

ABBREVIATIONS

B.C.R. = Broward County Records
 C.L. = Centerline
 CLF = Chain link fence
 CONC. = Concrete
 ALUM. = Aluminum
 I.P. = Iron Pipe
 IRC = Iron Rod & Cap
 LB = Licensed Business
 N&D = Nail and Disk
 NAVD88 = North American Vertical Datum of 1988
 O.R.B. = Official Records Book
 PG. = Page
 P.B. = Plat Book
 PSM = Professional Surveyor & Mapper
 R/W = Right-of-Way
 U.E. = Utility Easement
 W = With
 E.O.P. = Edge-of-Pavement
 (P) = Plat

SYMBOL LEGEND

● = Bollard
 [] = Catch Basin
 [] = Cleanout
 [] = Conc. Power Pole
 [] = Electric Handhole
 [] = Electric Meter/Rack
 [] = Fence
 [] = Fire Hydrant
 [] = Property Corner
 [] = Irrigation Valve
 [] = FPL Transformer
 [] = Metal Light Pole
 [] = Overhead Electric
 [] = Sanitary Manhole
 [] = Storm Manhole
 [] = Sign
 [] = Water Meter
 [] = Water Valve
 [] = Electric Box/Service
 [] = Wood Power Pole
 [] = Trash Can

BLOCK 1
SUNSHINE VILLAS SECOND ADDITION
 P.B. 74, PG. 2, B.C.R.

TRACT "B"
SUNSHINE VILLAS SECOND ADDITION
 P.B. 74, PG. 2, B.C.R.
 FOLIO NO. 4941-35-30-0050
 OWNER: LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
 ORB. 43670, PG. 92 B.C.R.
 AREA=89,623 SQ. FT. (2.057 ACRES)

REPORT OF SURVEY

1. Calvin, Giordano & Associates Inc., did not research title for this property and the plat, right-of-way and deed information shown hereon as per a diligent search of the Public Records of Broward County, Florida.
2. The purpose of this Map of Survey is to prepare a Boundary and Topographic Survey of Tract "B", SUNSHINE VILLAS SECOND ADDITION, as recorded in Plat Book 74, Page 2, of the Public Records of Broward County, Florida, having a Broward County Folio No.: 4941-35-30-0050 and legally described in O.R.B. 43670, Page 92.
3. Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.
4. Underground improvements and/or encroachments were not located as part of this survey task.
5. Unless otherwise noted hereon, record and measured values are in substantial agreement.
6. The property as described hereon has a Flood Zone classification of Zone X (0.2%), as per FEMA Flood Map 12011C0363J, Community Name & Number: City of Lauderhill, 120044, Date of Map: 7/31/2024.
7. The horizontal features shown hereon are plotted to within 1/20 of the map scale.
8. Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
9. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
10. The bearing shown hereon are assumed and referenced to the West line of said Tract "B", having a bearing of N01°23'20"W
11. The elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD88) and established by using Trimble GPS observations referenced to the Trimble VRS System.

LEGAL DESCRIPTION - O.R.B. 43670, PG. 92, B.C.R.

Tract "B" SUNSHINE VILLAS SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 74, Page 2, of the Public Records of Broward County, Florida.

CERTIFICATION

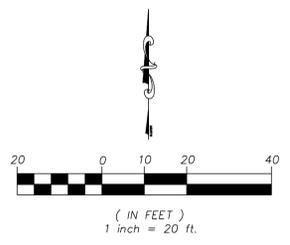
Certified to: Lauderhill Community Redevelopment Agency

I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Last Date of Field Survey: January 13, 2025

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature: Steven M. Watts
Professional Surveyor and Mapper
Florida Registration No. 4588



File Name: C:\Users\vwatts\OneDrive - SAFEbuild\Documents\Lauderhill CRA Survey 2024\Drawings\24-8267-V-B5-Lauderhill CRA Site.dwg (Plotted by: Steve Watts on Thursday, January 16, 2025 1:07:43 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

SURVEY DATE 01/13/2025
 DRAWN 01/14/2025
 DATE RV
 CHECKED 01/16/2025
 DATE SMW

Calvin, Giordano & Associates, Inc.
 A SAFEbuild COMPANY
 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
 Phone: 954.921.7781 • Fax: 954.921.8807
 Certificate of Authorization 6791

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
 5440-5456 N.W. 19TH STREET
 LAUDERHILL, FLORIDA 33313

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
TRACT B
SUNSHINE VILLAS SECOND ADDITION, P.B. 74, PG. 2, B.C.R.

SEAL
 NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
 STEVEN M. WATTS
 PSM NO. 4588

SCALE
 1" = 20'
 PROJECT No
 24-8361
 FIELD BOOK

SHEET:
 1 OF 1