


DDP

PZ22-12000032
10/16/2024

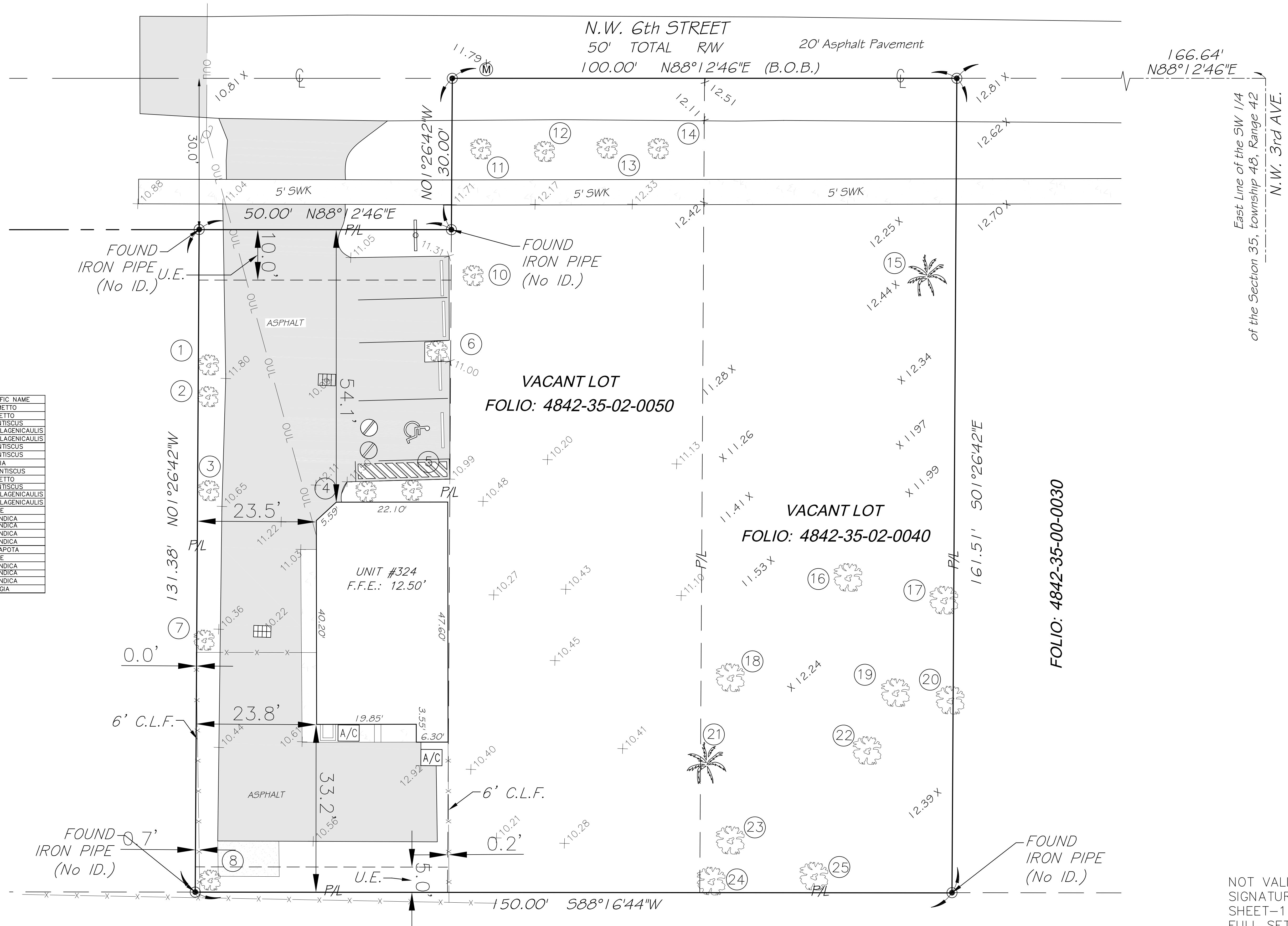
**VIZCAYA SURVEYING
AND MAPPING, INC.**
LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH: (786) 413-5822

[illegible]

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

DATE	AS-SHOWN
WORK BY:	J.L.
CHECKED BY:	A.T.
* TENTATIVE OF PLAT	
DATE	06-04-2023
SUBJECT No.	FILE
<div style="text-align: center;">  </div>	

#	DIAMETER	HEIGHT	CANOPY	COMMON NAME	SCIENTIFIC NAME
1	1.4'	15'	12'	CABBAGE PALM	SABAL PALMETTO
2	1.3'	15'	12'	CABBAGE PALM	SABAL PALMETTO
3	0.5'	15'	10'	MASTIC	PISTACIA LENTISCUS
4	1.5'	15'	5'	BOTTLE PALM	HYOPHORBE LAGENICCAULIS
5	1'	15'	5'	BOTTLE PALM	HYOPHORBE LAGENICCAULIS
6	1'	30'	15'	MASTIC	PISTACIA LENTISCUS
7	0.7'	20'	18'	MASTIC	PISTACIA LENTISCUS
8	2.3'	45'	50'	ROYAL PALM	DELONIX REGIA
10	0.4'	15'	8'	MASTIC	PISTACIA LENTISCUS
11	0.5'	20'	8'	ROYAL PALM	SABAL PALMETTO
12	0.4'	25'	12'	MASTIC	PISTACIA LENTISCUS
13	0.9'	40'	8'	ROYAL PALM	HYOPHORBE LAGENICCAULIS
14	0.5'	20'	8'	ROYAL PALM	HYOPHORBE LAGENICCAULIS
15	3'	10'	5'	PALM	ARECACEAE
16	3'	20'	15'	MANGO	MANGIFERA INDICA
17	2'	15'	10'	MANGO	MANGIFERA INDICA
18	3'	20'	15'	MANGO	MANGIFERA INDICA
19	1'	15'	10'	MANGO	MANGIFERA INDICA
20	3'	20'	15'	SAPODILLA	MANIKARA ZAPOTA
21	0.7'	10'	5'	PALM	ARECACEAE
22	2'	15'	10'	MANGO	MANGIFERA INDICA
23	3'	20'	15'	MANGO	MANGIFERA INDICA
24	2'	15'	10'	MANGO	MANGIFERA INDICA
25	1.5'	10'	30'	ROYAL POINCIANA	DELONIX REGIA



NOT VALID WITHOUT YOUR
SIGNATURE ON
SHEET-1 AND THE
FULL SET INCLUDING
SHEET 1, 2, AND 3.

PZ22- 12000032
11/05/2025

Phone/Fax: (786) 413-8246
E-mail: rvizcaya.13@gmail.com

L.B. 8000

7 S.W. n Ln.
Miami, Florida 3175

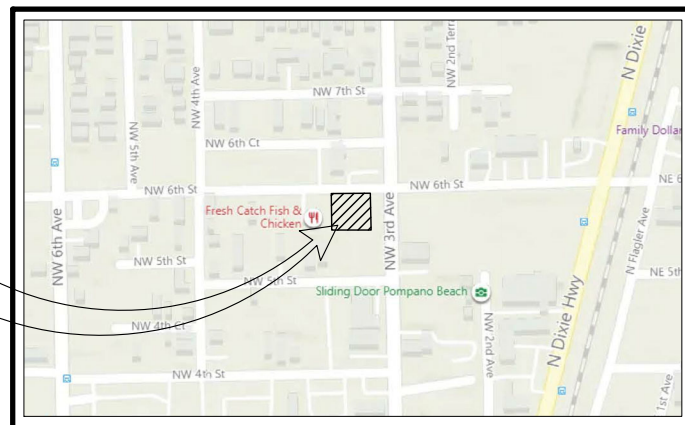
LEGAL DESCRIPTION: The East 50 feet of the West 500 feet of the North half (N1/2) of the North half (N1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 West, Public Records of Broward County, Florida.

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 GAYS 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.



LOCATION

LOCATION MAP

N.T.S.

JOB NUMBER: 21-177 A

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 08/18/2014 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE **X** BASE FLOOD ELEV. **0.2%** COMMUNITY NUMBER **120055** PANEL NUMBER **12011C0357** SUFFIX **H**

BOUNDARY SURVEY

SCALE: 1" = 30'

PROPERTY ADDRESS: 324 NW 6 St Pompano Beach, FL 33060

Parcel Identification Number: 4842-35-02-0040

4842-35-02-0050

4842-35-48-0010

NOTE:
ELEVATIONS ARE REFERRED TO BROWARD COUNTY BM#024, ELEV.=13.75' OF N.A.V.D. OF 1988

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LEGEND AND ABBREVIATIONS

C = CENTER LINE
 P/L = PROPERTY LINE
 M/L = MONUMENT LINE
 R/W = RIGHT OF WAY
 C.L.F. = CHAIN LINK FENCE
 W.F. = WOODEN FENCE
 0.00 = ELEVATION
 PZ22-12000032 CONC. = CONCRETE SLAB

FD. = FOUND IRON PIPE
O.H.L. = OVERHEAD UTILITIES
C.B. = CHORD BEARING
(C) = CALCULATED
(M) = MEASURED
(R) = RECORD
ENC. = ENCROACHMENT
RES. = RESIDENCE

AC = AIR CONDITIONED UNIT
W.M. = WATER METER
U.E. = UTILITY EASEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE
P.C.P. = PERMANENT CONTROL POINT
D.M.E. = DRAINAGE MAINT. EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE

A = ARC DISTANCE
D = CENTRAL ANGLE
R = RADIUS
Ø = DIAMETER
B.C. = BLOCK CORNER
TYP = TYPICAL
S.W. = SIDEWALK
PL. = PLANTER

C.G. = CURB & GUTTER
V.G. = VALLEY & GUTTER
E.M. = ELECTRIC METER
STY. = STORY
SEC. = SECTION
MH. = MANHOLE
CL. = CLEAR
F.F. ELEV. = FINISH FLOOR ELEVATION

FOR:

JOSE GOMEZ

CARLO SOLLAMI

DATE OF FIELD WORK: September 14, 2021

RECEIVED December 06, 2022

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge, belief, a true and correct representation of a survey performed under my direction. And also meets the standards of practice as required by the Florida Board of Professional Surveyors and as set forth in chapter 53-17, F.A.C. pursuant to Section 473.827 F. S.

12000032

Not valid without the signature and the original embossed seal of a
Florida Licensed Surveyor and Mapper.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper

PZ22-12000032

07/19/2023