PLAT BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS

CROWN HEIGHTS GARDENS

A REPLAT OF PARCEL "A", "RAYSOR PLAT" (P.B.109, PG.33), AND A PORTION OF THE SW 1/4 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY

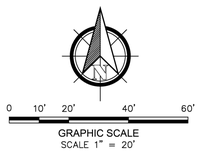
PULICE LAND SURVEYORS, INC.

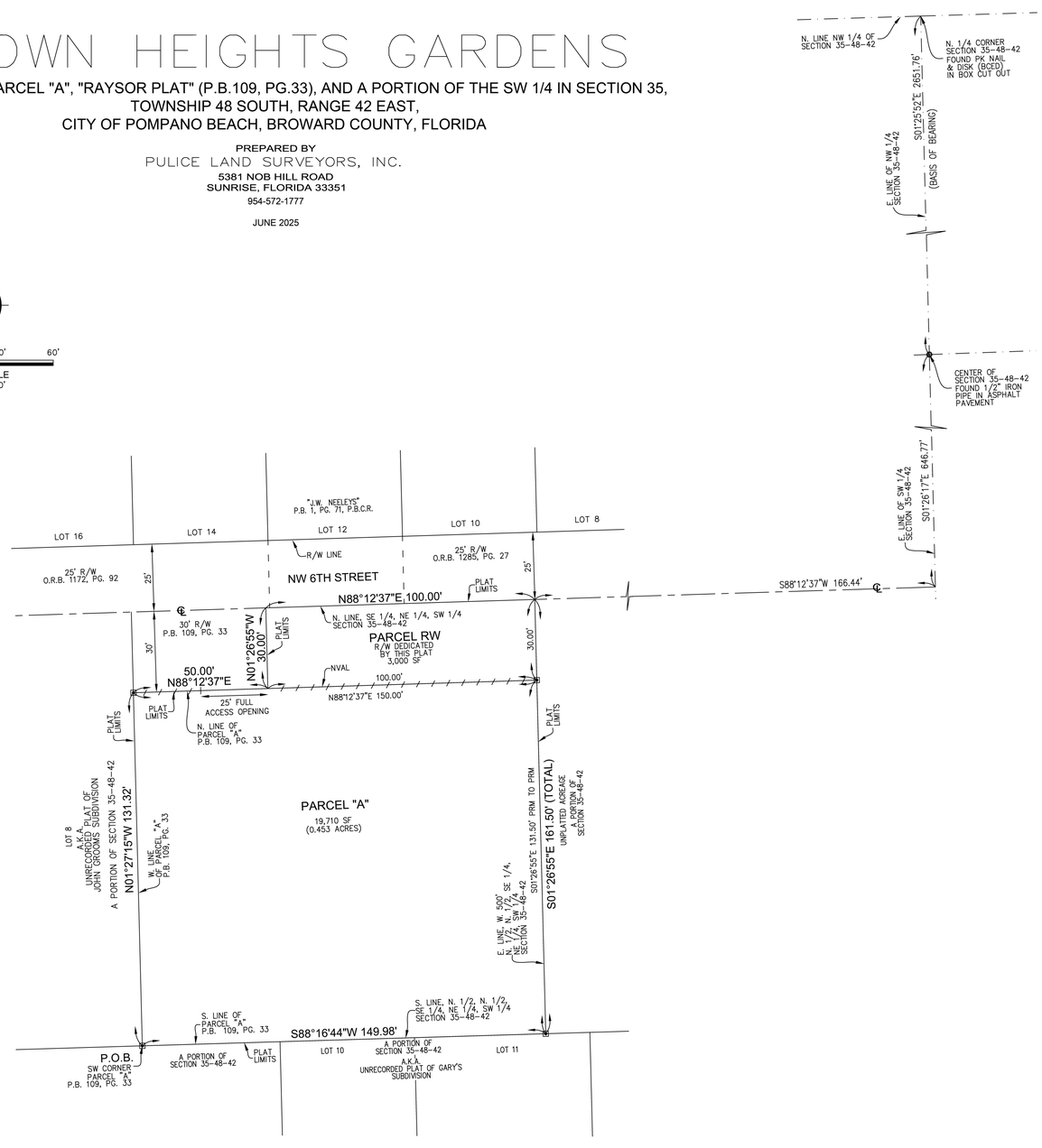
5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

954-572-1777

JUNE 2025





SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 20 GARDEN APARTMENTS AND 3,000 SQUARE FEET OF COMMERCIAL USE

   THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF S01°25'52"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

4. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6. THE FOLLOWNG NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

7. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

LEGEND AND ABBREVIATIONS:

⊙ PRM	=	PERMANENT REFERENCE MONUMENT, PRM, (SET 4"X4"X24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
℄	=	CENTERLINE
–/–/–	=	(NVAL) NON-VEHICULAR ACCESS LINE
A.K.A.	=	ALSO KNOWN AS
BCED	=	BROWARD COUNTY ENGINEERING DEPARTMENT
LB	=	LICENSED BUSINESS
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PK	=	PARKER KALON
P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
SF	=	SQUARE FEET

PLAT NO.: ___-MP-25

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 PORRERTY 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 DESIGNS AND DETAILS SHOWN ARE 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:

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OWNER NAME:

770 CAPITAL

OWNER ADDRESS:

TBD

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MEP ENGINEERING

TBD

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PARAMETRIKA LANDSCAPE ARCH.

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Austin Fox

Digitally signed by Austin Fox
Date: 2025.12.30 10:29:40 -05'00'

SEAL & SIGNATURE

REVISION LOG

No.	Description	Date
2	AAC Submission	01.05.26

PLAT

Project number	AF2552
Date	12.29.2025
Drawn by	MO
Checked by	AF
Scale	

AA

PZ22-12000032
02/03/2026

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