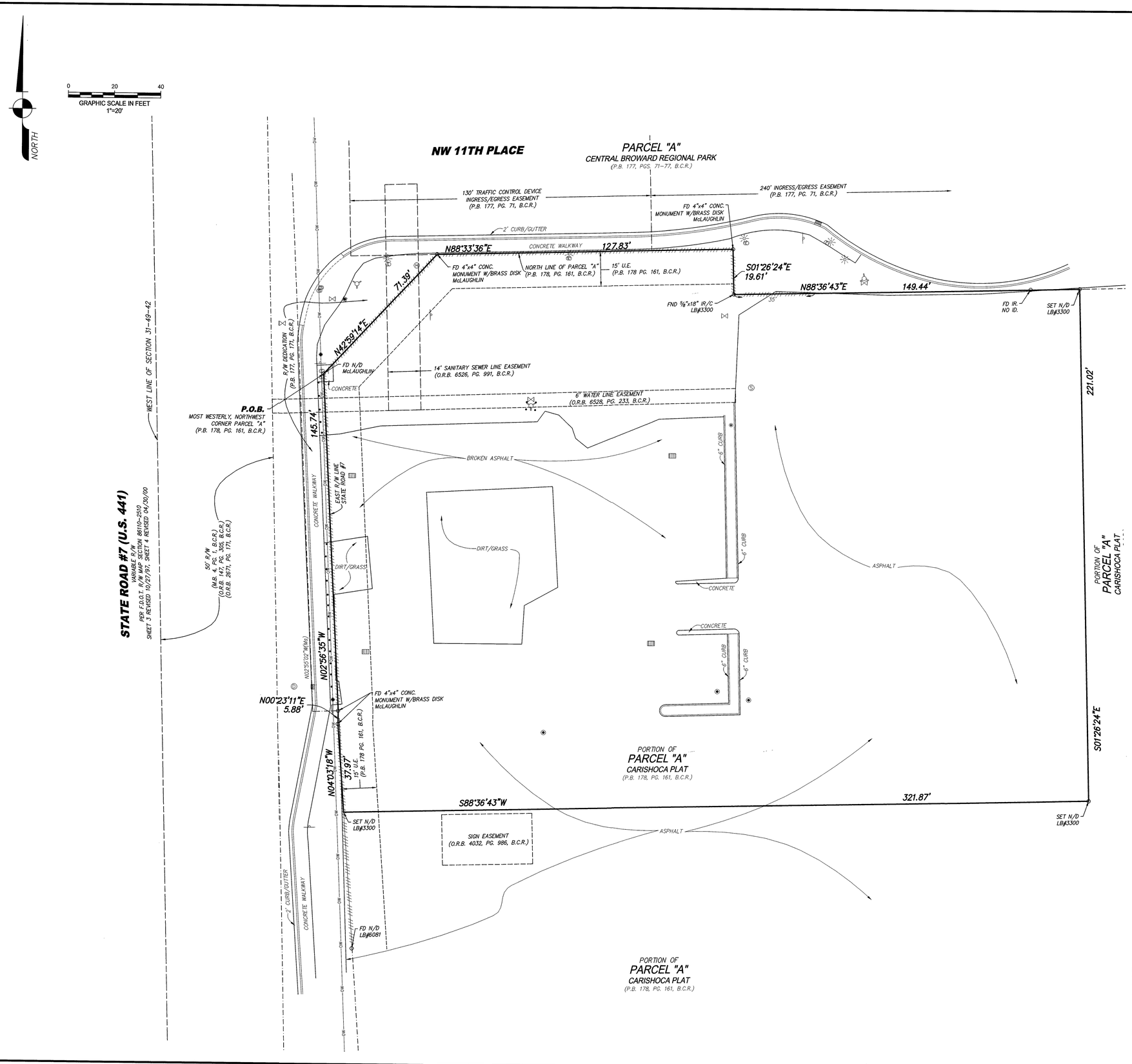


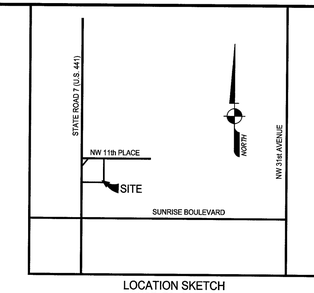


LOCATION SKETCH
NOT TO SCALE

## LAND DESCRIPTION:

A portion of Parcel "A", CARISHOCA PLAT, according to the plat thereof as recorded in Plat Book 178, Page 161, of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at the most Westerly, Northwest corner of said Parcel "A"; thence along said north line the following four courses and distances: N42°59'14"E, 71.39 feet; N88°33'36"E, 127.83 feet; S01°26'24"E, 19.61 feet; N88°36'43"E, 149.44 feet; thence S01°26'24"E, 221.02 feet; thence S88°36'43"W, a distance of 321.87 feet to the East right-of-way line of State Road & (U.S. 441); thence N04°03'18"W, along said east right-of-way line, 37.97 feet; thence N00°23'11"E, 5.88 feet; thence N02°56'35"W, a distance of 145.74 feet to the **POINT OF BEGINNING.**

Said land lying in Broward County, Florida and contains 74,052 square feet (1.70 acres), more or less.

## SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
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. Bearings, distances and/or 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 based on the most northerly line of Parcel 'A' having a bearing of N88°33'36"E.
6. The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120044 0364 H, dated 08/18/14.
7. 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.
8. This map is intended to be displayed at a scale of 1"=20' (1:240).
9. 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'.
10. Abbreviation Legend: B.C.R. = Broward County records; FD. = Found; F.D.O.T. = Florida Department of Transportation; ID. = Identification; I.R. = Iron Rod; IR/C = Iron Rod and Cap; LB = Licensed Business; M.B. = Map Book; (Ms) = Measured; N/D = Nail & Disk; O.R.B. = Official Records Book; (P) = Per Plat; P.B. = Plat Book; PG = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; R/W = Right-of-Way; TYP = Typical.

### LEGEND

- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CURB INLET
- DRAINAGE MANHOLE
- FIRE HYDRANT
- HAND HOLE
- METAL LIGHT POLE
- MONITORING WELL
- NON-VEHICULAR ACCESS LINE (P.B. 178, PG. 161, B.C.R.)
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- WATER VALVE
- WOOD UTILITY POLE

## CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary 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 Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4/4/2019

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 |
|---|---|---|---|---|
| REVISE AND RESET CORNERS - 1.7 ACRES | 02/20/2019 | 1969/24 | JTD | WE |
| REVISE SURVEYOR | 04/04/2019 | | | |

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

**PORTION OF**
PARCEL "A"
CARISHOCA PLAT
(P.B. 178, PG. 161, B.C.R.)
CITY OF LAUDERHILL
BROWARD COUNTY, FLORIDA

| | |
|---|---|
| SCALE: | 1" = 20' |
| DATE: | 11/22/2016 |
| BY: | KSB |
| CHECKED: | J.T.D. |
| F.B. | 1723 PG. 68 |
| SHEET: | 1 OF 1 |

JOB #: 8576-9