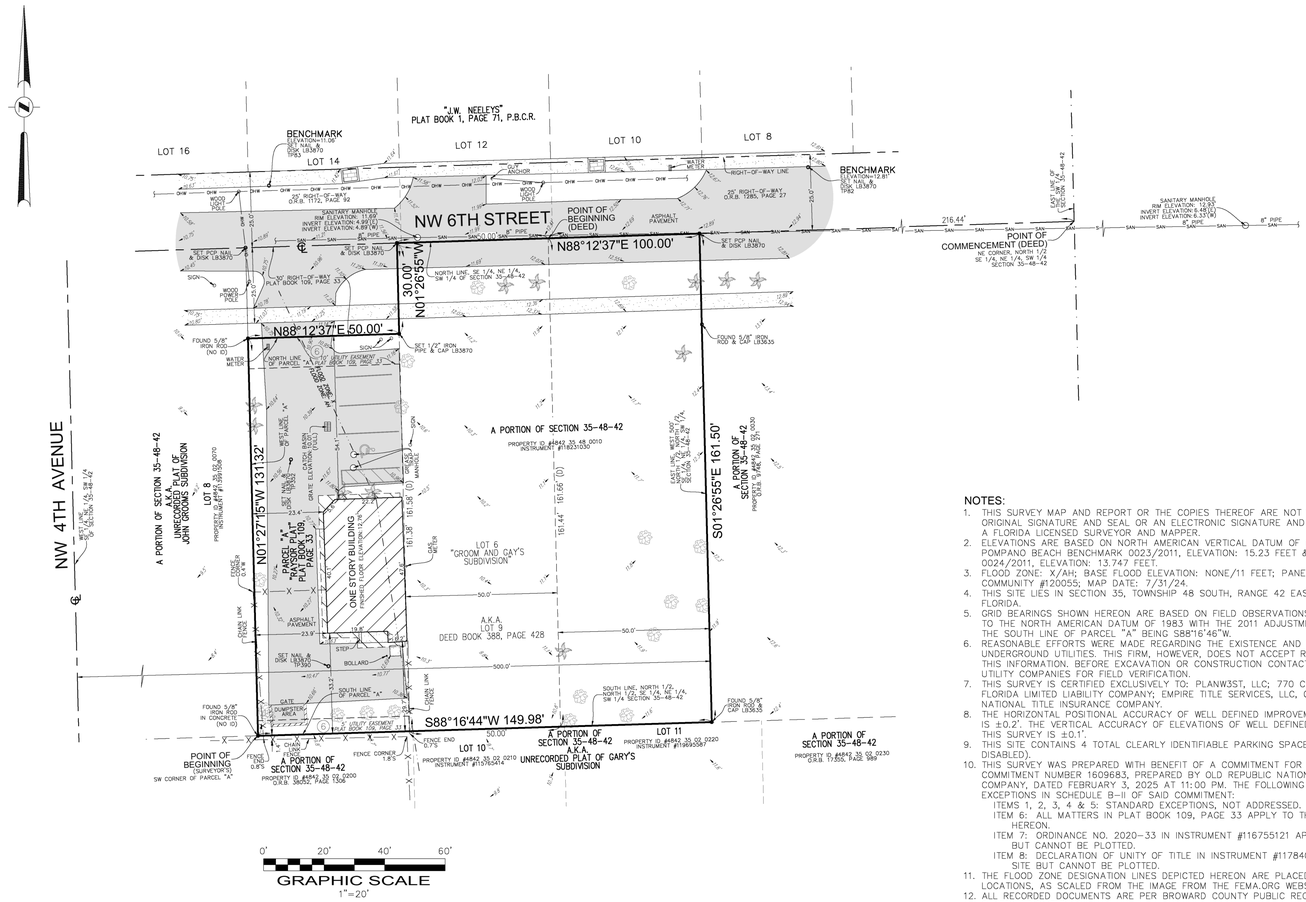

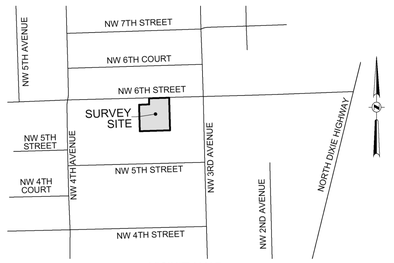

VICINITY MAP
NOT TO SCALE

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVER
20.00'	ELEVATION
OHW	OVERHEAD WIRES
SAN	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
(E)	TITLE COMMITMENT LABEL
(D)	DEED BEARING
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
P.B.C.R.	PALM BEACH COUNTY RECORDS
PCP	PERMANENT CONTROL POINT
	PALM TREE
	TREE

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF POMPANO BEACH BENCHMARK 0023/2011, ELEVATION: 15.23 FEET & BENCHMARK 0024/2011, ELEVATION: 13.747 FEET.
3. FLOOD ZONE: X/AH; BASE FLOOD ELEVATION: NONE/11 FEET; PANEL #12011C0357J; COMMUNITY #120055; MAP DATE: 7/31/24.
4. THIS SITE LIES IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A" BEING S88°16'46"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PLANW3ST, LLC; 770 CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; EMPIRE TITLE SERVICES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 4 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (3 REGULAR & 1 DISABLED).
10. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1609683, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 3, 2025 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
    - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
    - ITEM 6: ALL MATTERS IN PLAT BOOK 109, PAGE 33 APPLY TO THIS SITE AS DEPICTED HEREON.
    - ITEM 7: ORDINANCE NO. 2020-33 IN INSTRUMENT #116755121 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
    - ITEM 8: DECLARATION OF UNITY OF TITLE IN INSTRUMENT #117840795 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION (DEED):

THE EAST 50 FEET OF THE WEST 500 FEET OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

AND

PARCEL "A", OF "RAYSOR PLAT", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOT 6 OF "THE GROOM AND GAY'S SUBDIVISION" IN THE CITY OF POMPANO, BROWARD COUNTY, FLORIDA, SAME BEING A SUBDIVISION OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LOT BEING 50 FEET IN WIDTH AND 150 FEET IN LENGTH, SITUATED IN POMPANO, BROWARD COUNTY, FLORIDA: WHICH PROPERTY IS ALSO KNOWN AND DESCRIBED AS: THAT PORTION OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SAID N 1/2 THENCE WESTERLY ALONG THE NORTH BOUNDARY OF THE SAID 1/2 A DISTANCE OF 216.44 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ALONG SAID NORTH BOUNDARY OF SAID N 1/2 A DISTANCE OF 50 FEET, THENCE SOUTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID N 1/2 A DISTANCE OF 161.58 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SAID N 1/2 THENCE EASTERLY ALONG SAID SOUTH BOUNDARY A DISTANCE OF 50 FEET, THENCE NORTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID N 1/2 A DISTANCE OF 161.66 FEET TO THE POINT OF BEGINNING. WHICH PROPERTY IS ALSO KNOWN AND DESCRIBED AS: LOT 9, ACCORDING TO A SKETCH OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY OF FLORIDA, PREPARED BY J. W. MCLAUGHLIN, ENGINEER, DATED MAY, 1941, AND RECORDED IN DEED BOOK 388, PAGE 428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION (SURVEYOR):

PARCEL "A", "RAYSOR PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°27'15" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 131.32 FEET TO THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°12'37" EAST ALONG SAID NORTH LINE 50.00 FEET; THENCE NORTH 01°26'55" WEST 30.00 FEET; THENCE NORTH 88°12'37" EAST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 100.00 FEET; THENCE SOUTH 01°26'55" EAST ALONG THE EAST LINE OF THE WEST 500 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 161.50 FEET; THENCE SOUTH 88°16'44" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 AND THE SOUTH LINE OF SAID PARCEL "A" 149.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 22,710 SQUARE FEET (0.521 ACRES), MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

John F Pulice
Digitally signed by John F Pulice
Date: 2025.06.12 15:36:26 -04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- ☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2	#74427 - REV. SURVEY - 5/6/25	A.R.
1	#74238 - ORIGINAL SURVEY - 5/29/25	A.R.

CROWN HEIGHTS GARDENS
324 NW 6TH STREET
POMPANO BEACH, FLORIDA 33060
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: A.R.	SCALE: 1" = 20'	CLIENT: PLANW3ST, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 5/29/25	ORDER NO.: 74427

AUSTIN FOX ARCHITECTURE

ALL DESIGNS AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONJUCTION WITH TE SPECIFIES PROJECT. ALL DRAWINGS HEREIN ARE THE PORPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE ADVANCED WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE DESIGN SHOWN AND DESCRIBED IN THESE PLANS IS IN COMPLIANCE WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS ATE THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 105 IF B.C.I FLORIDA BUILDING CODE AND 553 FLORIDA STATUTES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE SEAL OF THE ATTESTING ARCHITECT OR ENGINEER OF RECORD.

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AAC SUBMISSION

DESIGN DEVELOPMENT

PROJECT NAME:

324 HAUS

PROJECT ADDRESS:
324 NW 6TH STREET
POMPANO BEACH, FL, 33060

OWNER NAME:
770 CAPITAL

OWNER ADDRESS:
TBD

ARCHITECT
AUSTIN FOX ARCHITECTURE
1754 E Commercial Blvd
FORT LAUDERDALE, FL 33334
PH: 954-790-2702
INFO@AF-ARCHITECT.COM
AR101117

STRUCTURAL ENGINEER:
TBD

Name
PH:
email

MEP ENGINEERING
TBD
ADDRESS LINE
ADDRESS LINE
phone
email

CIVIL ENGINEER
CONEMCO ENGINEERING, INC.
MAYRELINA FERNANDEZ
782 NW 42nd Avenue Unit 635, Miami, FL 33126
PH: 786-540-2444
mfernandez@conemco.com

LANDSCAPE ARCHITECT
PARAMETRIKA LANDSCAPE ARCH.
GABRIELA ALBORNOZ
PH: 480-432-5637
galbornoz@parametrikadesign.com

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date
2	AAC Submission	01.05.26

SURVEY

Project number	AF 2552
Date	12.29.2025
Drawn by	STAFF
Checked by	AF

AAC

PZ22-12000032
01/05/2026

A001.04

Scale