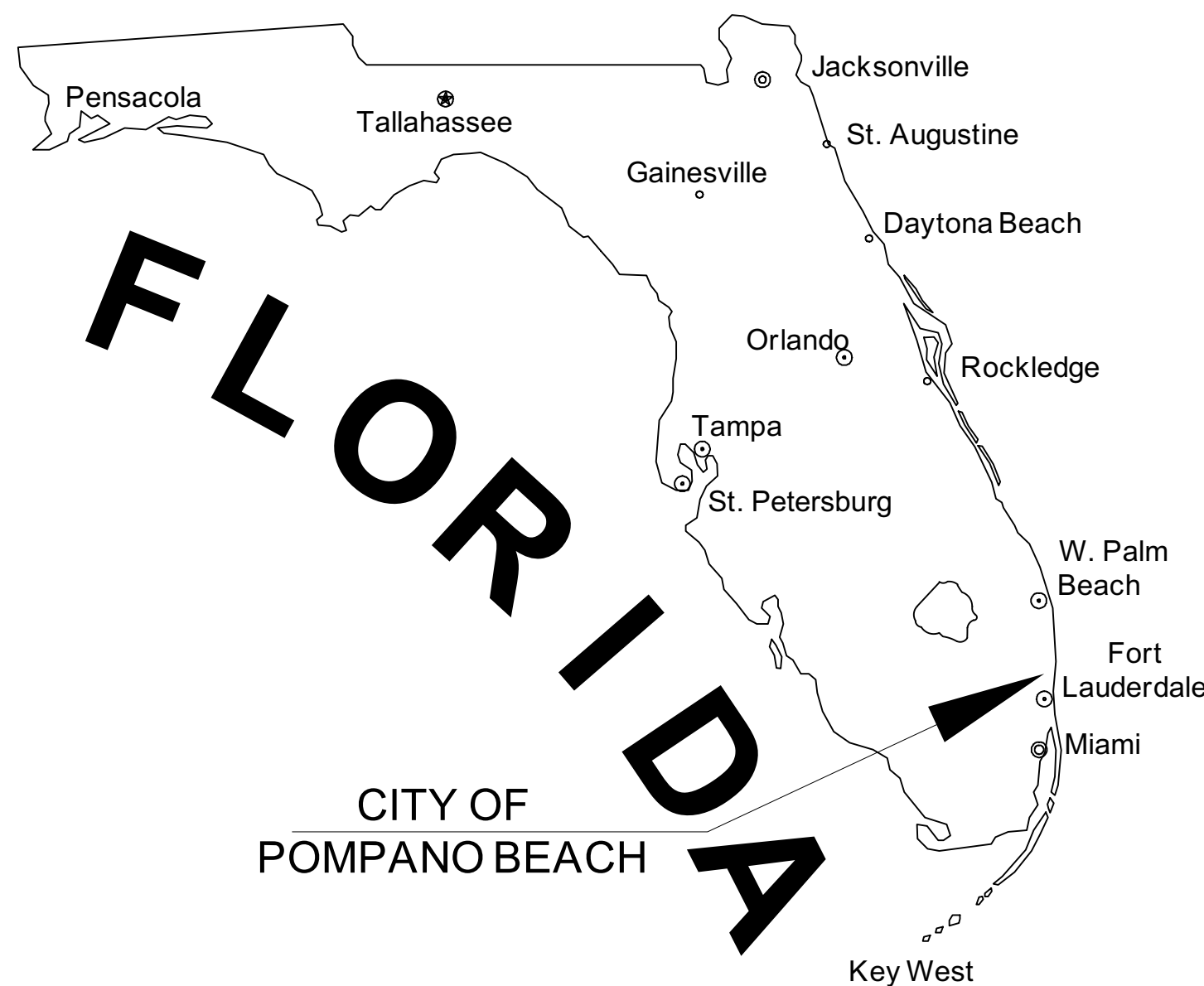
FOR

NORTH ATLANTIC

951 S.W. 12th AVENUE

POMPANO BEACH

BROWARD COUNTY, FLORIDA



RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+X.XXFEET	X.XX'
NAVD 1988		0.00'

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

LAND DESCRIPTION:

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND MORE FULLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID
SECTION 2; THENCE NORTH 86°30'51" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST
ONE-QUARTER (SW 1/4) OF SECTION 2, A DISTANCE OF 326.32 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (S.W. 12TH AVENUE); THENCE SOUTH 04°02'24"
EAST, ALONG SAID RIGHT-OF-WAY LINE (103' FOOT RIGHT-OF-WAY), A DISTANCE OF 550.03 FEET;
THENCE SOUTH 86°30'51" WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT
ANGLES) AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4)
OF SECTION 2, A DISTANCE OF 348.39 FEET; THENCE DUE WEST, ALONG A LINE 550 FEET SOUTH
OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST
ONE-QUARTER (SE 1/4) OF SAID SECTION 3, A DISTANCE OF 221.35 FEET TO THE SOUTHEAST
CORNER OF PARCEL "B", LAMONT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE
NORTH 03°17'00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET;
THENCE DUE NORTH, A DISTANCE OF 475.85 FEET; THENCE DUE EAST, A DISTANCE OF 208.87
FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA, AND CONTAINING 304,867 SQUARE FEET OR 6.9988 ACRES, MORE OR LESS.

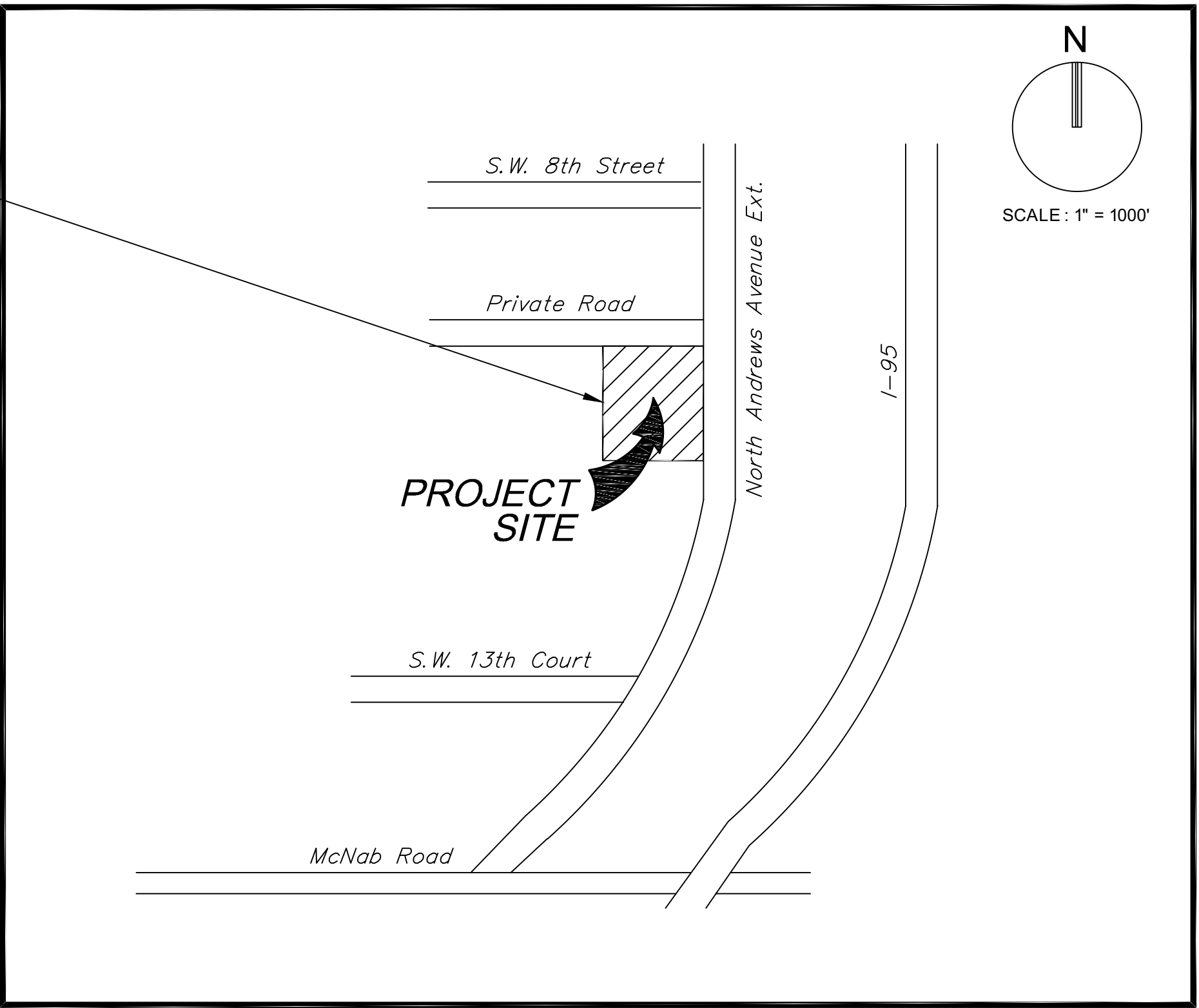
FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD
ZONE X - BELOW 500 YEAR FLOOD PLAIN, WITH
A BASE FLOOD ELEVATION NAVD88 ELEVATION
N/A, AS SHOWN ON F.I.R.M. NUM. 12011C0359H,
BEARING A MAP EFFECTIVE DATE OF 8/18/2014

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



SITE LOCATION



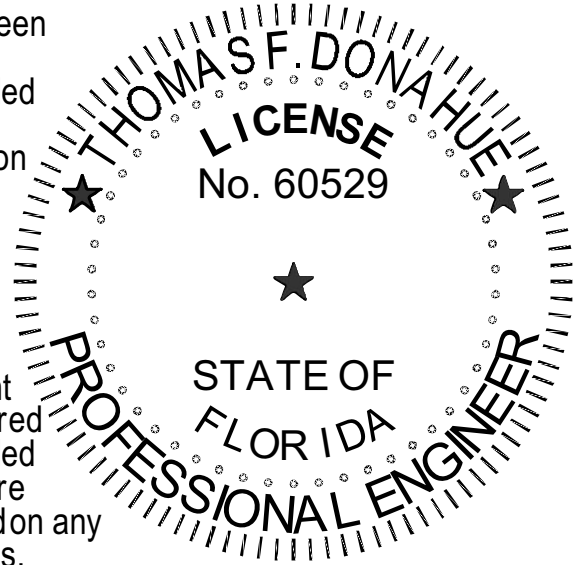
LOCATION MAP

SECTION 2, TOWNSHIP 49 S, RANGE 42 E
FOLIOS #494202000751 - 494202000754

PREPARED FOR:
BARRY S. MITTELBERG, ESQ.
10100 W. SAMPLE RD, SUITE 407
CORAL SPRINGS, FL 33065

INDEX OF SHEETS	
Sheet Identification	Sheet Title
GI-000	COVER
SP-101	SITE PLAN
SP-201	CPTD PLAN
SP-202	FIRE ACCESS PLAN
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	ENGINEERING PLAN
CP-501 TO CP-502	ENGINEERING DETAILS
CM-101	PAVEMENT MARKINGS & SIGNAGE PLAN

This item has been
digitally
signed and sealed
by Thomas F.
Donahue, P.E. on
the date below
using a Digital
Signature.



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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)



PROJECT No. 09293.01
MARCH 24, 2021

DRC
PZ21-12000021
5/19/21