

LEGEND	
	BENCHMARK
	CATCH BASIN
	EXISTING ELEVATION
	OVERHEAD WIRES
	SIGN (UNLESS NOTED)
	WOOD UTILITY POLE WITH LIGHT

TREE LEGEND	
	Avocado
	Mango
	Palm
	Unknown Species
	Denotes 12" Diameter Trunk (Typical)

LAND DESCRIPTION:

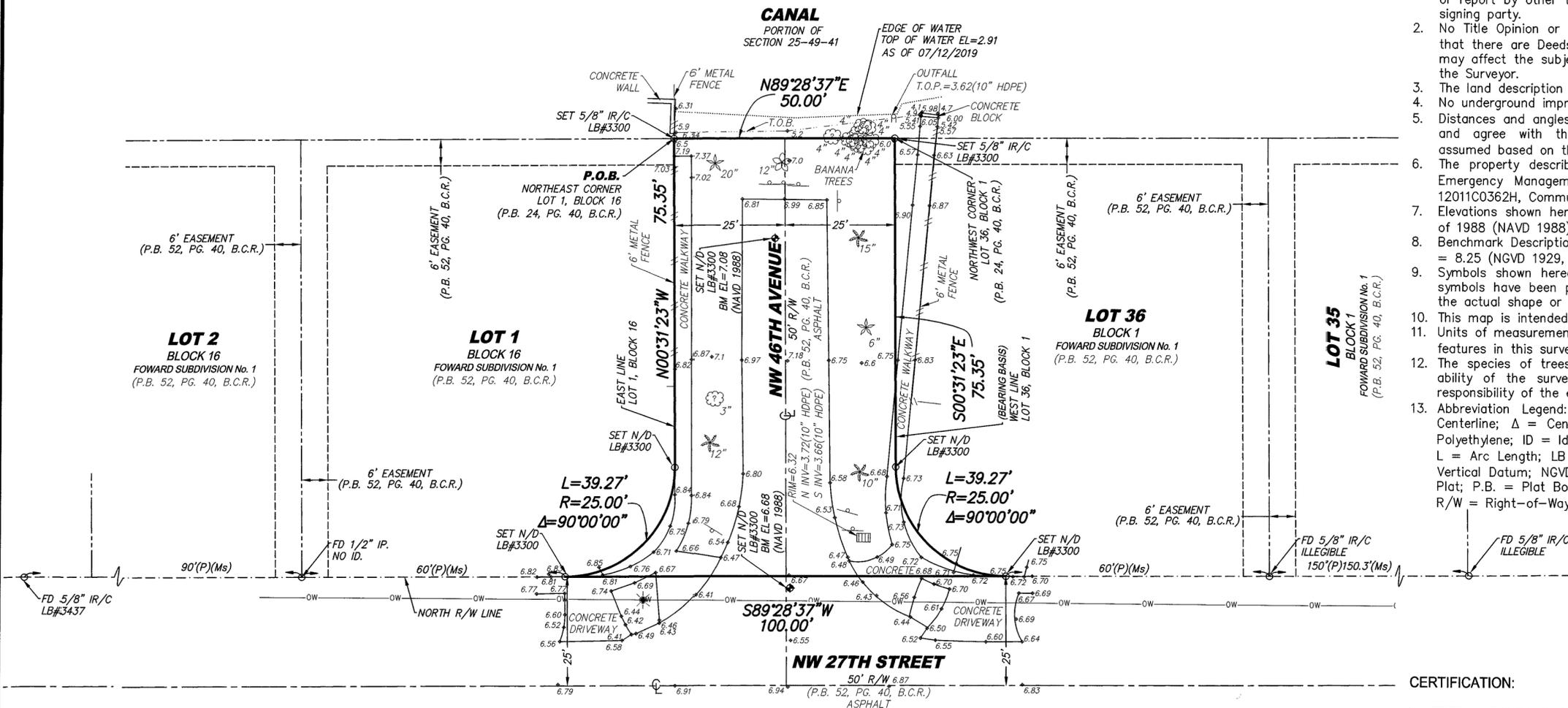
A portion of NW 46th Avenue, being in, FOWARD SUBDIVISION No.1, according to the Plat thereof as recorded in Plat Book 52, Page 40, of the Public Records of Broward County, Florida, being described as follows:

BEGIN at the northeast corner of Lot 1, Block 16 of said Plat; thence N89°28'37"E, along the north line of said Plat, 50.00 feet to the northwest corner of Lot 36, Block 1 of said Plat; thence S00°31'23"E, along the west line of said Lot 36, Block 1, a distance of 75.35 feet to a point of curvature, curve being concave to the northeast having a radius of 25.00 feet and a central angle of 90°00'00"; thence southeasterly an arc distance of 39.27 feet to a point on the south line of said Lot 36, Block 1, said point also being on the north right-of-way line of NW 27th Street; thence S89°29'36"W, along said north right-of-way line, 100.00 feet to a point of cusp of a curve being concave to the northwest, having a radius of 25.00 feet and a central angle of 90°00'00"; thence northeasterly an arc distance of 39.27 feet to a point of tangency; thence N00°31'23"W along the east line of Lot 1, Block 16, a distance of 75.35 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 5,286 square feet, more or less.

SURVEYOR'S REPORT

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Lot 36, Block 1 having a bearing of S00°30'51"E.
6. The property described hereon lies within Flood Zones X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0362H, Community Panel Number 120044 0362 H, dated 08/18/2014.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: Broward County Engineering Division Benchmark #2909, Elevation = 8.25 (NGVD 1929, Elevation = 6.68 (NAVD 1988)).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1"=20'.
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
13. Abbreviation Legend: B.C.R. = Broward County Records; BM = Benchmark; C = Centerline; Δ = Central Angle; EL = Elevation; FD = Found; HDPE = High Density Polyethylene; ID = Identification; INV = Invert; IR = Iron Rod; IR/C = Iron Rod & Cap; L = Arc Length; LB = Licensed Business; (Ms) = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; N/D = Nail & Disk; (P) = Plat; P.B. = Plat Book; PG = Page; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right-of-Way; T.O.B. = Top of Bank; T.O.P. = Top of Pipe.



CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary & Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary & Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/12/2019

 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD

BOUNDARY & TOPOGRAPHIC SURVEY
PORTION OF
 NW 46TH AVENUE
 FOWARD SUBDIVISION No.1
 (P.B. 52, PG. 40, B.C.R.)
 CITY OF LAUDERHILL
 BROWARD COUNTY, FLORIDA

JOB #: **10364-1**
 SCALE: **1" = 20'**
 DATE: **07/12/2019**
 BY: **KSB**
 CHECKED: **J.T.D.**
 F.B. **1977** PG. **75**
 SHEET: **1 OF 1**