

VIZCAYA SURVEYING AND MAPPING Inc.

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L.B. 8000

13217 S.W. 46th Ln.
Miami, Florida 33175

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.

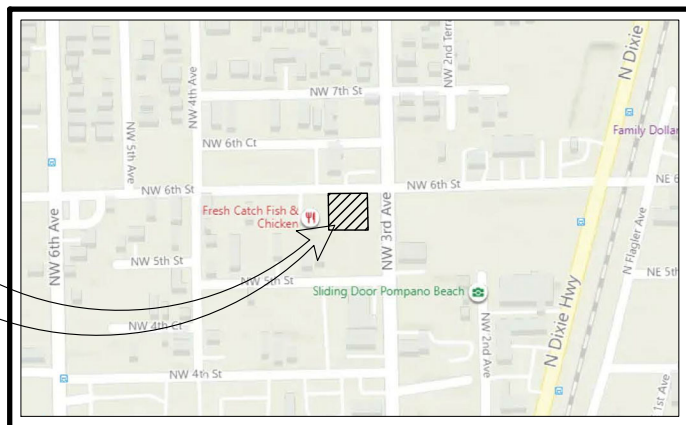
And

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.

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**

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 INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:

JOSE GOMEZ

CARLO SOLLAMI

DATE OF FIELD WORK: *September 14, 2021*

REVISED ON: *December 06, 2022*

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation of a field survey performed under my direction. And also meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 63J-17, F.A.C. pursuant to Section 403.07, 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
07/19/2023

BOUNDARY SURVEY

SCALE: 1" = 30'

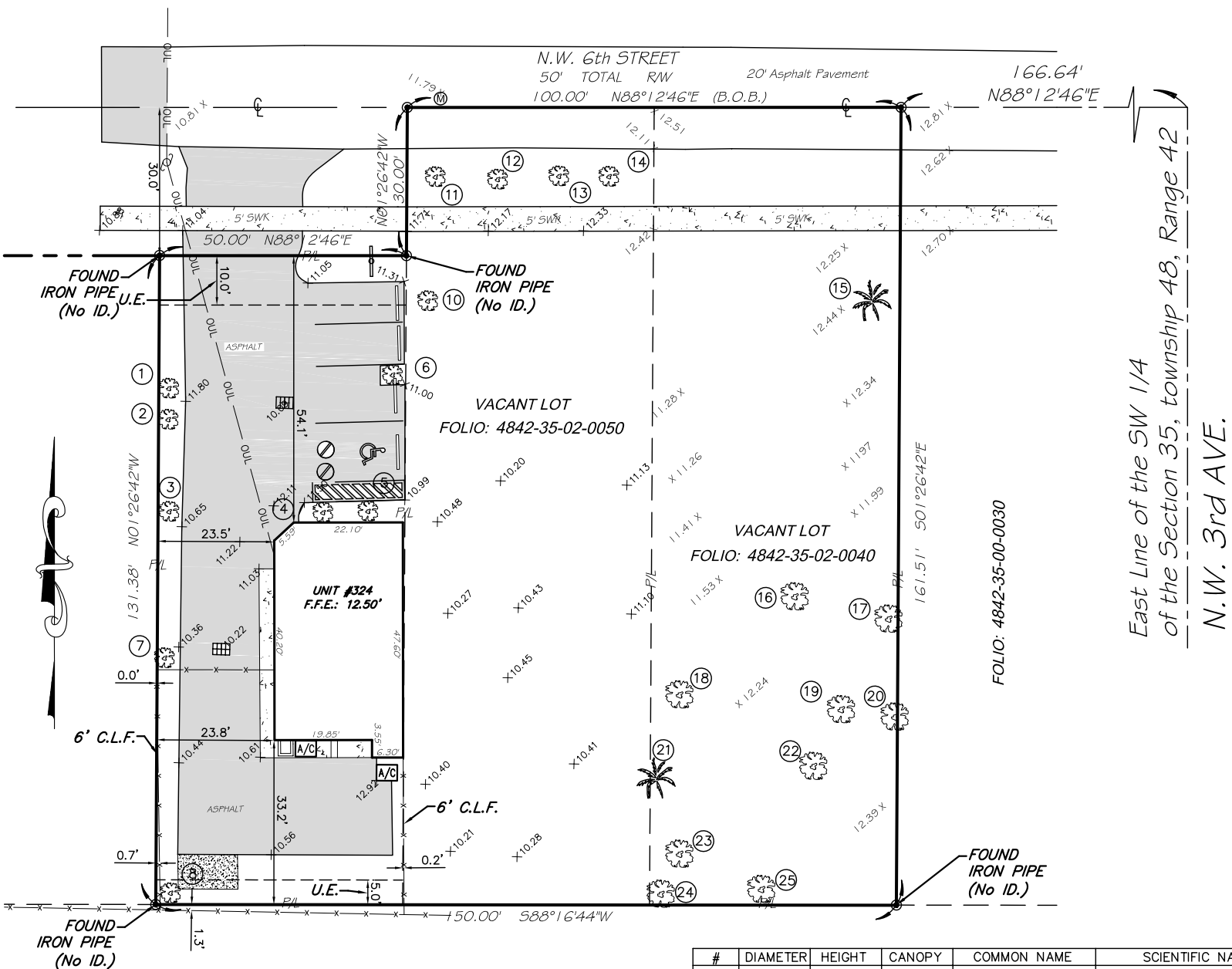
PROPERTY ADDRESS: 324 NW 6 St Pompano Beach, FL 33060

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 |



| # | 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' | 15' | 5' | BOTTLE PALM | HYOPHORBE LAGENICLAUS |
| 5 | 1' | 15' | 5' | BOTTLE PALM | HYOPHORBE LAGENICLAUS |
| 6 | 1' | 30' | 15' | MASTIC | PISTACIA LENTISCUS |
| 7 | 0.7' | 20' | 18' | MASTIC | PISTACIA LENTISCUS |
| 8 | 2.3' | 45' | 50' | ROYAL POINCIANA | 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 LAGENICLAUS |
| 14 | 0.5' | 20' | 8' | ROYAL PALM | HYOPHORBE LAGENICLAUS |
| 15 | 0.7' | 10' | 5' | PALM | ARECACEAE |
| 16 | 3' | 20' | 15' | MANGO | MANGIFERA INDICA |
| 17 | 2' | 15' | 10' | MANGO | MANGIFERA INDICA |
| 18 | 3' | 20' | 10' | MANGO | MANGIFERA INDICA |
| 19 | 2' | 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 |