

SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT
A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

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 sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: B.C.R. = Broward County Records; C = Centerline; F.B. = Field Book; INST# = Instrument Number; L.B. = Licensed Business; N/A = Not Applicable; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.O.B. = Point of Beginning; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way.

CERTIFICATION:

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

Date: Dec 2, 2025



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

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	13542		
SCALE:	N/A		
DATE:	11/25/2025		
BY:	S.K.		
CHECKED:	J.T.D.		
F.B.	N/A	PG.	N/A
SHEET:	1 OF 12		

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

A portion of Sections 25 and 36, Township 49 South, Range 41 East and Section 31, Township 49 South, Range 42 East and Section 6, Township 50 South, Range 42 East, described as follows:

BEGIN at the Northeast corner of the Southeast one-quarter (SE1/4), of the Northeast one-quarter (NE1/4), of Section 25, Township 49 South, Range 41 East, said point being at the intersection of the centerline of N.W. 40th Avenue (State Road 7 / U.S. 441) and the easterly extension of the north line of Parcel 'A', ASCENSION PEACE PRESBYTERIAN CHURCH PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 3, of the Public Records of Broward County, Florida; thence southerly along said centerline of State Road 7 and along the east line of said Section 25 to a point on the centerline of N.W. 19th Street; said point being the Southwest corner of Section 30, Township 49 South, Range 42 East; thence easterly along said centerline of N.W. 19th Street and south line of said Section 30 to a point on the northerly extension of the east line of Tract "B", INDUSTRIAL "100" UNIT ONE, according to the Plat thereof as recorded in Plat Book 85, Page 3, of the Public Records of Broward County, Florida; thence southerly along said east line of said Tract "B", its northerly extension and along the west right-of-way of the Canal as dedicated and shown on said INDUSTRIAL "100" UNIT ONE Plat to a point on the westerly extension of the north line of Tract "E", INDUSTRIAL "100" UNIT TWO, according to the Plat thereof as recorded in Plat Book 85, Page 2, of the Public Records of Broward County, Florida; said point also being on the south right-of-way of the Canal as dedicated and shown on said INDUSTRIAL "100" UNIT TWO Plat; thence easterly along said north line of said Tract "E", its westerly extension and said south right-of-way of the Canal to the east line of said Tract "E" and the west right-of-way of said Canal; thence southerly along said east line of said Tract "E" and said west right-of-way of said Canal as dedicated and shown on said INDUSTRIAL "100" UNIT TWO Plat and as described in Official Records Book 2662, Page 701 of the Public Records of Broward County, Florida to the most easterly Southeast corner of CENTRAL BROWARD REGIONAL PARK, according to the Plat thereof as recorded in Plat Book 177, Page 71, of the Public Records of Broward County, Florida; thence easterly along the most southerly north line of Parcel "A", THUNDERBIRD SWAP SHOP II, according to the Plat thereof as recorded in Plat Book 143, Page 47, of the Public Records of Broward County, Florida to the east right-of-way of the Canal as described in Official Records Book 2938, Page 598 of the Public Records of Broward County, Florida; thence northerly along said east right-of-way of the Canal to the most northerly Northwest corner of said THUNDERBIRD SWAP SHOP II Plat; thence easterly along the north line of said Parcel "A" of said THUNDERBIRD SWAP SHOP II Plat and north line of Parcel "A", THUNDERBIRD SWAP SHOP I, according to the Plat thereof as recorded in Plat Book 139, Page 2, of the Public Records of Broward County, Florida to the west line of the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of Section 31, Township 49 South, Range 42 East; thence northerly along said west line to the south line of LARKDALE UNIT THREE, according to the Plat thereof as recorded in Plat Book 60, Page 21, of the Public Records of Broward County, Florida; thence easterly along said south line to the east line of said LARKDALE UNIT THREE Plat; thence northerly along said east line, its northerly extension and the east line of LARKDALE REPLAT, according to the Plat thereof as recorded in Plat Book 58, Page 42, of the Public Records of Broward County, Florida to the south line of LARKDALE UNIT FOUR, according to the Plat thereof as recorded in Plat Book 59, Page 26, of the Public Records of Broward County, Florida; thence easterly along said south line to the east line of Parcel "E" of said LARKDALE UNIT FOUR Plat; thence northerly along said east line to the south right-of-way of N.W. 14th Street; thence westerly along said south

LAND DESCRIPTION continue on Sheet 3 of 12

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 13542 SCALE: N/A DATE: 11/25/2025 BY: S.K. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 2 OF 12
		<small>© 2025 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

right-of-way to the southerly extension of the west line of Parcel "A", 31ST AVE. COMMERCIAL PLAT, according to the Plat thereof as recorded in Plat Book 123, Page 10, of the Public Records of Broward County, Florida; thence northerly along the westerly boundary of said Parcel "A" and its southerly extension to the most westerly Northwest corner of said Parcel "A"; thence easterly along a north line of said Parcel "A" to the east line of said lands described in Warranty Deed recorded in Official Records Book 47796, Page 1332, of the Public Records of Broward County, Florida; thence northerly along said east line to the Southeast corner of Block 9, JOHN F. KENNEDY ESTATES, SECTION 1, according to the Plat thereof as recorded in Plat Book 60, Page 1, of the Public Records of Broward County, Florida; thence northerly along the east line of said Block 9, its northerly extension and east line of Block 6 of said JOHN F. KENNEDY ESTATES, SECTION 1 Plat to the south line of Parcel "A", FCL, according to the Plat thereof as recorded in Plat Book 183, Page 671, of the Public Records of Broward County, Florida; thence westerly along said south line to the east line of LARKDALE LAKE ESTATES, according to the Plat thereof as recorded in Plat Book 61, Page 36, of the Public Records of Broward County, Florida; thence northerly along said east line to the Southeast corner of LAKE SHORE ESTATES ADDITION, according to the Plat thereof as recorded in Plat Book 66, Page 26, of the Public Records of Broward County, Florida; thence northerly along the east line of said LAKE SHORE ESTATES ADDITION Plat to the Southeast corner of LAKE SHORE ESTATES, according to the Plat thereof as recorded in Plat Book 64, Page 28, of the Public Records of Broward County, Florida; thence northerly along the east line of said LAKE SHORE ESTATES Plat to the Southeast corner of WESTWOOD PARK SECTION 1, according to the Plat thereof as recorded in Plat Book 55, Page 29, of the Public Records of Broward County, Florida; thence northerly along the east line of said WESTWOOD PARK SECTION 1 to the north line of the South 125 feet of the West 1/2 of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of Section 31, Township 49 South, Range 42 East as described in the Warranty Deed recorded in Official Records Book 9661, Page 426, of the Public Records of Broward County, Florida; thence easterly along said north line to the east line of the South 125 feet of the West 1/2 of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of the Northeast quarter (NE1/4) of said Section 31; thence southerly along said east line to the north line of Parcel "A", I.G.M., according to the Plat thereof as recorded in Plat Book 172, Page 30, of the Public Records of Broward County, Florida; thence easterly along said north line and its easterly extension to the centerline of N.W. 31st Avenue (Martin Luther King Boulevard); thence southerly along said centerline to the easterly extension of the north right-of-way line of N.W. 5th Court; thence westerly along said north right-of-way and its easterly extension to the east line of BROWARDALE 1ST ADDITION, according to the Plat thereof as recorded in Plat Book 43, Page 8, of the Public Records of Broward County, Florida; thence northerly along said east line to the Southeast corner of BROWARDALE 2ND ADDITION AMENDED PLAT, according to the Plat thereof as recorded in Plat Book 47, Page 23, of the Public Records of Broward County, Florida; thence northerly along the east line of said BROWARDALE 2ND ADDITION AMENDED PLAT Plat to the Southeast corner of SUNRISE HEIGHTS, according to the Plat thereof as recorded in Plat Book 48, Page 37, of the Public Records of Broward County, Florida; thence northerly along the east line of said SUNRISE HEIGHTS Plat and its northerly extension to the south line of Parcel "A", THUNDERBIRD SWAP SHOP III, according to the Plat thereof as recorded in Plat Book 142, Page 20, of the Public Records of Broward County, Florida and to the north right-of-way of South Florida Water Management District Canal C-12; thence westerly along said south line and north right-of-way to the west line of said THUNDERBIRD SWAP SHOP III Plat and east right-of-way of said C-12 Canal; thence

LAND DESCRIPTION continue on Sheet 4 of 12

REVISIONS



AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102

BOCA RATON, FLORIDA 33432

(561) 392-2594 / www.AVIROMSURVEY.com

©2025 AVIROM & ASSOCIATES, INC. all rights reserved.

This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #: 13542

SCALE: N/A

DATE: 11/25/2025

BY: S.K.

CHECKED: J.T.D.

F.B. N/A **PG.** N/A

SHEET: 3 OF 12

SKETCH & DESCRIPTION

BUSINESS IMPROVEMENT DISTRICT

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

LAND DESCRIPTION:

northerly along said west line and said east right-of-way to the north right-of-way of said C-12 Canal and south right-of-way of Sunrise Boulevard; thence westerly along said north right-of-way of said C-12 Canal and south right-of-way of Sunrise Boulevard to the southerly extension of the west line of Tract "A", COSTOYA PLAT, according to the Plat thereof as recorded in Plat Book 143, Page 50, of the Public Records of Broward County, Florida; thence northerly along said southerly extension to the most southerly Southeast corner of CENTRAL BROWARD REGIONAL PARK, according to the Plat thereof as recorded in Plat Book 177, Page 71, of the Public Records of Broward County, Florida; thence westerly along the south line of said CENTRAL BROWARD REGIONAL PARK Plat to the east line of J. BRYAN PLAT, according to the Plat thereof as recorded in Plat Book 101, Page 21, of the Public Records of Broward County, Florida; thence northerly along said east line to the south line of Tract "A" of said J. BRYAN PLAT Plat; thence westerly along said south line to the southerly extension of the most easterly line of CARISHOCA PLAT, according to the Plat thereof as recorded in Plat Book 178, Page 161, of the Public Records of Broward County, Florida; thence southerly along said southerly extension to the north right-of-way of said C-12 Canal and south right-of-way of Sunrise Boulevard; thence westerly along said north right-of-way of Canal C-12 and south right-of-way of Sunrise Boulevard to the Southwest corner of Section 31, Township 49 South, Range 42 East and to the centerline of N.W. 40th Avenue (State Road 7/ U.S. 441); thence northerly along the west line of said Section 31 and said centerline of N.W. 40th Avenue to the easterly extension of the south right-of-way of N.W. 10th Place; thence westerly along said south right-of-way and its easterly extension to the most southerly east line of CRICKET CLUB, according to the Plat thereof as recorded in Plat Book 182, Page 49, of the Public Records of Broward County, Florida; thence southerly along said east line to the south line of said CRICKET CLUB Plat; thence westerly along said south line to the Southwest corner of said CRICKET CLUB Plat; thence southerly along the east line of Lot 19, Block 10, LAUDERDALE ESTATES, according to the Plat thereof as recorded in Plat Book 15, Page 43, of the Public Records of Broward County, Florida to the south line of said Block 10; thence westerly along said south line to the Southwest corner of said Block 10; thence northerly along the west line of said Block 10 to the north line of Lot 16 of said Block 10; thence westerly along the westerly extension of the said north line to the Northeast corner of WEST BROWARD CHURCH OF GOD, according to the Plat thereof as recorded in Plat Book 138, Page 13, of the Public Records of Broward County, Florida; thence westerly along the north line of said WEST BROWARD CHURCH OF GOD Plat to the east right-of-way of N.W. 43rd Avenue; thence northerly along said east right-of-way to the southerly extension of the easterly right-of-way of N.W. 43rd Avenue; thence northeasterly along said easterly right-of-way and its southerly extension to the northerly right-of-way of N.W. 43rd Terrace; thence northwesterly along said northerly right-of-way and easterly right-of-way of N.W. 43rd Terrace and its northerly extension to the south right-of-way of the Canal as dedicated and shown on the FLAIR SUBDIVISION NO. 3, according to the Plat thereof as recorded in Plat Book 51, Page 39, of the Public Records of Broward County, Florida; thence easterly along said south right-of-way of Canal to the southerly extension of the east right-of-way of the Canal as dedicated and shown on the FLAIR SUBDIVISION NO. 4-D, according to the Plat thereof as recorded in Plat Book 60, Page 49, of the Public Records of Broward County, Florida; thence northerly along said east right-of-way, its southerly extension and its northerly extension to the north right-of-way of N.W. 16th Street; thence northerly along the east right-of-way of the Canal as dedicated and shown on the LAUDERHILL GOLF NORTH, according to the Plat thereof as

LAND DESCRIPTION continue on Sheet 5 of 12

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

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

©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #: 13542

SCALE: N/A

DATE: 11/25/2025

BY: S.K.

CHECKED: J.T.D.

F.B. N/A PG. N/A

SHEET: 4 OF 12

SKETCH & DESCRIPTION

BUSINESS IMPROVEMENT DISTRICT

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST

A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

LAND DESCRIPTION:

recorded in Plat Book 73, Page 46, of the Public Records of Broward County, Florida to the south right-of-way of said Canal; thence easterly along said south right-of-way to the east right-of-way of said Canal; thence northerly along said east right-of-way to the south right-of-way of N.W. 19th Street; then northerly along the northerly extension of the east right-of-way of the Canal to the north right-of-way of N.W. 19th Street and to the east right-of-way of the Canal as shown on the LAUDERHILL GARDENS TOWNHOUSES, according to the Plat thereof as recorded in Plat Book 77, Page 50, of the Public Records of Broward County, Florida; thence northerly along said east right-of-way of the Canal as shown on said LAUDERHILL GARDENS TOWNHOUSES Plat and as shown on ANDOVER APARTMENTS INC., according to the Plat thereof as recorded in Plat Book 73, Page 35, of the Public Records of Broward County, Florida to the south right-of-way of N.W. 21st Street; thence northerly along the northerly extension of said east right-of-way of the Canal to the north right-of-way of N.W. 21st Street and to the east right-of-way of the Canal as dedicated and shown on the HOLIDAY VILLAGE SECTION THREE, according to the Plat thereof as recorded in Plat Book 65, Page 2, of the Public Records of Broward County, Florida; thence northerly along said east right-of-way of the Canal as dedicated and shown on said HOLIDAY VILLAGE SECTION THREE and HOLIDAY VILLAGE SECTION TWO, according to the Plat thereof as recorded in Plat Book 61, Page 33, of the Public Records of Broward County, Florida and HOLIDAY VILLAGE SECTION ONE, according to the Plat thereof as recorded in Plat Book 60, Page 27, of the Public Records of Broward County, Florida to the north right-of-way of said Canal as dedicated and shown on said HOLIDAY VILLAGE SECTION ONE Plat; thence westerly along said north right-of-way of said Canal to the east right-of-way of N.W. 42nd Avenue; thence northerly and northeasterly along said east right-of-way to the south right-of-way of N.W. 26th Street; thence easterly along said south right-of-way of N.W. 26th Street to the east line of Block 11, FORWARD SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 52, Page 40, of the Public Records of Broward County, Florida; thence northerly along the northerly extension of said east line to the north right-of-way of N.W. 26th Street and to the east line of Block 1 of said FORWARD SUBDIVISION NO. 1 Plat; thence northerly along said east line to the most southerly Southeast corner of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat; thence westerly along the most southerly south line of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat to the Southwest corner of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat and to the east right-of-way of N.W. 42nd Avenue; thence northerly along said east right-of-way to the most southerly Northwest corner of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat; thence northeasterly and northerly along the westerly limits of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat to the north line of Parcel "A" of said ASCENSION PEACE PRESBYTERIAN CHURCH PLAT Plat; thence easterly along said north line and its easterly extension to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of Section 6, Township 50 South, Range 42 East, described as follows:

BEGIN at the intersection of the centerline of W. Broward Boulevard and the southerly extension of the west line of East 10 feet of Lot 11, Block 2, BROWARD ESTATES SECTION ONE, according to the Plat

LAND DESCRIPTION continue on Sheet 6 of 12

REVISIONS	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 13542 SCALE: N/A DATE: 11/25/2025 BY: S.K. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 5 OF 12
		

SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT
A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

LAND DESCRIPTION:

thereof as recorded in Plat Book 33, Page 3, of the Public Records of Broward County, Florida; thence northerly along said west line, its southerly extension and its northerly extension to the north line of the Alley as dedicated and shown on said BROWARD ESTATES SECTION ONE Plat; thence easterly along said north line to the Southeast corner of Lot 1 of said Block 2; thence easterly along the easterly extension of the north line of said Alley to the Southwest corner of Lot 8, Block 1 of said BROWARD ESTATES SECTION ONE Plat; thence easterly along the north line of said Alley to the Southeast corner of Lot 1 of said Block 1 and to the west right-of-way of N.W. 35th Avenue (N.W. 36th Avenue per plat); thence northeasterly to the intersection of the centerline of N.W. 35th Avenue and the westerly extension of the south line of Block 2, WESTGATE, according to the Plat thereof as recorded in Plat Book 34, Page 44, of the Public Records of Broward County, Florida; thence easterly along said south line and its westerly extension and its easterly extension to the east right-of-way of N.W. 34th Avenue and to the Northwest corner of BROWNS BROWARD, according to the Plat thereof as recorded in Plat Book 103, Page 48, of the Public Records of Broward County, Florida; thence southerly along said east right-of-way of N.W. 34th Avenue and west line of said BROWNS BROWARD Plat to the north line of Alley as dedicated and shown on said BROWNS BROWARD Plat; thence easterly along said north line of said Alley as dedicated and shown on said BROWNS BROWARD Plat and JEANETTE MANORS, according to the Plat thereof as recorded in Plat Book 43, Page 14, of the Public Records of Broward County, Florida and its easterly extension to the west line of Tract "B", BROWARD MANOR, according to the Plat thereof as recorded in Plat Book 33, Page 16, of the Public Records of Broward County, Florida; thence northerly along said west line to the Southwest corner of Lot 13, Block 5 of said BROWARD MANOR Plat; thence easterly along the south line of said Lot 13 to the west right-of-way of N.W. 33rd Avenue; thence easterly along the easterly extension of said south line to the east right-of-way of N.W. 33rd Avenue and to the Southwest corner of Block 3 of said BROWARD MANOR Plat; thence easterly along the south line of said Block 3 to the Southeast corner of said Block 3 and to the Southwest corner of Lot 2, Block 1, PATTERSON'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 36, Page 47, of the Public Records of Broward County, Florida; thence easterly along the south line of said Lot 2 to the west right-of-way of N.W. 32nd Avenue; thence easterly along the easterly extension of said south line to the east right-of-way of N.W. 32nd Avenue and to the west line of Lot 5, Block 2 of said PATTERSON'S SUBDIVISION Plat; thence southerly along said east right-of-way line and said west line to the north line of South 200 feet of said Lot 5; thence easterly along said north line to the east line of said Lot 5; thence northerly along said east line to the north line of the lands described in the Corrective Warranty Deed recorded in the Instrument Number 117914945, of the Public Records of Broward County, Florida; thence easterly along said north line to the east line of said lands in the aforementioned Corrective Warranty Deed; thence southerly along said east line to the north line of Parcel 1 as described in the Quit Claim Deed recorded in the Instrument Number 119593623, of the Public Records of Broward County, Florida; thence easterly along said north line and its easterly extension to the centerline of N.W. 31st Avenue and to the east line of Section 6, Township 50 South, Range 42 East; thence southerly along said centerline and east section line to the easterly extension of the north right-of-way of W. Broward Boulevard; thence westerly along said easterly extension to the most southerly Southeast corner of said Parcel 1 recorded in the Instrument Number 119593623; thence southerly at right angle to the centerline of W. Broward Boulevard and to the south line of said Section 6; thence westerly along said centerline and south section line to the POINT OF BEGINNING.

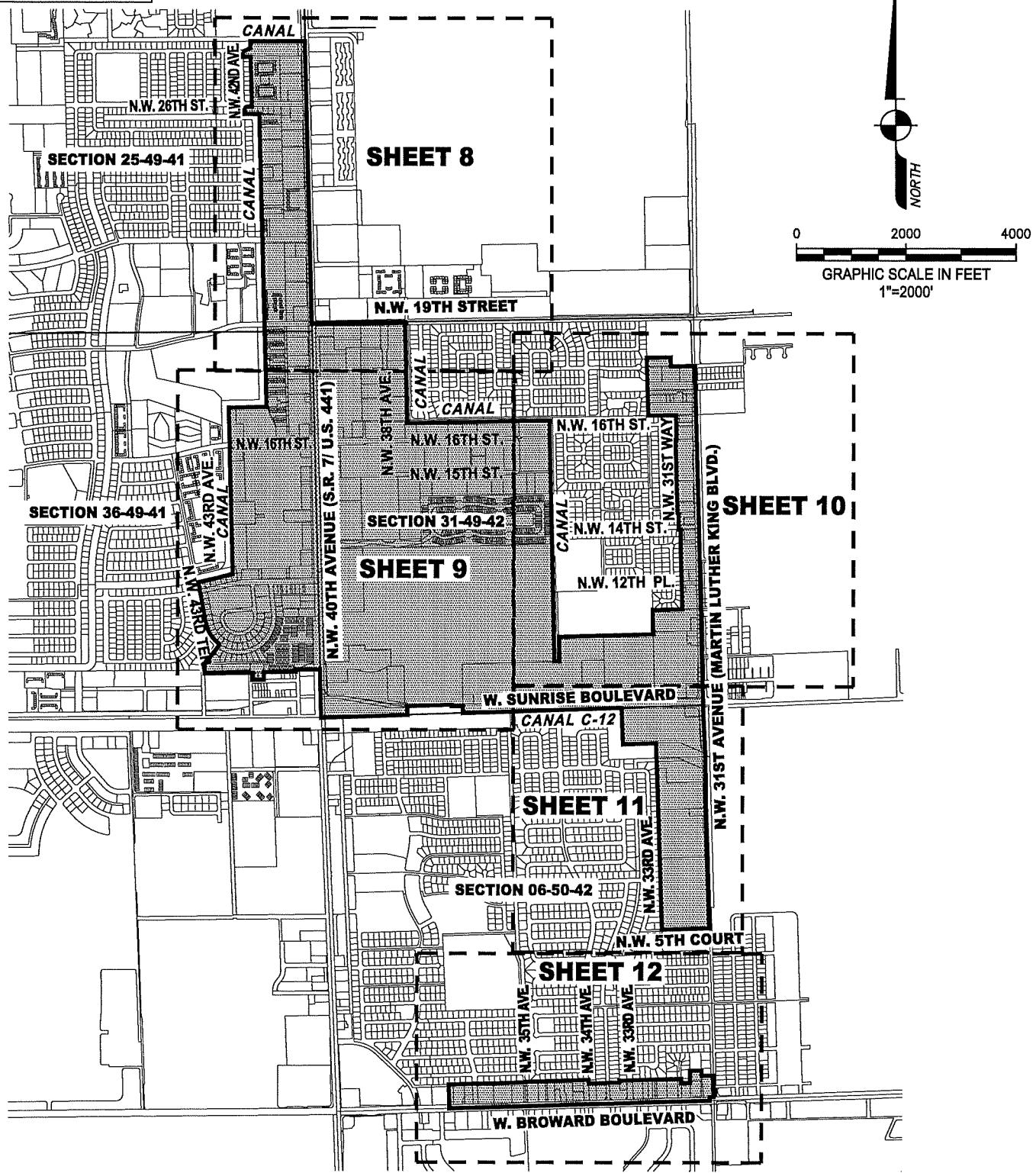
REVISIONS	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com</p>	JOB #:	13542
		SCALE:	N/A
		DATE:	11/26/2025
		BY:	S.K.
		CHECKED:	J.T.D.
		F.B.	N/A PG. N/A
		SHEET:	6 OF 12

SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST & SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

NOT VALID WITHOUT
SHEETS 1 THROUGH 12



REVISIONS



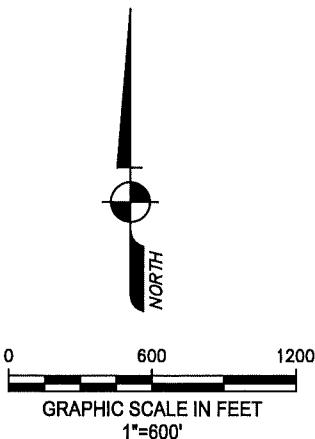
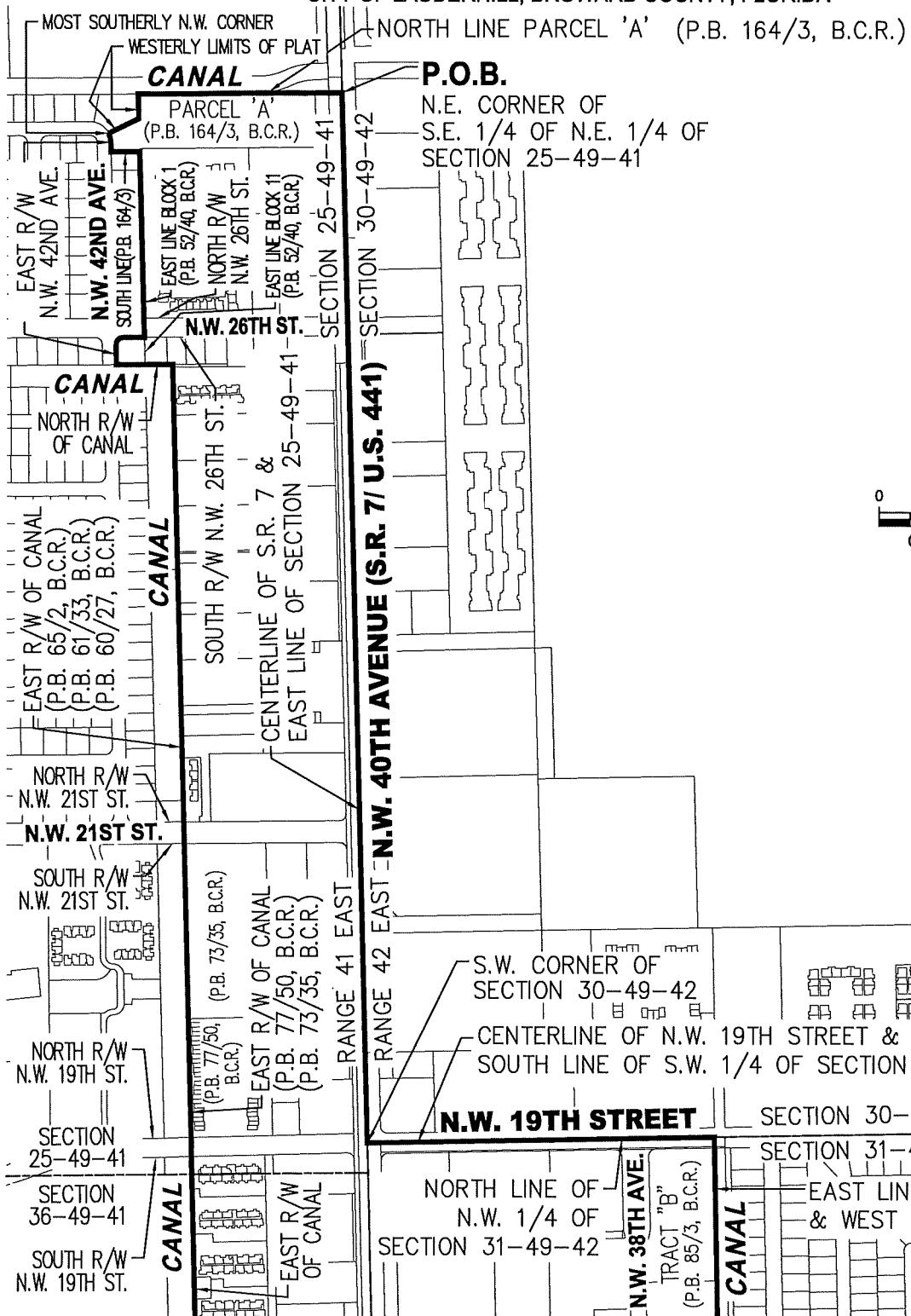
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	13542
SCALE:	1" = 2000'
DATE:	11/25/2025
BY:	S.K.
CHECKED:	J.T.D.
F.B.	N/A
PG.	N/A
SHEET:	7 OF 12

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA



MATCHLINE (SEE SHEET 9 OF 12)

REVISIONS



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

©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	13542
SCALE:	1" = 600'
DATE:	11/25/2025
BY:	S.K.
CHECKED:	J.T.D.
F.B.	N/A
PG.	N/A
SHEET:	8 OF 12

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**

A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST & SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST

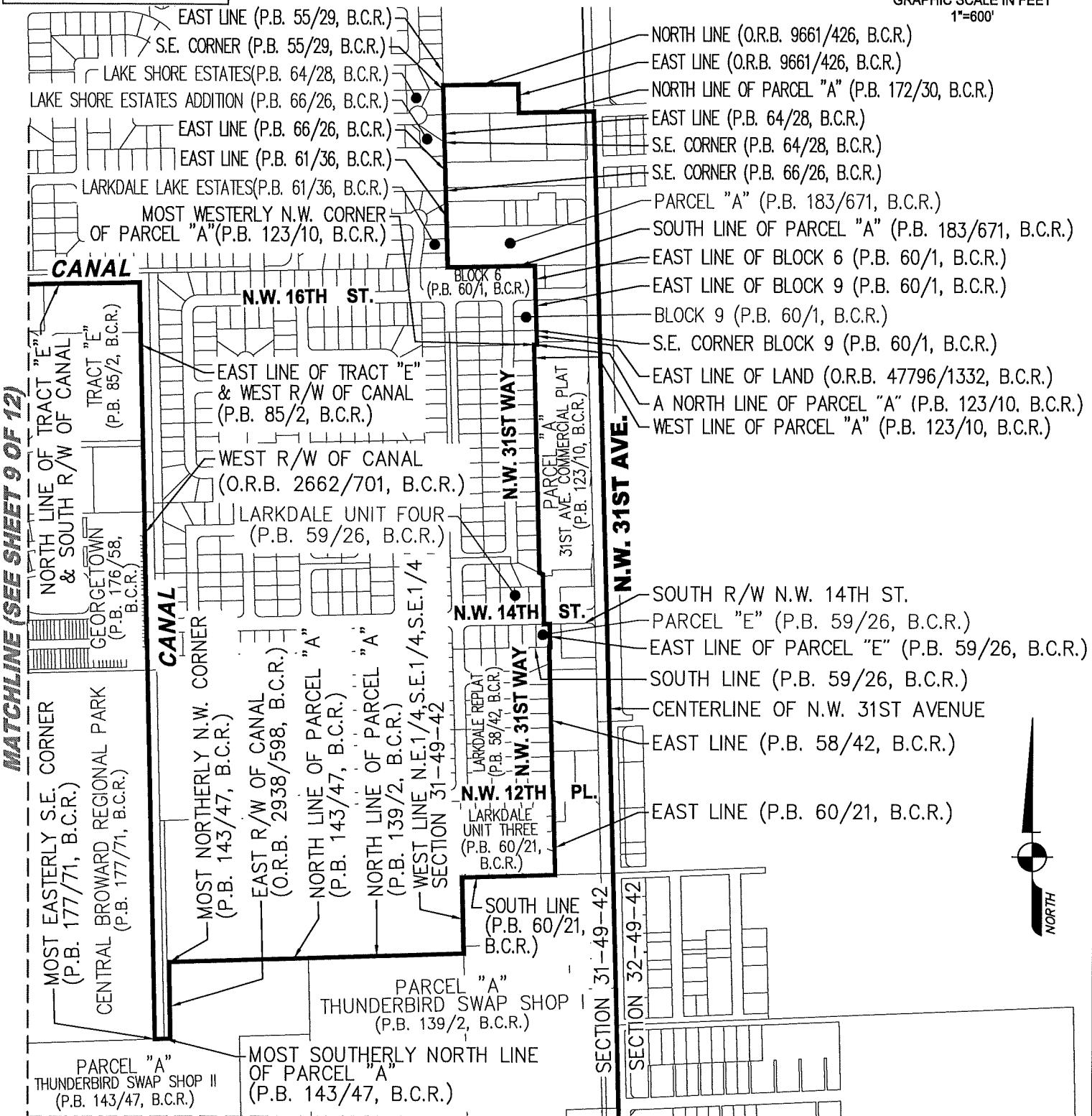
NOT VALID WITHOUT
SHEETS 1 THROUGH 12

A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

0 600 1200

GRAPHIC SCALE IN FEET
1"=600'



REVISIONS

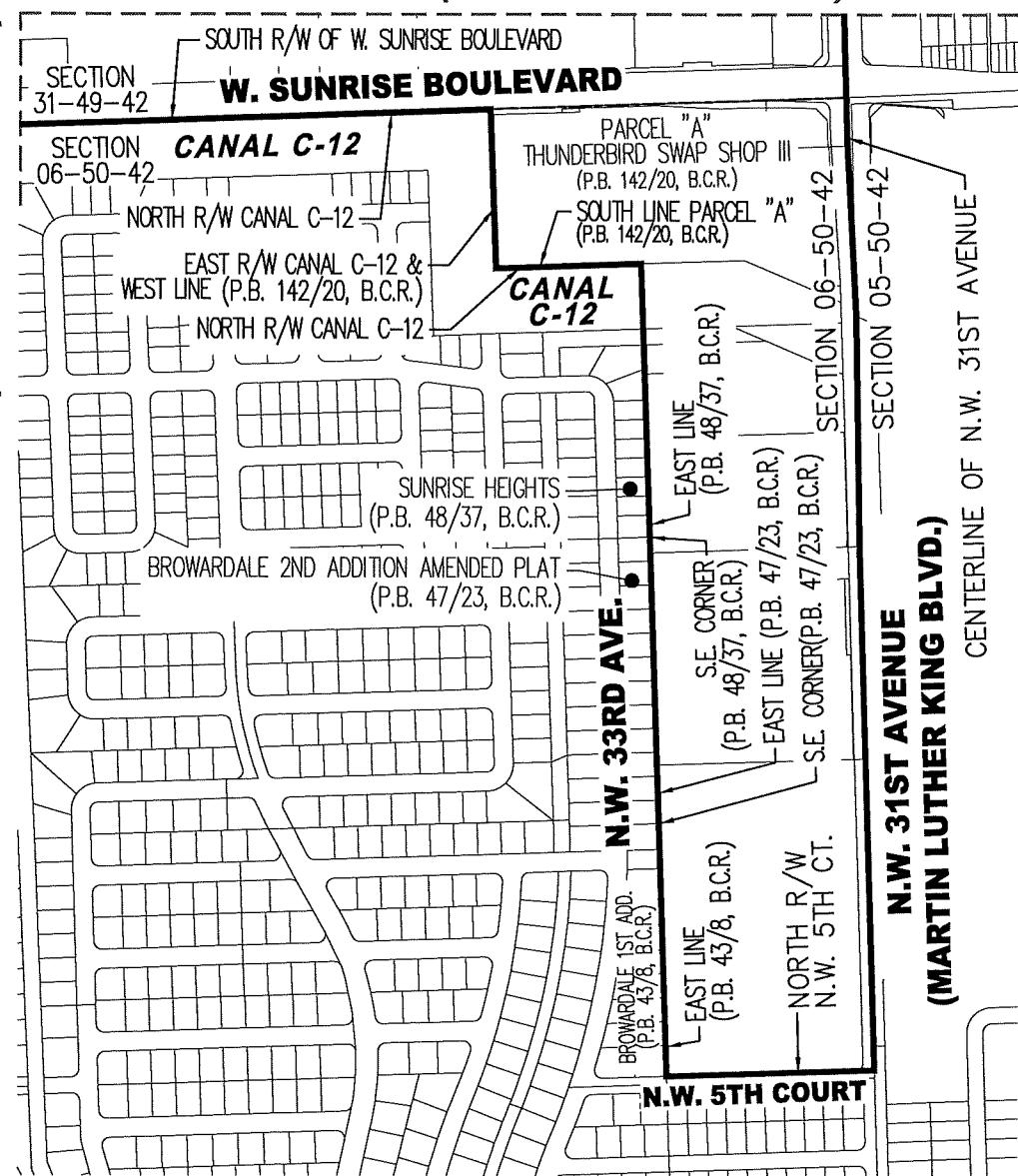


AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	13542
SCALE:	1" = 600'
DATE:	11/25/2025
BY:	S.K.
CHECKED:	J.T.D.
F.B.	N/A
PG.	N/A
SHEET:	10 OF 12

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**
A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

MATCHLINE (SEE SHEET 10 OF 12)



0 600 1200
GRAPHIC SCALE IN FEET
1"=600'

NOT VALID WITHOUT
SHEETS 1 THROUGH 12

REVISIONS



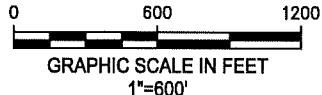
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2025 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	13542
SCALE:	1" = 600'
DATE:	11/25/2025
BY:	S.K.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	11 OF 12

**SKETCH & DESCRIPTION
BUSINESS IMPROVEMENT DISTRICT**

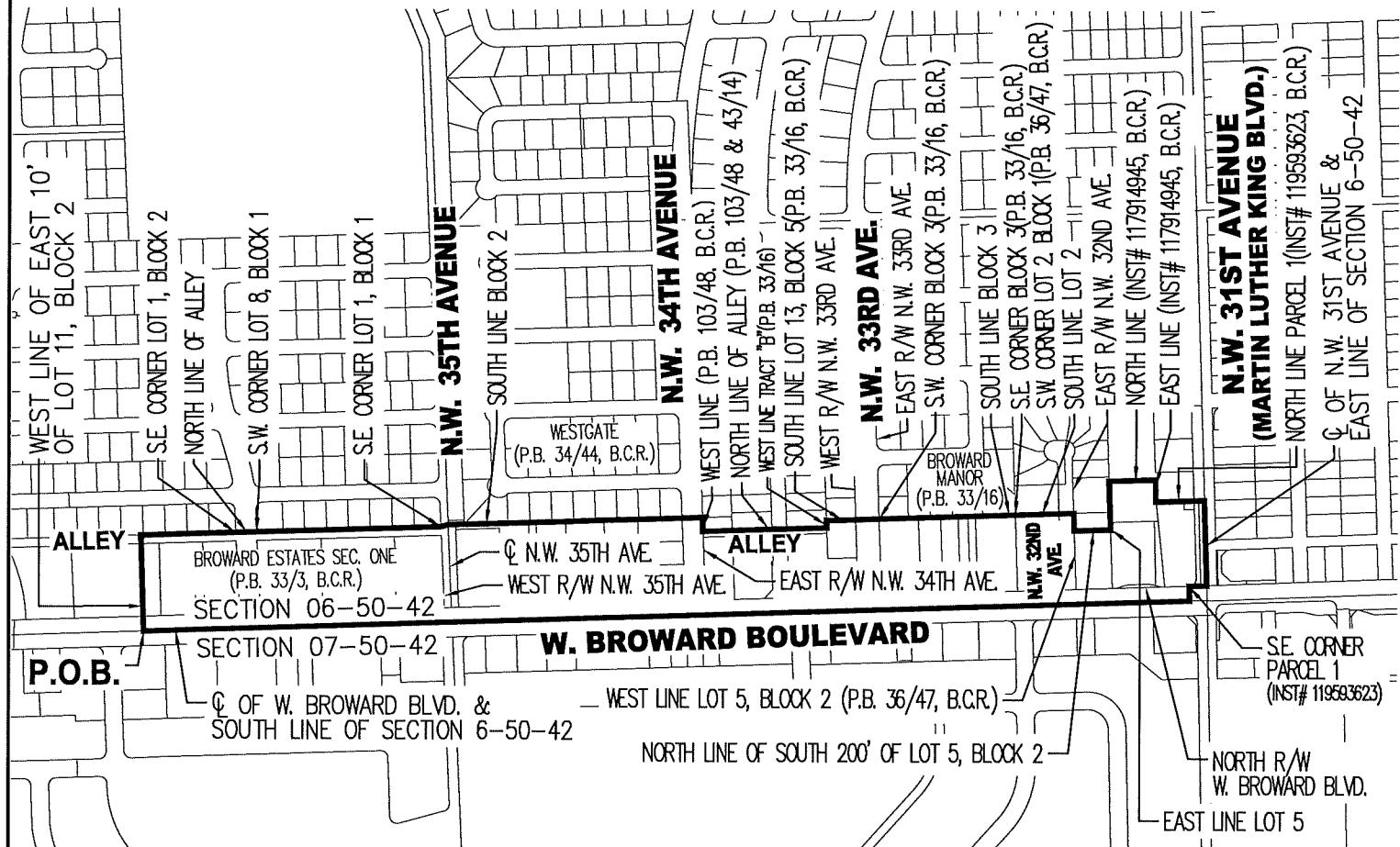
A PORTION OF SECTIONS 25 & 36, TOWNSHIP 49 SOUTH, RANGE 41 EAST
A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST
A PORTION OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

NOT VALID WITHOUT
SHEETS 1 THROUGH 12



GRAPHIC SCALE IN FEET
1"=600'

1"=600'



REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB #: 13542 SCALE: 1" = 600' DATE: 11/25/2025 BY: S.K. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 12 OF 12