

Site Engineering Plans  
for

ATLANTIC 3350 LLC R

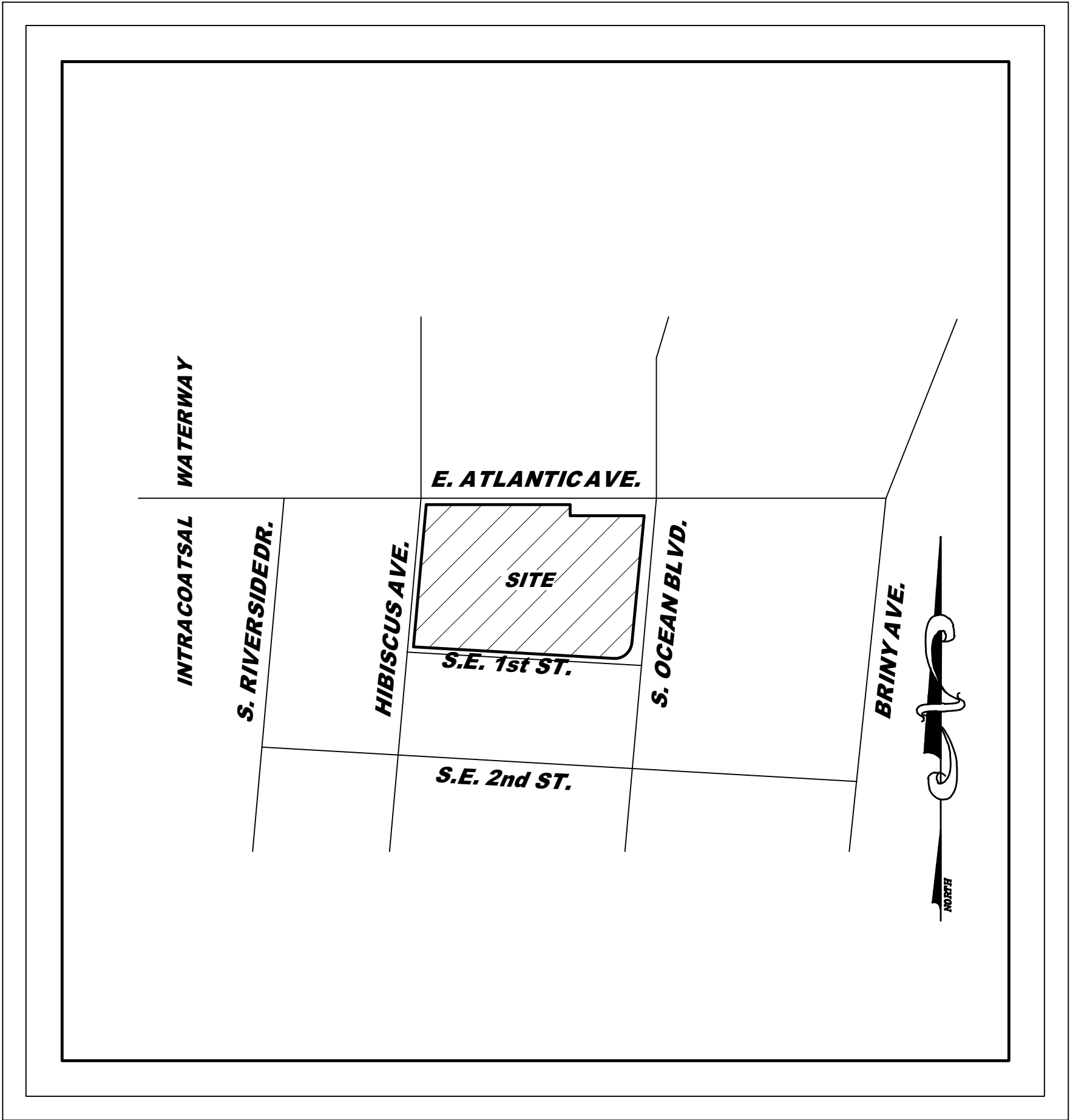
3350 ATLANTIC BOULEVARD  
CITY OF POMPANO BEACH, FLORIDA

ENGINEER

DIVERSIFIED CONSTRUCTION &  
ENGINEERING SERVICES  
2295 N.W. CORPORATE BLVD., SUITE 125  
BOCA RATON, FL 33431  
(561) 750-3717

ARCHITECT

BERRIE ARCHITECTURE & DESIGN, INC.  
2301 W. SAMPLE ROAD  
BUILDING 5, SUITE 7C  
POMPANO BEACH, FL 33073  
(954) 472-6461



LOCATION MAP

(NOT TO SCALE)

INDEX OF DRAWINGS

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LEGAL DESCRIPTION

All of Lots 1 through 15, Block 7, of "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", according to the plat thereof, recorded in Plat Book 2, Page 43 of the public records of Broward County, Florida;

LESS:

The northerly 25.9 feet of Lot 1 and the northerly 25 feet of Lots 11 through 15, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION";

ALSO LESS:

The easterly 15 feet of Lots 1 through 5, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; all of said lands being more particularly described as follows:

Commence at the northeast corner of Section 6, Township 49 South, Range 43 East; thence westerly, along the northerly line of said Section 6, using an assumed bearing of S89°50'30"W, a distance of 292.43 feet; thence S00°09'30"E, a distance of 50.00 feet to a point on the west line of Lot 11, Block 7, of said "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", and the Point of Beginning;

Thence N89°50'30"E, on a line 50.00 feet south of and parallel to the said northerly line of Section 6, Township 49 South, Range 43 East, a distance of 250.80 feet; thence S04°25'45"W, a distance of 0.82 feet; thence N89°53'51"E, a distance of 135.42 feet; thence S04°25'45"W, a distance of 230.86 feet to the point of curvature of a circular curve, concave to the northwest, having a radius of 20 feet and a central angle of 90°00'00"; thence southwesterly on an arc distance of 31.42 feet to a point of tangency; thence N85°34'15"W, a distance of 365.00 feet; thence N04°25'45"E, a distance of 220.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Florida and containing 90,794 square feet (2.0843 acres) more or less.

Neal B. Janov, State of Florida, Professional Engineer, License No. 21998. This item has been digitally signed and sealed by Neal B. Janov, P.E. on July 17, 2020 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Neal B  
Janov

Digital  
by Neal B. Janov  
Date: 2020.07.17  
11:45:04

NEAL B. JANOV #21998

PZ20-1200005 OF 1

1/5/2021

DIVERSIFIED CONSTRUCTION  
**DCES**  
& ENGINEERING SERVICES  
2295 N.W. CORPORATE BLVD. #125, BOCA RATON, FL 33431  
561-750-3717 FAX 561-750-3686  
EB #6459

REVISIONS	DATE	DWN.	CHK.

ATLANTIC 3350 LLC R  
3350 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33062  
COVERSHEET

**DCES**  
SCALE: NONE  
DATE: 10-22-14  
DWN. BY: M.K.  
CHK. BY: N.B.J.  
N.B.  
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