TENTATIVE PLAT OF " NEW ADVENTURES "

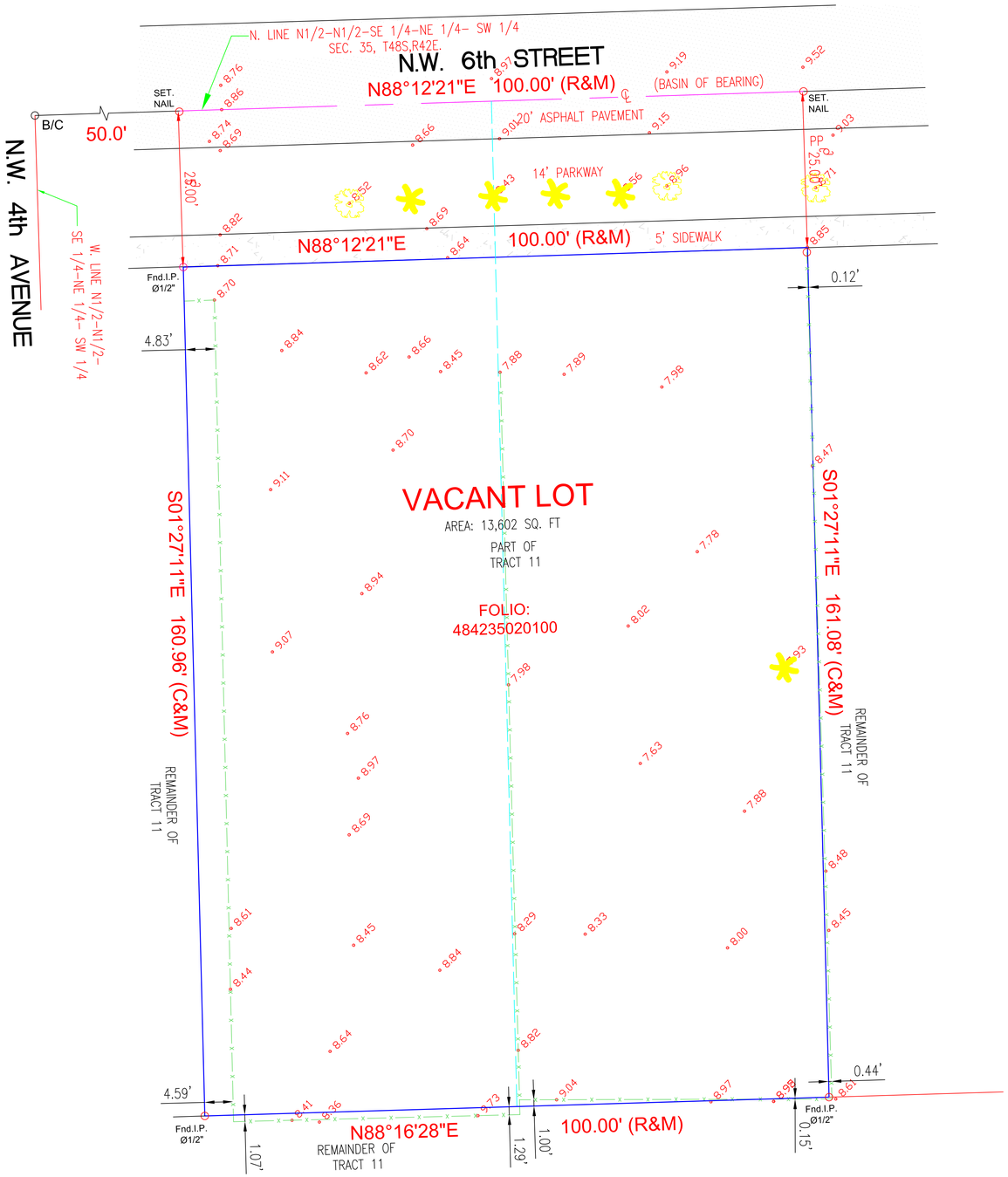
A SUBDIVISION OF A PORTION OF S.W. 1/4 OF SECTION 35, TOWNSHIP 48 S RANGE 42 E. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE

10 0 5 10 20 60

PLAN

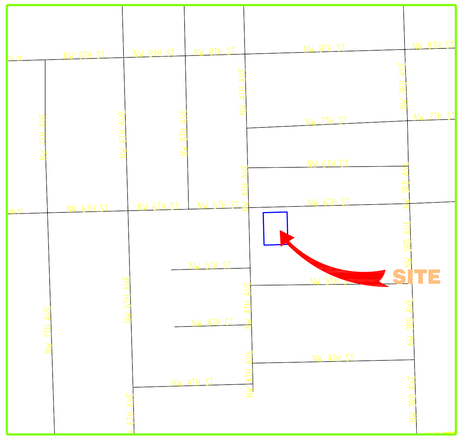
(IN FEET)
1 inch = 10 ft.



CONTACT PERSON INFORMATION
Name: Leonardo Maqueira, P.S.M.
Telephone Number: (305) 901-1317
Fax Number: (305) 901-1323
E-mail: Info@maqservices.com

OWNER INFORMATION
Owner: NEW ADVENTURE GROUP LLC Address:344 NW 6 STREET POMPANO BEACH, FL 33060

PROPOSE DEVELOPMENT INTENT
RESIDENTIAL APARTMENTS 2 STORY BUILDING DEVELOPMENT CRITERIA TABLE ZONING: TO/DPOD PROPOSE USE: LOW DENSITY RESIDENTIAL UNITS 1 VACANT LAND



LOCATION MAP

SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA.
SCALE = 1' : 300'

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4) Accuracy:
The expected use of the land, as classified in the Standards of practice (5J.17), is "Residential Apartment".
The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) Number of Tracts: 1 Tract.
9) Public Water to be Utilized in Tracts A,B & D.
10) Public Sewer to be Utilized in Tracts A,B & D.
11) Zoning: TO/DPOD
11a) Proposed Use: (SEE TABLE)
12) TOTAL AREA OF PROPERTY:
Area: 13,602 Sq. Ft. and/or 0.31 Acres more or less.
13) Ownership subject to OPINION OF TITLE.
14) Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
15) North arrow direction and Bearings shown hereon are based on: assumed value of S01°27'11"E along the W. LINE N1/2-N1/2-SE 1/4-NE 1/4- SW 1/4, SEC. 35, T48S, R42E.
16) Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
17) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within
Flood Zone: AH
Base Flood Elevation= 10'
Community: Miami-Dade Unincorporated # 120055
Panel No. 0357 Suffix: H Firm Date: 08/18/2014.
18) Elevations are referred to: North American Vertical Datum of 1988
18a) BROWARD Bench Mark Datum: 0693
Elevation= 12.81 (N.G.V.D.1929)
18b) W.H.S. BM #4-E NORTHWEST RIM MANHOLE, NORTHWEST 3 AVENUE AND 10 STREET.
B.M. FOUND 5-4-2000
19) Original Field Survey Date: 08/04/2021

LEGAL DESCRIPTION: AS PER SURVEYOR

THE EAST 50 FEET OF THE WEST 100 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 SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,LYING AND BEING IN BROWARD COUNTY, FLORIDA.
FOLIO NUMBER: 4842-35-02-0110

AND

THE EAST 50 FEET OF THE WEST 150 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 SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,LYING AND BEING IN BROWARD COUNTY, FLORIDA.
FOLIO NUMBER: 4842-35-02-0100

THIS PLAT CONTAINS 0.31 ACRES.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this Boundary Survey is a true and correct representation of the field survey of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Standards of Practice of the Florida Administrative Code, pursuant to Chapter 472.027 of the Florida Statues.

LEONARDO MAQUEIRA Licensed Professional Surveyor and Mapper No. 6992 STATE OF FLORIDA

Digitally signed by Leonardo Maqueira
DN: c=US, st=Florida, l=Hialeah, o=Maq Services Inc., cn=Leonardo Maqueira, email=MAQPROFESSIONAL@GMAIL.COM
Date: 2022.04.06 10:19:10 -04'00'

LEONARDO MAQUEIRA, P.S.M.
CERTIFICATE No. L.S.-6992
STATE OF FLORIDA

LEGEND & ABBREVIATIONS

ABBREVIATION	DEFINITION	SYMBOL	ABBREVIATION	DEFINITION	SYMBOL	ABBREVIATION	DEFINITION	SYMBOL	ABBREVIATION	DEFINITION
A.A.C.	ALUMINUM A/C		ALD. ARROW AS			GV	GAS VALVE		P/C	
A.F.F.	ABOVE FINISHED FLOOR		BENCH MARK			GUY	GUY ANCHOR		P.C.P.	PERMANENT CONTROL POINT
B.M.	BENCH MARK		BELLSOUTH MANHOLE			IF	IRON FENCE		P.K.	PARKER KALON NAIL
BS	BELLSOUTH MANHOLE		CALCULATED			FIP	FOUND IRON PIPE		P.O.B.	POINT OF BEGINNING
(C)	CALCULATED		CONCRETE BLOCK STUCCO			L.A. R/W	LIMITED ACCESS RIGHT-OF-WAY		P.O.C.	POINT OF COMMENCEMENT
C.B.S.	CONCRETE BLOCK STUCCO		CONCRETE LIGHT POLE			LB	FLORIDA AUTHORIZATION NUMBER		P.T.C.	POINT OF TANGENCY CURVATURE
CB	CATCH BASIN		CONCRETE POWER POLE			LP	LIGHT POLE		P.R.M.	PERMANENT REFERENCE MONUMENT
C.B.S.	CONCRETE BLOCK STUCCO		CONCRETE			MH	MANHOLE		(P)	PLAT MEASUREMENT
CP	CHAIN LINK FENCE		CONCRETE			W	WOOD POWER POLE		R/W	RIGHT-OF-WAY
CONC.	CONCRETE		DRAINAGE AND MAINTENANCE EASEMENT			OHW	OVERHEAD WIRE LINE		R.O.W.	RIGHT OF WAY
C.P.	CHAIN LINK FENCE		DUTCH DOOR			N & D	NAIL & DISC		S.S.	SANITARY SEWER MANHOLE
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT		EXISTING ELEVATION			O.R.B.	OFFICIAL RECORD BOOK			
EB	EXISTING ELEVATION		FIRE HYDRANT			P.B.	PLAT BOOK			
ELEV.	EXISTING ELEVATION									
FH	FIRE HYDRANT									

SYMBOL	DEFINITION
	SECTION
	SQUARE FOOTAGE
	STORY
	FIRE LINE
	STATE ROAD
	TOP OF WER
	TOP OF BANK
	TELEPHONE AND POWER POLE
	TRAFFIC SIGNAL
	WATER METER
	WATER MAIN LINE
	WELL
	WOOD FENCE
	WOOD POWER POLE
	WATER VALVE
	WITH/

TENTATIVE PLAT OF "DEBORA TOWN "

ADDRESS: 344 NW 6 STREET, POMPANO BEACH, FL 33060

REVISIONS	DATE	BY	APPR

MAQ SERVICES, INC.
Land Planning-Surveying-Mapping
CERTIFICATE No. L.B.-8084, STATE OF FLORIDA
965 WEST 37 ST HIALEAH FL 33012
Main Line: (305) 901-1317
Fax: (305) 901-1323

Date: 03/16/2022
Scale: AS NOTED
Drawn: J.M.
Job: 22-03344
Sheet: 1 of 1 Sheets

DRC
PZ22-14000004
6/1/2022

PATH FILE: Z:\2021\9-SEPTEMBER2021\344 nw 6 st pompano beach\344 NW 6 ST POMPANO BEACH _DEDICATION AND PLAT\344 NW 6 ST POMPANO BEACH_TENTATIVE PLAT.dwg