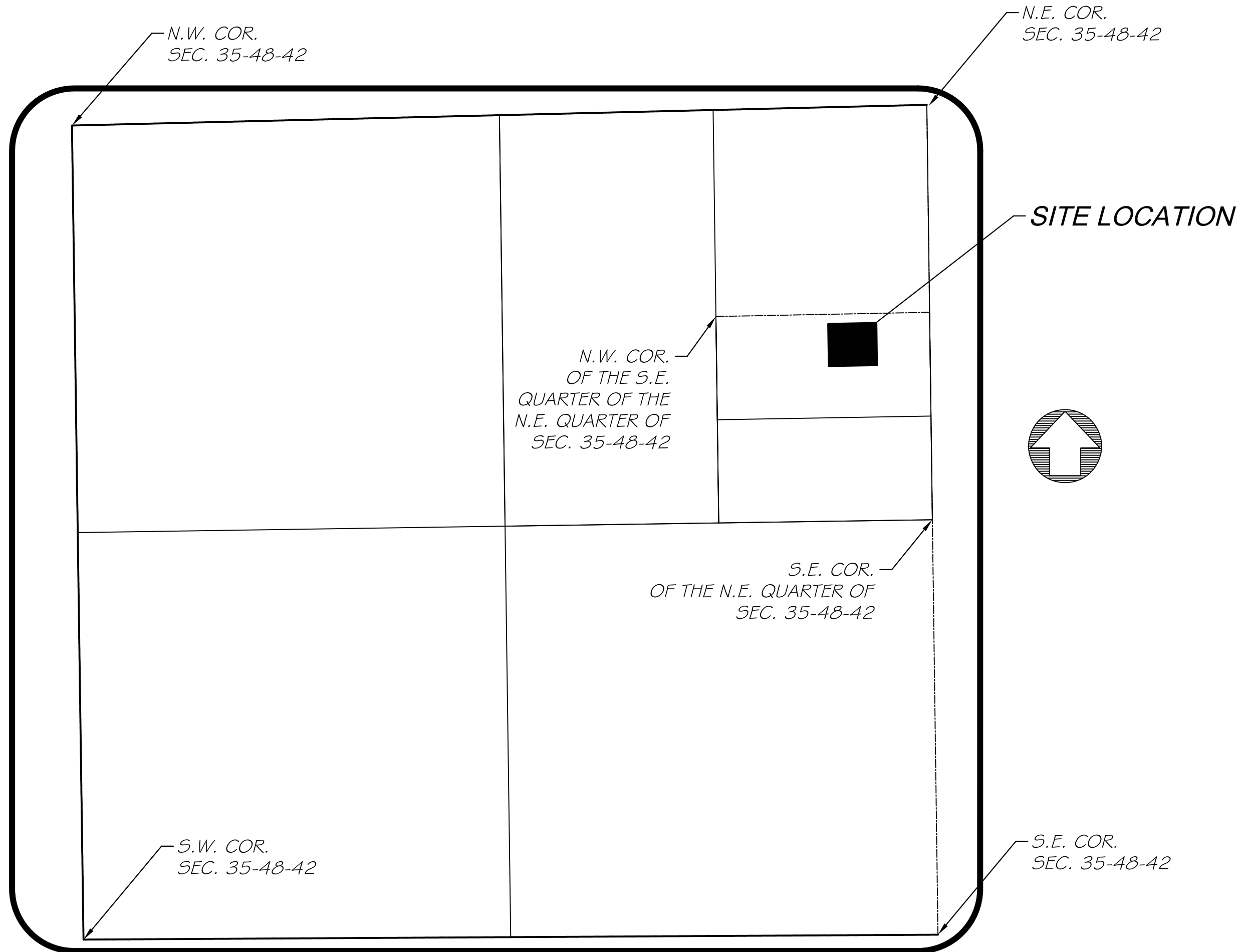


TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY  
324 POMPANO

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



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 (N 1/2) of the North half (N 1/2) 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 calculatory 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.

LEGEND

	Drainage Manhole		Metal Light Pole
	Overhead Utility Lines		Guy Wire
	Light Pole		Utility Power Pole
	Sewer Valve		Fire Hydrant
	Water Valve		Water Meter
	Electric Manhole		Electric Box
	Telephone Manhole		Telephone Box
	Unknown Manhole		Sewer Manhole
	Guard Pole		Traffic Sign
	Inverts		Catch Basin
	Spot Elevation		

ABBREVIATIONS

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

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

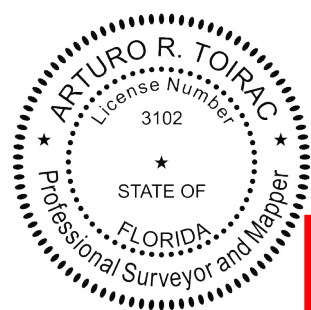
SECTION 13) SURVEYOR'S CERTIFICATE:

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

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

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.



PARCEL ID:	4842-35-02-0040 4842-35-02-0050	TYPE OF PROJECT:	TENTATIVE PLAT	ADDRESS:	324 NW 6 St Pompano Beach, FL 33060
SCALE:	AS-SHOWN	DRAWN BY:	J.L.	CHECKED BY:	A.J.
SET #	TENTATIVE OF PLAT	DATE:	06-01-2023	FILE	
SHEET:	1	OF 3			

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

DRC  
PZ22-12000032  
10/16/2024

PZ22-12000032  
07/19/2023

DRC

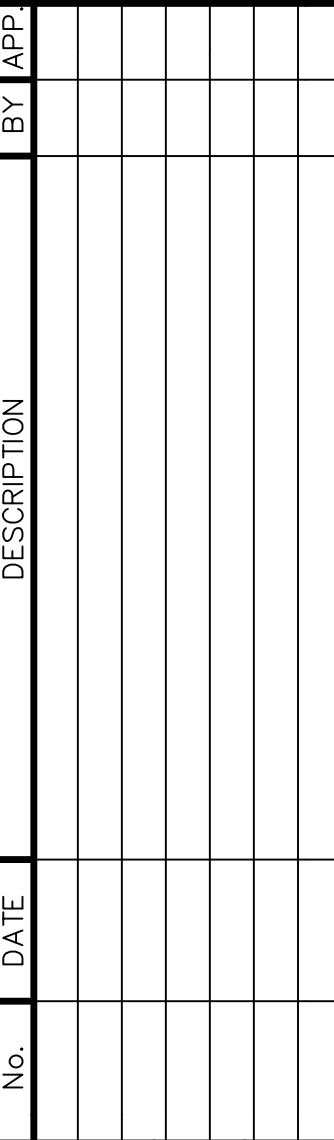
PZ22-12000032

04/02/2025



**DRC**  
PZ22-12000032  
10/16/2024  
ERIC, INC.  
FLORIDA 32475

**VIZCAYA SURVEY  
AND MAPPING**  
LB#8000  
13217 S.W. 46th LANE, MIAMI, FL 33185  
PH: (786) 413-5822



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

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

DATE: 06/11/2023  
PROJECT NO: 22-12000032  
FILE:  
SHEET: 2  
2 OF 3

**DRC**

**PZ22-12000032**  
**07/19/2023**



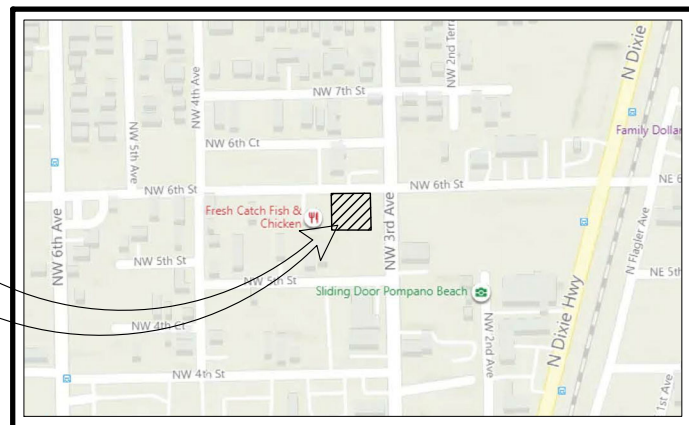
**LEGAL DESCRIPTION:** The East 50 feet of the West 500 feet of the North half (N 1/2) of the North half (N 1/2) of the South west Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, Public Records of Broward County, Florida.

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.

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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**

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

FOR:

JOSE GOMEZ

CARLO SOLLAMI

DATE OF FIELD WORK: September 14, 2021

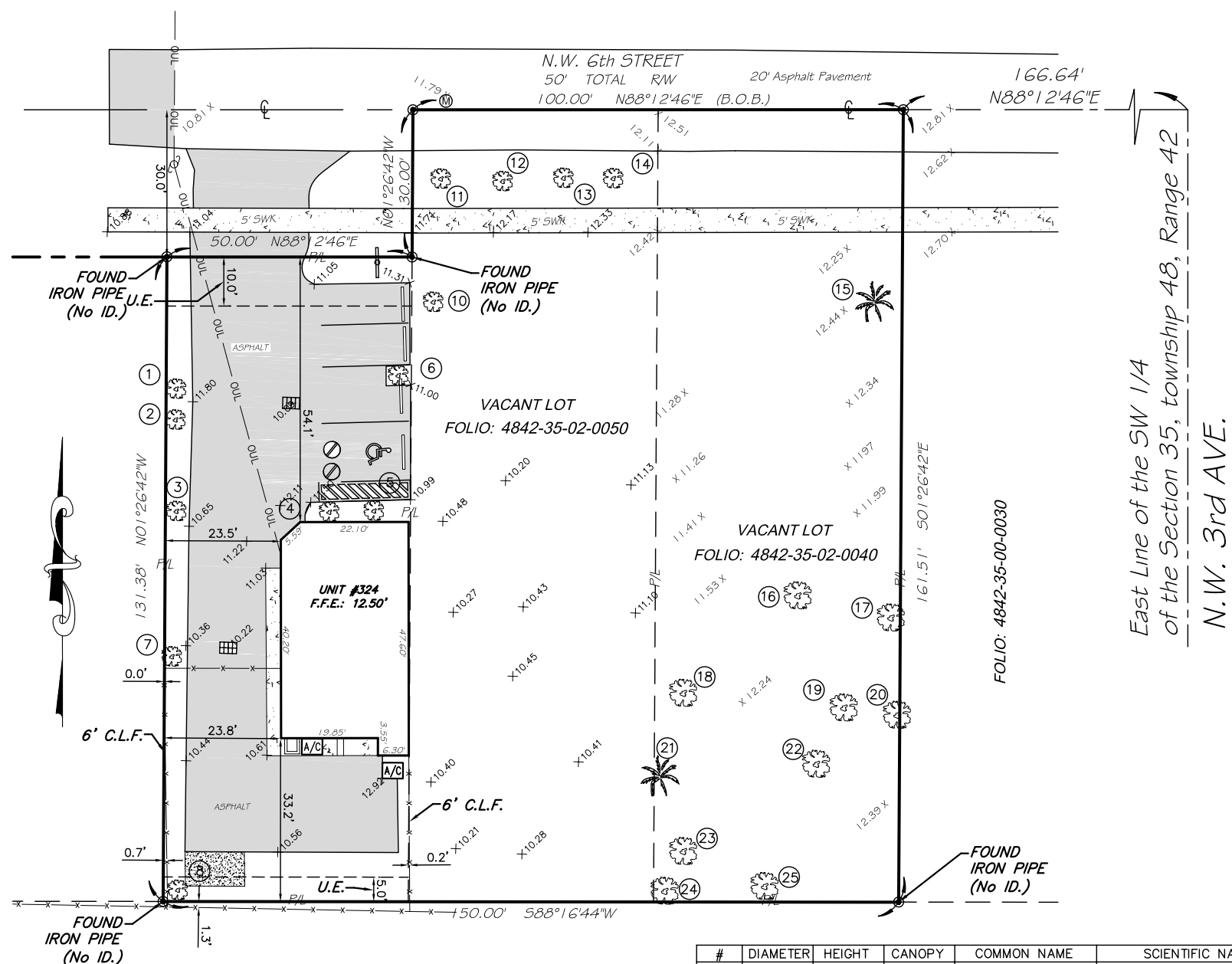
REVISION: December 06, 2022

I hereby certify that the attached Sketch of Survey of the herein described property is a true and correct representation of the same, to the best of my knowledge and belief, a true and correct representation of a survey performed under my direction. And also meets the standards and practice as required by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, F.A.C. pursuant to Section 473.027 F. S.

ARTURO R. TOIRAC  
Professional Land Surveyor & Mapper

ARTURO R. TOIRAC P.S.M. 3102

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



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

LEGEND AND ABBREVIATIONS

C	= CENTER LINE	FD.	= FOUND IRON PIPE	AC	= AIR CONDITIONED UNIT	A	= ARC DISTANCE	C.G.	= CURB & GUTTER
P/L	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES	W.M.	= WATER METER	D	= CENTRAL ANGLE	V.G.	= VALLEY & GUTTER
M/L	= MONUMENT LINE	C.B.	= CHORD BEARING	U.E.	= UTILITY EASEMENT	R	= RADIUS	E.M.	= ELECTRIC METER
R/W	= RIGHT OF WAY	(C)	= CALCULATED	C.B.S.	= CONCRETE BLOCK STRUCTURE	Ø	= DIAMETER	STY.	= STORY
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	B.C.	= BLOCK CORNER	SEC.	= SECTION
W.F.	= WOODEN FENCE	(R)	= RECORD	D.M.E.	= DRAINAGE MAINT. EASEMENT	TYP	= TYPICAL	MH.	= MANHOLE
ELEV.	= ELEVATION	ENC.	= ENCROACHMENT	P.O.B.	= POINT OF BEGINNING	S.W.	= SIDEWALK	CL.	= CLEAR
CONC.	= CONCRETE SLAB	RES.	= RESIDENCE	P.O.C.	= POINT OF COMMENCE	PL.	= PLANTER	F.F. ELEV.	= FINISH FLOOR ELEVATION

PZ22-12000032  
07/19/2023