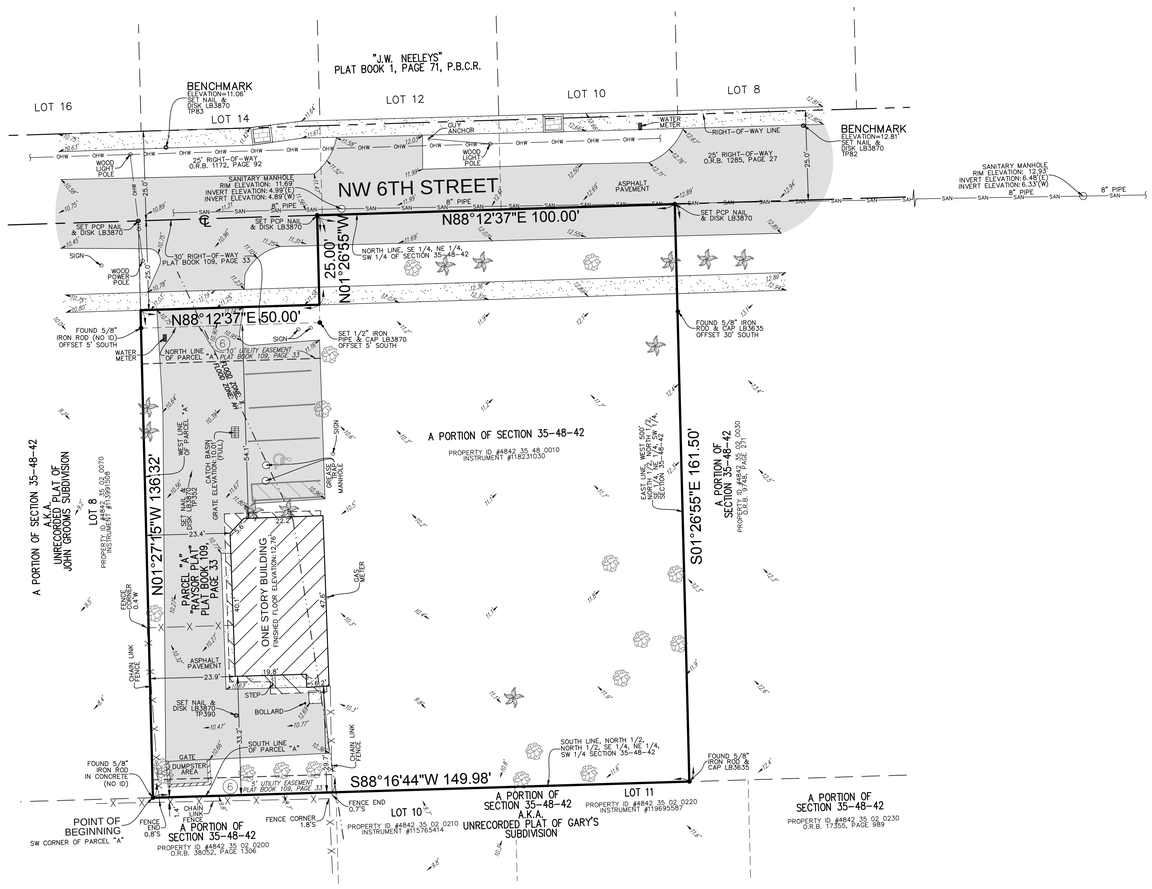

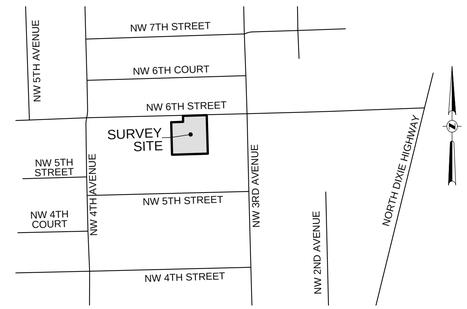

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (SURVEYOR'S LEGAL):

PARCEL "A" AND A PORTION OF THE RIGHT-OF-WAY ADJACENT THERETO, OF "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" AND ITS NORTHERLY EXTENSION 136.32 FEET; THENCE NORTH 88°12'37" EAST ALONG A LINE LYING 5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL "A" 50.00 FEET; THENCE NORTH 01°26'55" WEST 25.00 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 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 22,960 SQUARE FEET (0.527 ACRES), MORE OR LESS.

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.

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: 2025.06.10 15:28:13 -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

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVER
10.00'	ELEVATION
— OHW —	OVERHEAD WIRES
— SAN —	UNDERGROUND SANITARY SEWER LINE
℄	CENTERLINE
(6)	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

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

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
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E-MAIL: sunview@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION #LB3870

DRAWN BY: A.R.	SCALE: 1" = 20'	CLIENT: PLANW3ST, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 5/32/25	ORDER NO: 74238B (FOR PLAT)

P22510000016

DRC
07.16.2025