ATTACHMENT 3

Survey

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

TOPOGRAPHIC SURVEY

ALL OF LOTS 45-51 & A PORTION OF LOT 52, BLOCK 15, NORTH LAUDERDALE, TOGETHER WITH A PORTION OF ADJACENT ALLEY & A PORTION OF R/W ON SISTRUCK BLVD, PLAT BOOK 1, PAGE 48, D.C.R.

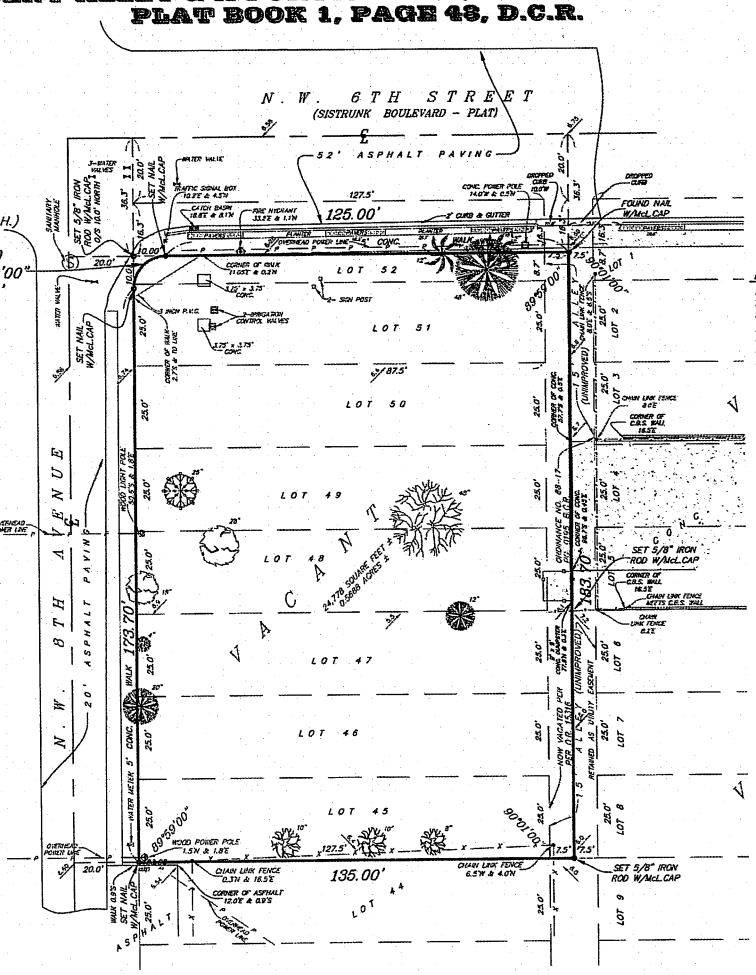
GRAPHIC SCALE

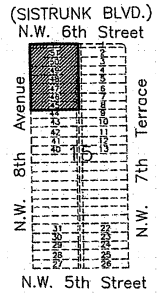
20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.) — 8"
- OAK TREE
- PALM TREE
- BLACK OLIVE
- ROYAL POINCIANA
- ORANGE TREE
- MANGO





Location Sketch

Not To Scale

Legal Description

Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.30 feet, all in Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida.
AND also less the external portion of a 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51.

TOGETHER WITH:

The West one-half (W½) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17.

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	U/A = AIR CONDITIONING
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	R/W = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/McL. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.C.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: Sanitary Sewer Manhole at intersection of N.W. 5th Street & N.W. 12th Avenue, Elev.=6.33
7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 5.27
8) This property lies in Flood Zone "AE", Elev.=7.0 Per Flood Insurance Rate Map No. 120116C0216 F Dated: August 18, 1992. Community Panel No. 125105 Index Map Dated: October 2, 1997.

CERTIFIED TO:

Fort Lauderdale Community Redevelopment Agency

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 28th day of June, 2005.
Revised legal description and resurveyed this 4th day of June, 2008.

McLAUGHLIN ENGINEERING COMPANY

CARL E. ALBREKTSEN
Registered Land Surveyor No. 4185
State of Florida.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FILE NO. 05 - 2 - 049(08)

FIELD BOOK NO. LB# 261/10, TDS
JOB ORDER NO. U-1052, U-1463
FILE NO: 05 - 2 - 049(08)
CHECKED BY:
DRAWN BY: S.P.

C:\Sheldon\U4463\dwg\u4463.dwg 6/4/2008 5:04:50 PM EDT

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
WEB: www.MECO400.com, EMAIL: INFO@MECO400.COM
PHONE: (954) 763-7611

TOPOGRAPHIC SURVEY

LOT 1, LESS A PORTION FOR R/W ON SISTRUCK BLVD, ALL OF LOTS 2, 3 & 6 - 8, BLOCK 15, NORTH LAUDERDALE, TOGETHER WITH A PORTION OF ADJACENT ALLEY, (NOW VACATED) PLAT BOOK 1, PAGE 48, D.C.R.

GRAPHIC SCALE

20 0 10 20 40

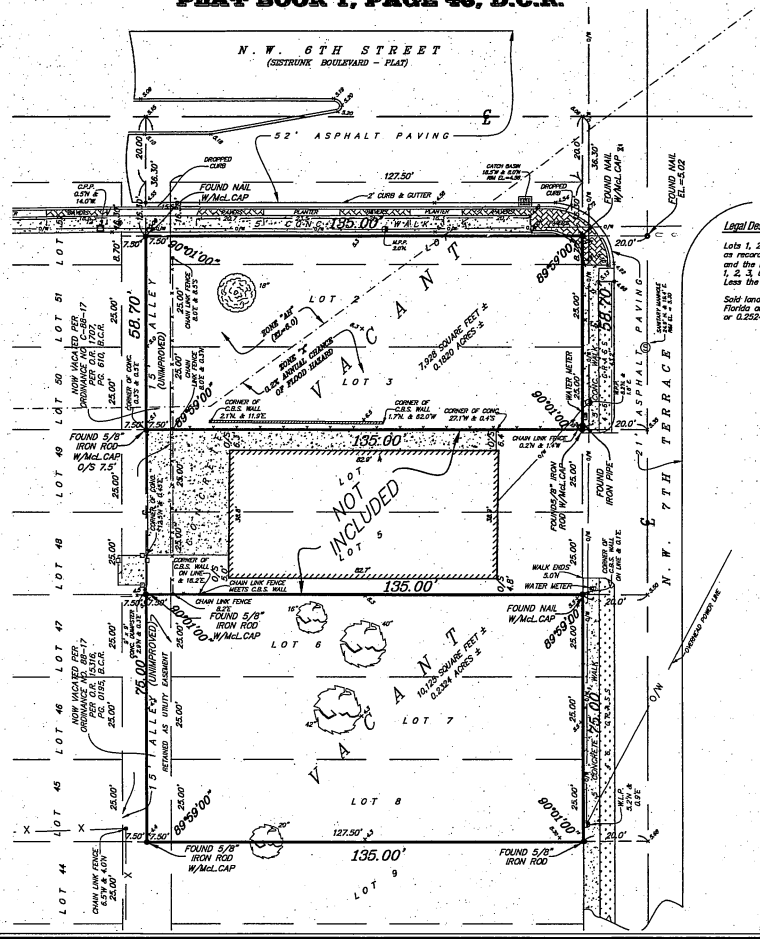
(IN FEET)
1 inch = 20 ft.

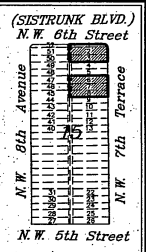
TREE SYMBOLS

INDICATES DIAMETER: (DBH.)

MELALEUCA TREE

OAK TREE





Location Sketch
Not To Scale

LEGEND

A = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
ALUM. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A SR 1 = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.P. = BACKFLOW PREVENTOR
B.L. = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.U. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT PIPE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEV. = ELEVATION
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.K.A. = FORMERLY KNOWN AS
F.P.&L. = FLORIDA POWER AND LIGHT CO.
G.V. = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.R.V. = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE
L.P.G. = LIQUID PROPANE GAS
L.B. = LICENSED BUSINESS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
(S) = PARKING SPACES
M.H.W. = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(S) = METAL LIGHT POLE
± = MORE OR LESS
M.W. = MONITORING WELL
N.G.S. = NATIONAL GEODETIC SURVEY
N.S.P.S. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988)
N.N.L.W.I.D. = NORTH NEW RIVER WATER IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/H = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
S/W = SIDEWALK
S.B.T. = SOUTHERN BELL TELEPHONE
S.D.E. = SOUTH DADE
S.W.L. = SEASONAL HIGH WATER LINE
SQ.FT. = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TANGENT BEARING
T.O.B. = TOP OF BAFFLE
W.M. = WATER METER
W.V. = WATER VALVE
W.O.S. = SET FACE OF BUILDING
W.P. = WOOD PILE
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL.CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP & 285
= HANDICAPED PARKING SPACE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an authorized surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: City of Fort Lauderdale, BM # NW 521, Elevation= 4.875 (NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 9.87 or 9.87, Elev. = 9.87

8) This property lies in Flood Zones "AH", Elev.=6.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0369 H, Dated: August 18, 2014. Community Panel No. 125105.

9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

Legal Description

Lots 1, 2, 3, 6, 7 and 8, Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and the East one-half (E½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 6, 7 and 8, now vacated per City of Fort Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,928 square feet or 0.1820 acres and 10,125 square feet or 0.2324 acres, more or less.

CERTIFIED TO:
Fort Lauderdale Community Redevelopment Agency

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 28th day of June, 2005.
Revised Legal Description this 17th day of August, 2005.
Revised Legal Description this 22nd day of August, 2005.
Resurveyed this 3rd day of December, 2021.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO.: 05 - 2 - 050(21)

FIELD BOOK NO. LB# 281/9, PRINT, EFB
JOB ORDER NO. U-1053, V-6575

FILE NO.: 05 - 2 - 050(21)

CHECKED BY:
DRAWN BY: S.P., KT

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