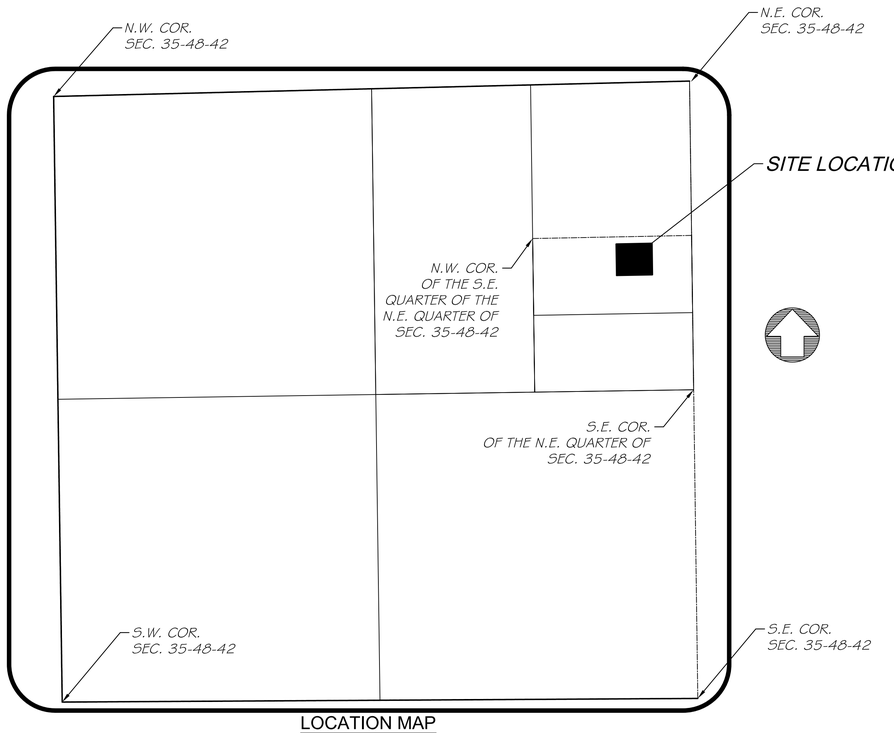
DRC
PZ22-12000032
11/05/2025

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY
324 POMPANO

A REPLAT OF PARCEL "A", OF "RAYSOR PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
A REPLAT OF LOT 6, OF THE "GROOM AND GAY'S SUBDIVISION", RECORDED IN DEED BOOK 388, PAGE 428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
BEING A PORTION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST., BROWARD COUNTY , FLORIDA,
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY , FLORIDA

DRC
PZ22-12000032
10/16/2024



LOCATION MAP
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
SCALE: 1"=300'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on December 6, 2022.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

The East 50 feet of the West 500 feet of the North half (N1/2) of the North half (N1/2) 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, Public Records of Broward County, Florida.

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, also known as 320 N.W. 6th Street, Pompano Beach, Florida, 33060.

SECTION 3) PROPERTY INFORMATION:

Property Address: 324 NW 6 St Pompano Beach, FL 33060

Folio No.: 4842-35-02-0040
4842-35-02-0050
4842-35-48-0010

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 30' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of N.W. 6th Avenue with an assumed bearing of N00°24'49"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elev. 0.2%, as per Federal Emergency Management Agency (FEMA) Community Number 120055 (City of Miami), Map Panel No. 12011C0357, Suffix L, Map Revised Date: August 18, 2014.

Project Area: 24,226.50 Sq Ft = 0.52 Ac

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1988, as per Broward County's Benchmark Number BM#024, Elevation 13.75 feet.

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) DEVELOPMENT INFORMATION:

Total area of Parent Tract being platted: +/- 24,226.50 Sq Ft = 0.52 Ac

Current Zoning District: TO-DPOD
Current Land Use: Vacant Land
Current Number of Parcel: One (1) - Existing Improvements, if any, will be removed.

Proposed Use: Multifamily Mix Use
Proposed Number of Lots with Blocks: One (1)

SECTION 8) CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of and certified to:

Pompano Devco I, LLC

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: Pompano Devco I, LLC

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Pompano Beach
SANITARY SEWER: Pompano Beach

SECTION 11) CONTACT INFORMATION:

VIZCAYA SURVEYING AND MAPPING, INC,
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-8246
E-mail: cvizcayasurveying@gmail.com

LEGEND

D	Drainage Manhole
OUL	Overhead Utility Lines
	Light Pole
SV	Sewer Valve
WV	Water Valve
E	Electric Manhole
T	Telephone Manhole
U	Unknown Manhole
GP	Guard Pole
INV.	Inverts
×10.00	Spot Elevation
MLP	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
WM	Water Meter
ED	Electric Box
TB	Telephone Box
S	Sewer Manhole
	Traffic Sign
	Catch Basin

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
℄	Center Line
℄	Monument Line
F.F.E.	Finish Floor Elevation
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

SECTION 13) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17. through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC. , a Florida Corporation
Florida Certificate of Authorization Number LB8000

By: Arturo R Toirac — Digitally signed by Arturo R Toirac Date: 2023.06.07 13:13:06 -04'00'

Arturo R. Toirac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida

ARTURO R. TOIRAC License Number 3102 STATE OF FLORIDA Professional Surveyor and Mapper

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

VIZCAYA SURVEYING AND MAPPING, INC.
LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH:(786)413-5822

No.	DATE	RECORD OF REVISION DESCRIPTION	BY	APP.

PARCEL ID: 4842-35-02-0040 4842-35-02-0050 4842-35-48-0010
TYPE OF PROJECT: TENTATIVE PLAT
ADDRESS: 324 NW 6 St Pompano Beach, FL 33060

SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.T.
SET # TENTATIVE OF PLAT
DATE: 06-01-2023
PROJECT No. FILE
SHEET: 1 OF 3

DRC
PZ22-12000032
04/02/2025
DRC
PZ22-12000032
07/19/2023