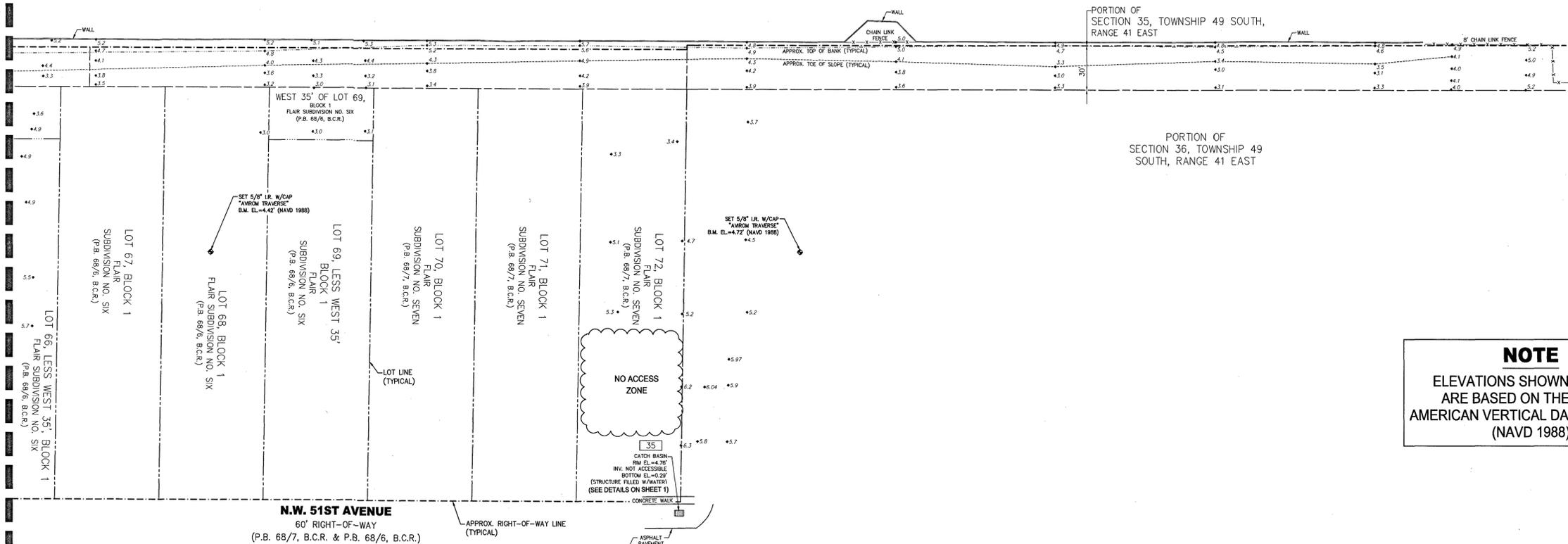


FLORIDA TURNPIKE
 SUNSHINE STATE PARKWAY (P)
 (P.B. 68/7, B.C.R. & P.B. 68/6, B.C.R.)

SEE SHEET 3 OF 3



NOTE
 ELEVATIONS SHOWN HEREON
 ARE BASED ON THE NORTH
 AMERICAN VERTICAL DATUM OF 1988
 (NAVD 1988)

LEGEND	
	BENCHMARK
	CATCH BASIN
	EXISTING ELEVATION
	EXISTING ELEVATION
	MONITORING WELL

SURVEYOR'S REPORT:

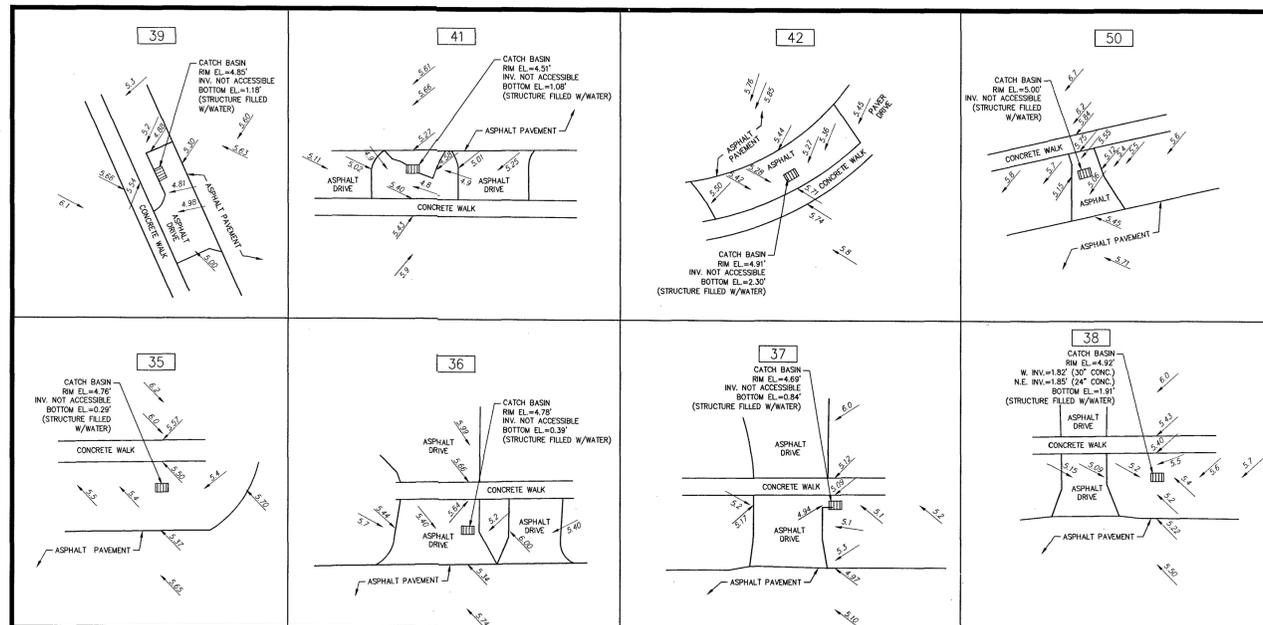
- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- No Title Opinion or Abstract 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.
- No underground improvements were located.
- Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: A closed loop benchrun using Broward County Engineering Department benchmarks; No. 2855, Elevation = 7.65' (NGVD 29), Elevation = 6.08 (NAVD 1988) and No. 2908, Elevation = 8.41 (NGVD 29), Elevation = 6.84 (NAVD 1988).
- Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
- Right-of-way lines and lot lines are graphically delineated from information obtained by this firm from Broward County Shape File, at the time of the survey. This is not a boundary survey and the information should not be relied as such. It is strongly recommended that if the design is contingent on accurate boundary placement and especially prior to construction, a boundary survey should be performed to establish the lines. We will not be responsible for the misuse of the topographic survey for purposes it was not intended.
- 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.
- Abbreviation Legend: APPROX. = Approximate; ASPH. = Asphalt; B.C.R. = Broward County Records; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; INV. = Invert; L.B. = Licensed Business; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; W/CAP = With Surveyors Cap.

CERTIFICATION:

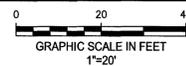
I HEREBY CERTIFY that the attached Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida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

Date: 12/14/2023

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



CATCH BASIN DETAILS



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com

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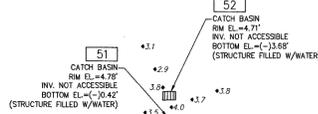
REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD

TOPOGRAPHIC SURVEY
PORTION OF FLORIDA TURNPIKE & N.W. 51ST AVENUE
 FROM NORTH OF SUNRISE BOULEVARD TO N.W. 19TH STREET
 LYING IN SECTIONS 35 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

CITY OF LAUDERHILL
 BROWARD COUNTY, FLORIDA

JOB #:	12945
SCALE:	AS SHOWN
DATE:	11/29/2023
BY:	S.K.
CHECKED:	J.T.D.
F.B. 2145/69-76 PG.	2179/8-28
SHEET:	1 OF 3

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)



CANAL
(P.B. 49/50, B.C.R.)

LOT 26, BLOCK 1
FLAIR SUBDIVISION NO. 1
(P.B. 49/50, B.C.R.)

20' ALLEY
(P.B. 51/38, B.C.R.)

LOT 27, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 28, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 29, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 30, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

N.W. 50TH AVENUE
60' RIGHT-OF-WAY
(P.B. 49/50, B.C.R.)

N.W. 12TH
STREET



LOT 24, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 25, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 26, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 27, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 28, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 29, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 30, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 31, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 32, BLOCK 12
FALCON SUB. NUMBER ONE
(P.B. 54/47, B.C.R.)

LOT 28, BLOCK 6
SUNSHINE VILLAS
(P.B. 66/49, B.C.R.)

LOT 27, BLOCK 6
SUNSHINE VILLAS
(P.B. 66/49, B.C.R.)

LOT 26, BLOCK 6
SUNSHINE VILLAS
(P.B. 66/49, B.C.R.)

LOT 25, BLOCK 6
SUNSHINE VILLAS
(P.B. 66/49, B.C.R.)

FLORIDA TURNPIKE
SUNSHINE STATE PARKWAY (P)
(P.B. 51/38, B.C.R.)

N.W. 52ND AVENUE
50' RIGHT-OF-WAY
(P.B. 54/47, B.C.R. & P.B. 66/49, B.C.R.)

FLORIDA TURNPIKE
SUNSHINE STATE PARKWAY (P)
(P.B. 51/38, B.C.R.)



PORTION OF
SECTION 35, TOWNSHIP 49 SOUTH,
RANGE 41 EAST

LOT 32, LESS EAST 100'
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 33, LESS EAST 100'
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 34, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 35, LESS EAST 100'
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 36, LESS EAST 100'
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 37, LESS EAST 100'
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 38, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 39, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 40, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 41, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 42, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 43, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 44, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 45, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 46, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 47, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 48, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 49, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

LOT 31, BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

EAST 100' OF LOT 32,
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

EAST 100' OF LOT 33,
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

EAST 100' OF LOT 35,
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

EAST 100' OF LOT 36,
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

EAST 100' OF LOT 37,
BLOCK 1
FLAIR SUBDIVISION NO. 2
(P.B. 51/38, B.C.R.)

N.W. 51ST AVENUE
60' RIGHT-OF-WAY
(P.B. 51/38, B.C.R. & P.B. 54/36, B.C.R.)

NO ACCESS
ZONE

SEE ABOVE

SEE SHEET 3 OF 3



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD

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FROM NORTH OF SUNRISE BOULEVARD TO N.W. 19TH STREET
LYING IN SECTIONS 35 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

CITY OF LAUDERHILL
BROWARD COUNTY, FLORIDA

JOB #: 12945
SCALE: 1" = 40'
DATE: 11/29/2023
BY: S.K.
CHECKED: J.T.D.
F.B. 2145/69-76 PG.
2179/8-28
SHEET: 2 OF 3

