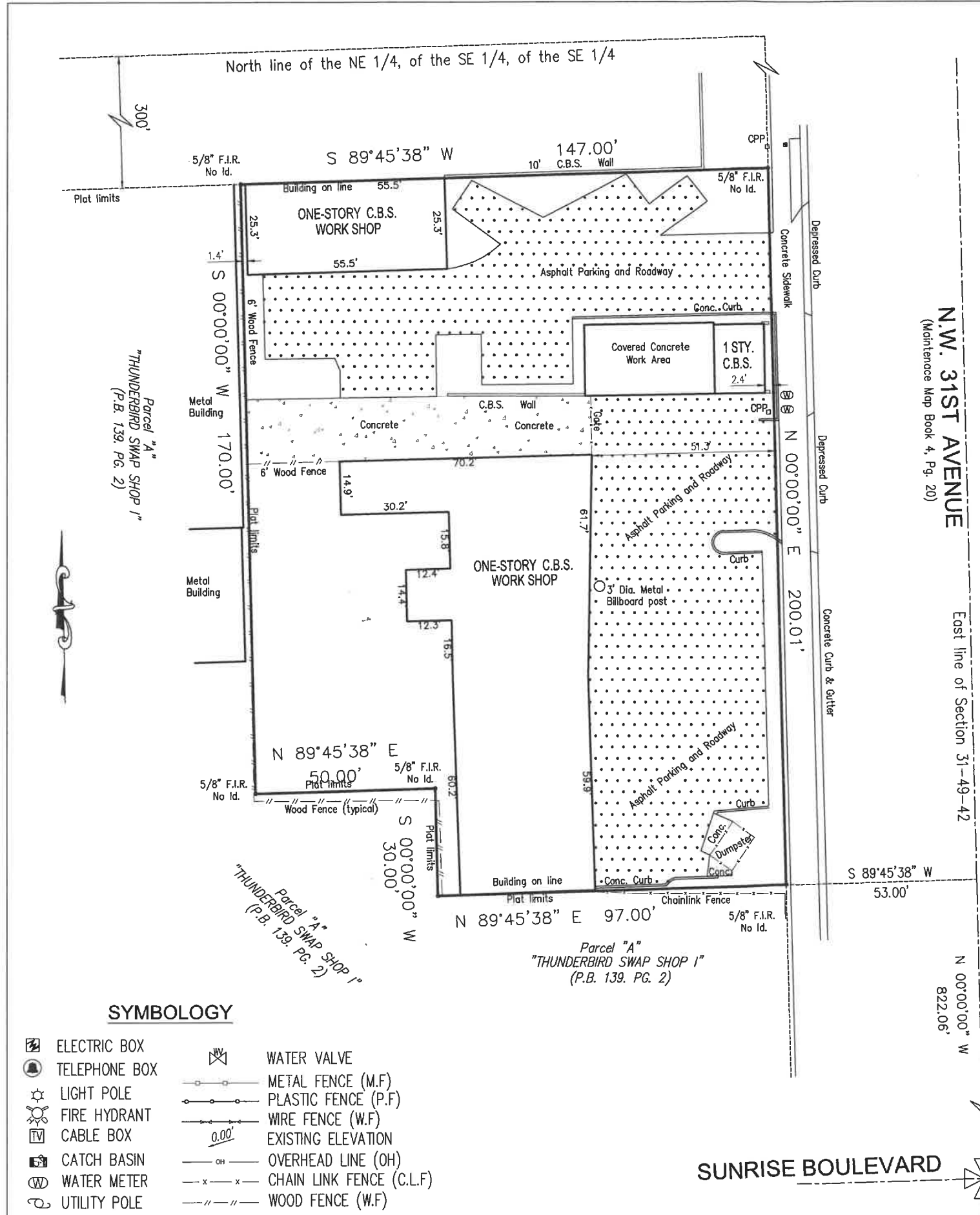


ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPAHO BEACH, FL. 33060
JOB NO. 04-595-24
PROPERTY ADDRESS: 1125 NW 31ST AVENUE LAUDERHILL, FL 33311
BOUNDARY SURVEY
PHONE: (754) 264-2166
FAX: (954) 827-0535
Scale: 1" = 20'



LEGEND:
 F.I.R. DENOTES FOUND IRON ROD
 NO ID. DENOTES NO IDENTIFICATION
 CONC. DENOTES CONCRETE
 R/W DENOTES RIGHT-OF-WAY
 C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
 CPP DENOTES CONCRETE POWER POLE
 DIA. DENOTES DIAMETER
 CO DENOTES CLEANOUT
 LS DENOTES LICENSED LAND SURVEYOR
 P.S.M. DENOTES PROFESSIONAL LAND SURVEYOR
 N/A DENOTES NOT APPLICABLE
 A/C DENOTES AIR CONDITIONER
 NAVD88 DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD29 DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
 PL DENOTES PLANTER

SURVEYORS NOTES:
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD PLAT OF "THUNDERBIRD SWAP SHOP 1" PER PLAT BOOK 139, PAGE 2, BROWARD COUNTY PUBLIC RECORDS. REFERENCE BEARING (S00°00'00"W) ALONG WEST R/W LINE N.W. 31ST AVENUE.
 2. BENCHMARK REFERENCE: N/A
 3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
 4. NO TITLE INFORMATION WAS SUPPLIED OR REVIEWED IN THE PREPARATION OF THIS SURVEY WITH THE EXCEPTION OF THE LEGAL DESCRIPTION.
 5. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
 6. EASEMENTS SHOWN HEREON ARE PER THE PLAT.
 7. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.

LEGAL DESCRIPTION:
 The South 200 feet of the East 200 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 49 South, Range 42 East: Excepting therefrom the South 30 feet of the West 50 feet and also less the East 53 feet for road right-of-way said lands being more particularly described as follows:
 Commence at the Southeast Corner of said Section 31, Township 49 South, Range 42 East; thence run N 00°00'00" E along the East line of said section a distance of 822.06 feet to a point; thence run S 89°45'38" W a distance of 53.00 feet to the West right-of-way line of N.W. 31st Avenue and the Point of Beginning; thence run N 00°00'00" E along said West right-of-way a distance of 200.01 feet to a point; thence run S 89°45'38" W along a line parallel and 300 feet south of the North line of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 31, a distance of 147.00 feet to a point; thence run S 00°00'00" W a distance of 170.00 feet to a point; thence run N 89°45'38" E a distance of 50.00 feet to a point; thence run S 00°00'00" W a distance of 30.00 feet to a point; thence run N 89°45'38" E a distance of 97.00 feet to the Point of Beginning.

PLANNING & ZONING DIVISION

APR 29 2026

RECEIVED

- SYMBOLOLOGY**
- ELECTRIC BOX
 - TELEPHONE BOX
 - LIGHT POLE
 - FIRE HYDRANT
 - CABLE BOX
 - CATCH BASIN
 - WATER METER
 - UTILITY POLE
 - WATER VALVE
 - METAL FENCE (M.F)
 - PLASTIC FENCE (P.F)
 - WIRE FENCE (W.F)
 - EXISTING ELEVATION
 - OVERHEAD LINE (OH)
 - CHAIN LINK FENCE (C.L.F)
 - WOOD FENCE (W.F)

DATE OF SURVEY 04/15/24
 ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

SUNRISE BOULEVARD
 S.E. CORNER
 SEC. 31-49-42