

## **Exhibit 3**

**PARCEL # 1**



# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

660 N.W. 22ND ROAD  
FORT LAUDERDALE, FLORIDA 33311

**CERTIFY TO:**

I. FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NO.: 125105-0368-H  
DATE OF FIRM INDEX: 08/18/14

**POTENTIAL ENCROACHMENTS:**

I. 6 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY AND WESTERLY PROPERTY LINES.

**LEGAL DESCRIPTION:**

LOT 8, BLOCK 13, OF "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND & ABBREVIATIONS:**

A = ARC	D.E. = DRAINAGE EASEMENT	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONER	ELEV. = ELEVATION	P.E. = POOL EQUIPMENT
A.E. = ANCHOR EASEMENT	E.S. = ELECTRIC SERVICE	P.I. = POINT OF INTERSECTION
B.M. = BENCHMARK	F.P. & L. = FLORIDA POWER & LIGHT	P.R.C. = POINT OF REVERSE CURVE
B.C.R. = BROWARD COUNTY RECORDS	L.B. = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING
C.B.S. = CONCRETE BLOCK STRUCTURE	L.P. = LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT
CHATT. = CHATTAHOOCHEE	M.H. = MANHOLE	P.P. = POWER POLE
C.O. = CLEANOUT	(M) = MEASURED	R = RADIUS
CONC. = CONCRETE	NAVD = NORTH AMERICAN VERTICAL DATUM	R/W = RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
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C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
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(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊖ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

**GENERAL NOTES:**

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
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5/10/23

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

2002 65 01 1990

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-0678

DATE OF SURVEY: 05/03/23

CHECKED BY: J.P. / K.M.

FIELD BOOK/PAGE: 660/14

SIDE 1 OF 2

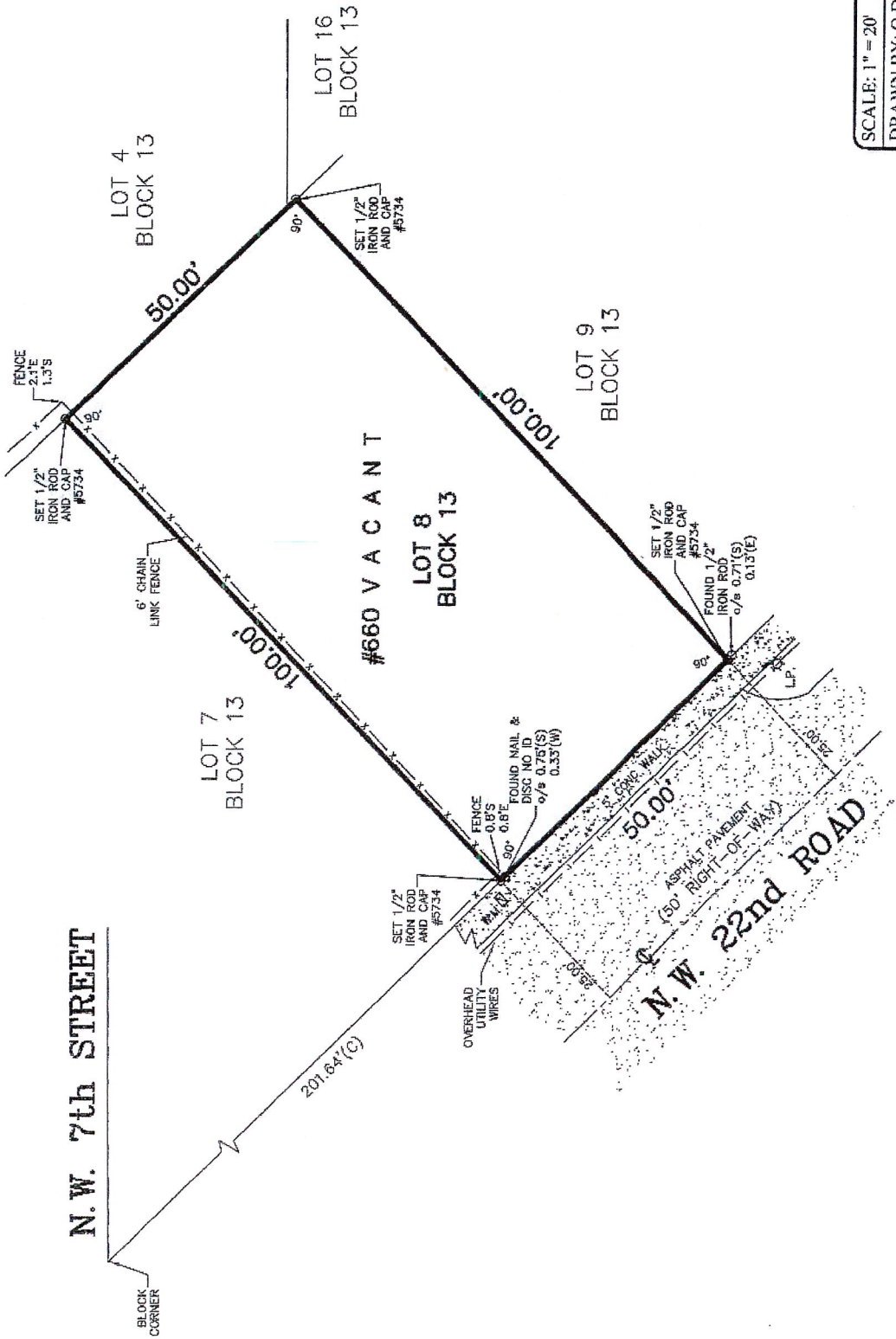
504205011990



N.W. 7th STREET

BLOCK CORNER

201.64'(C)



SCALE: 1" = 20'	SKETCH NO.: 23-0678
DRAWN BY: Q.D.L.	SIDE 2 OF 2

**PARCEL # 2**





# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

VACANT LOT @ N.W. 22ND ROAD  
FORT LAUDERDALE, FLORIDA 33311

**CERTIFY TO:**

1. FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NO.: 125105-0368-H  
DATE OF FIRM INDEX: 08/18/14

**POTENTIAL ENCROACHMENTS:**

1. 6 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINES.

**LEGAL DESCRIPTION:**

LOT 13, BLOCK 11, OF "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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**GENERAL NOTES:**

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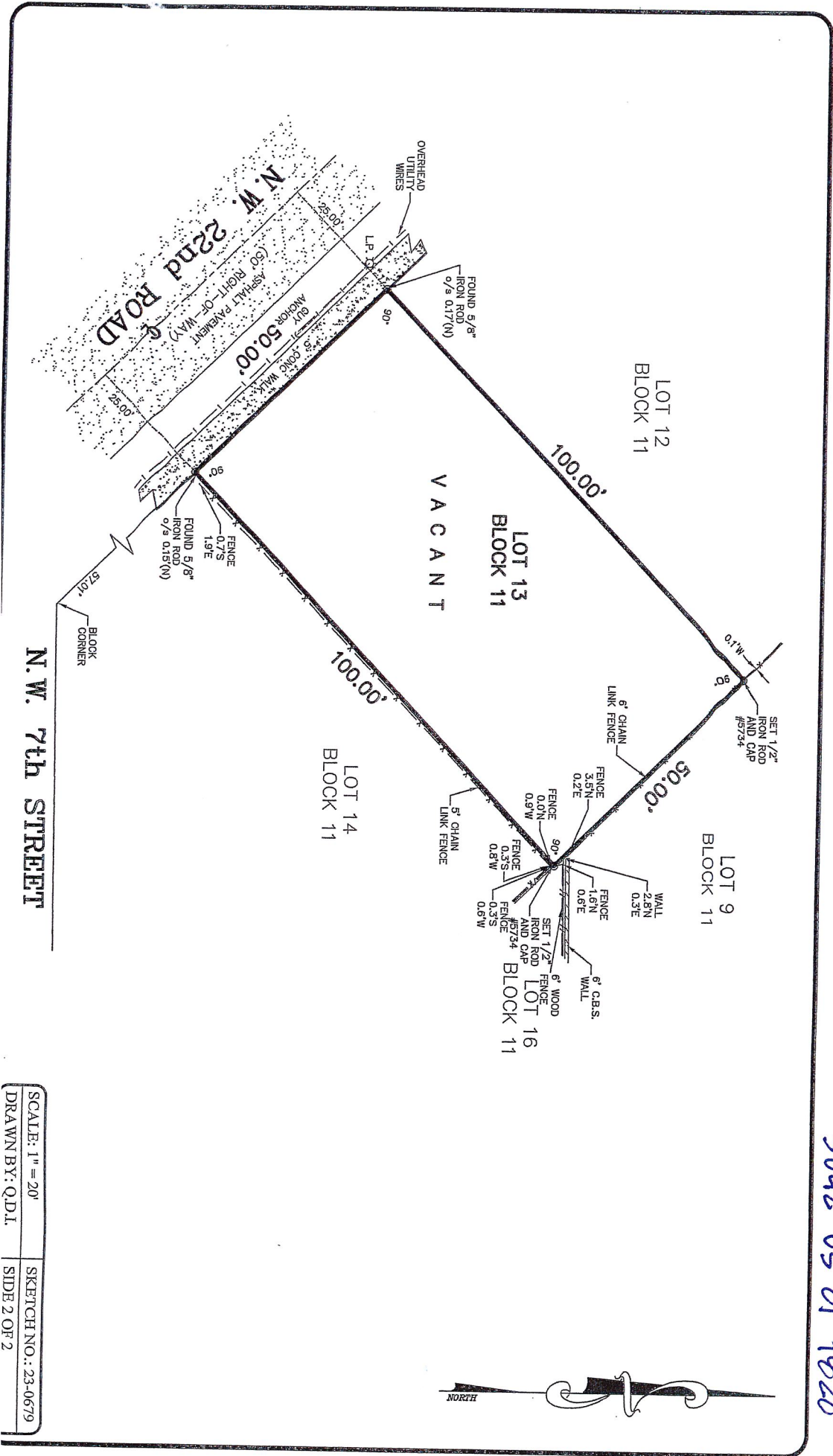
JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

5042 0501 1820

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-0679
DATE OF SURVEY: 05/03/23
CHECKED BY: J.P. / K.M.
FIELD BOOK/PAGE: 660/14
SIDE 1 OF 2

5042 05 01 1820



SCALE: 1" = 20'  
 DRAWN BY: Q.D.L.  
 SKETCH NO.: 23-0679  
 SIDE 2 OF 2



# PINNELL SURVEY, INC.

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PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfiland.net  
CERTIFICATE NO.: LB6857

**SURVEY ADDRESS:**

VACANT LOT @ N.W. 22ND ROAD  
FORT LAUDERDALE, FLORIDA 33311

**CERTIFY TO:**

1. FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X(0.2%) / AH  
BASE FLOOD ELEVATION: 7  
CONTROL PANEL NO.: 125105-0368-H  
DATE OF FIRM INDEX: 08/18/14

**POTENTIAL ENCROACHMENTS:**

1. 6 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY AND SOUTHERLY PROPERTY LINES.

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 11, OF "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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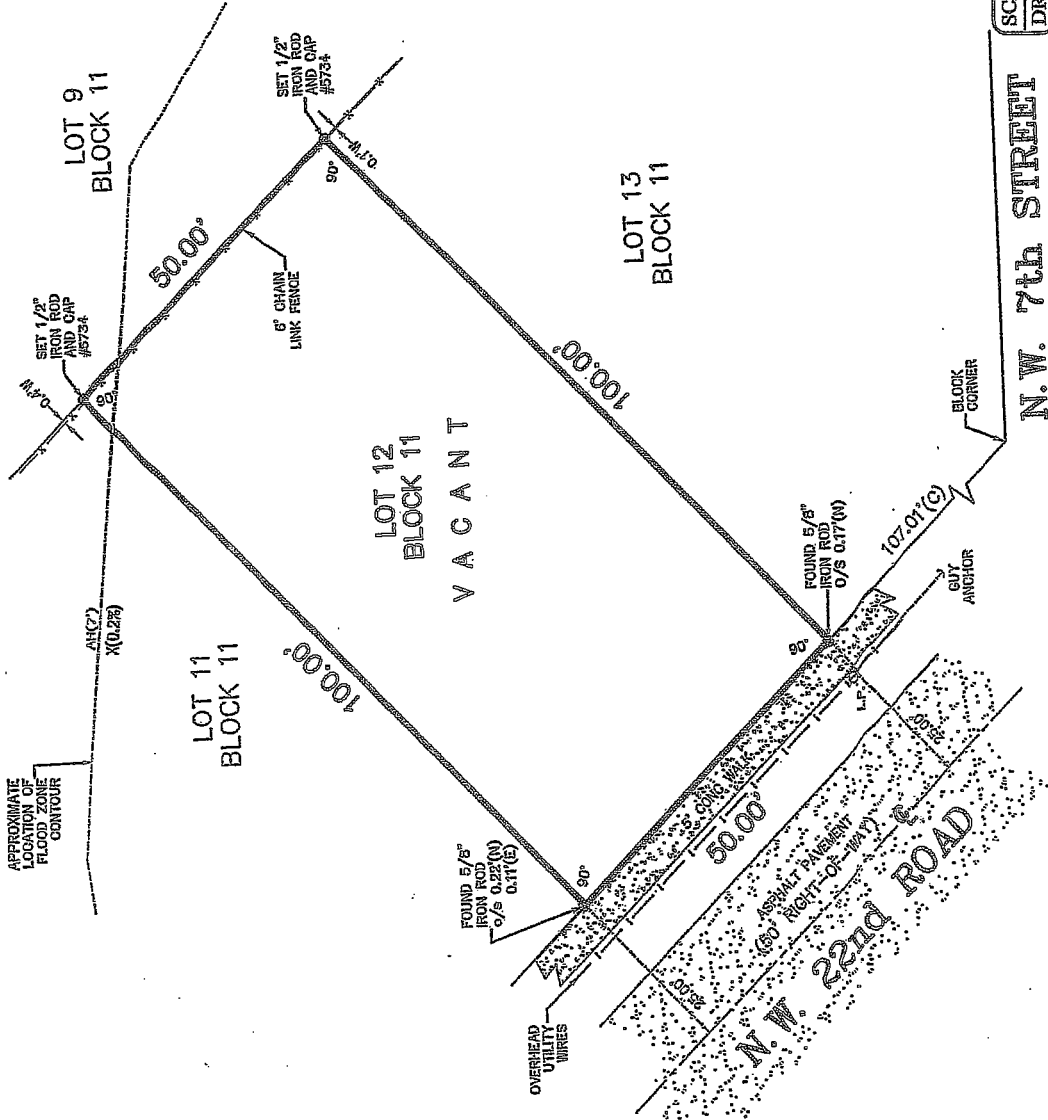
  
1/5/19/23  
JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

5042 05 01 1810

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-0680
DATE OF SURVEY: 05/03/23
CHECKED BY: JP. / K.M.
FIELD BOOK/PAGE: 660/14
SIDE 1 OF 2



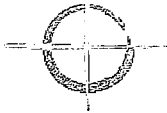


SCALE: 1" = 20'  
DRAWN BY: Q.D.L.  
SKETCH NO.: 23-0680  
SIDE 2 OF 2

N.W. 7th STREET  
BLOCK CORNER

0101 1050 2105

Folio ID#: 5042 05 01 1810  
Boundary Survey:  
Vacant Lot @ N.W. 22nd Road  
Ft. Lauderdale, FL 33311



# PINNELL SURVEY, INC.

5200 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
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**SURVEY ADDRESS:**

VACANT LOT @ N.W. 22ND ROAD  
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**CERTIFY TO:**

I. FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**FLOOD ZONE & ELEVATIONS:**

FLOOD ZONE: X(0.2%) / AH  
BASE FLOOD ELEVATION: 7'  
CONTROL PANEL NO.: 125105-0368-R  
DATE OF FIRM INDEX: 08/18/14

**POTENTIAL ENCUMBRANCES:**

1. 6 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

**LEGAL DESCRIPTION:**

LOT 11, BLOCK 11, OF "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-0681

DATE OF SURVEY: 05/03/23

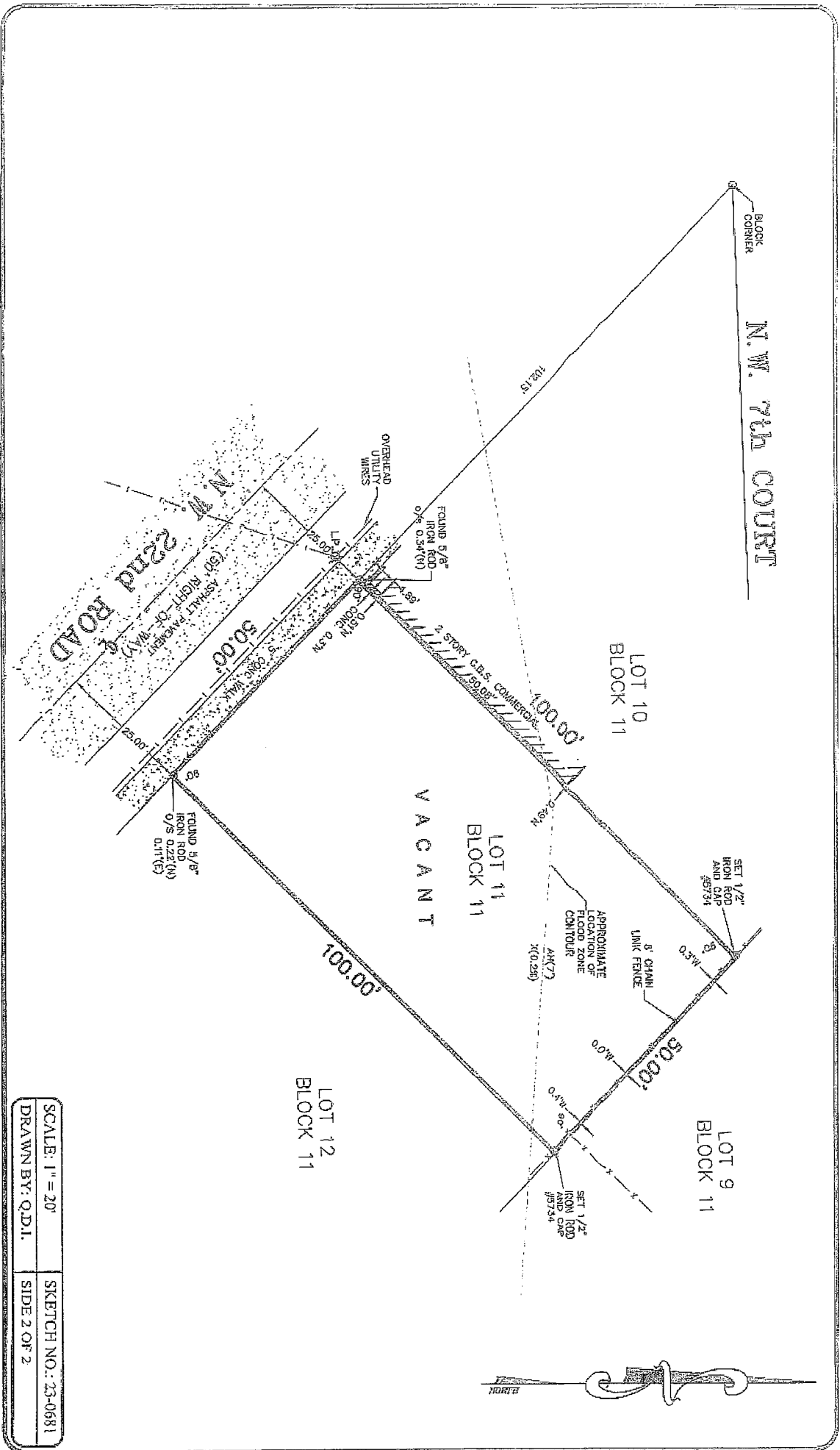
CHECKED BY: J.P. / K.M.

FIELD BOOK/PAGE: 660/14

SIDE 1 OF 2

5042 0501 1800

5642.05 01 1800



SCALE: 1" = 20'	SKETCH NO.: 23-0681
DRAWN BY: Q.D.I.	SIDE 2 OF 2

**PARCEL # 3**





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**CERTIFY TO:**  
1. FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

**FLOOD ZONE & ELEVATIONS:**  
FLOOD ZONE: AH  
BASE FLOOD ELEVATION: 7'  
CONTROL PANEL NO.: 125105-0368-H  
DATE OF FIRM INDEX: 08/18/14

**POTENTIAL ENCROACHMENTS:**  
1. ASPHALT CROSSES OVER THE SOUTHERLY PROPERTY LINE.  
2. 6 FOOT CHAIN LINK FENCE CROSSES OVER THE NORTHERLY AND WESTERLY PROPERTY LINES  
3. PROPANE TANK CROSSES OVER THE NORTHERLY PROPERTY LINE.

**LEGAL DESCRIPTION:**  
LOT 16, BLOCK 10, OF "WASHINGTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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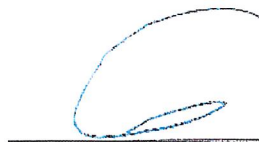
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C.L.F. = CHAIN LINK FENCE	NGVD = NATIONAL GEODETIC VERTICAL DATUM	T = TANGENT
C.L.P. = CONCRETE LIGHT POLE	NO. = NUMBER	(TYP.) = TYPICAL
(C) = CALCULATED	O.H. = OVERHANG	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORDS BOOK	W.F. = WOOD FENCE
C.R. = CABLE RISER	O/S = OFFSET	W.M. = WATER METER
(D) = DEED	(P) = PLAT	Δ = DELTA OR CENTRAL ANGLE
D.B. = DEED BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	⊖ = CENTERLINE
M-D.C.R. = MIAMI-DADE COUNTY RECORDS	P.B. = PLAT BOOK	⊕ = ELEVATION

**GENERAL NOTES:**

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

  
JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

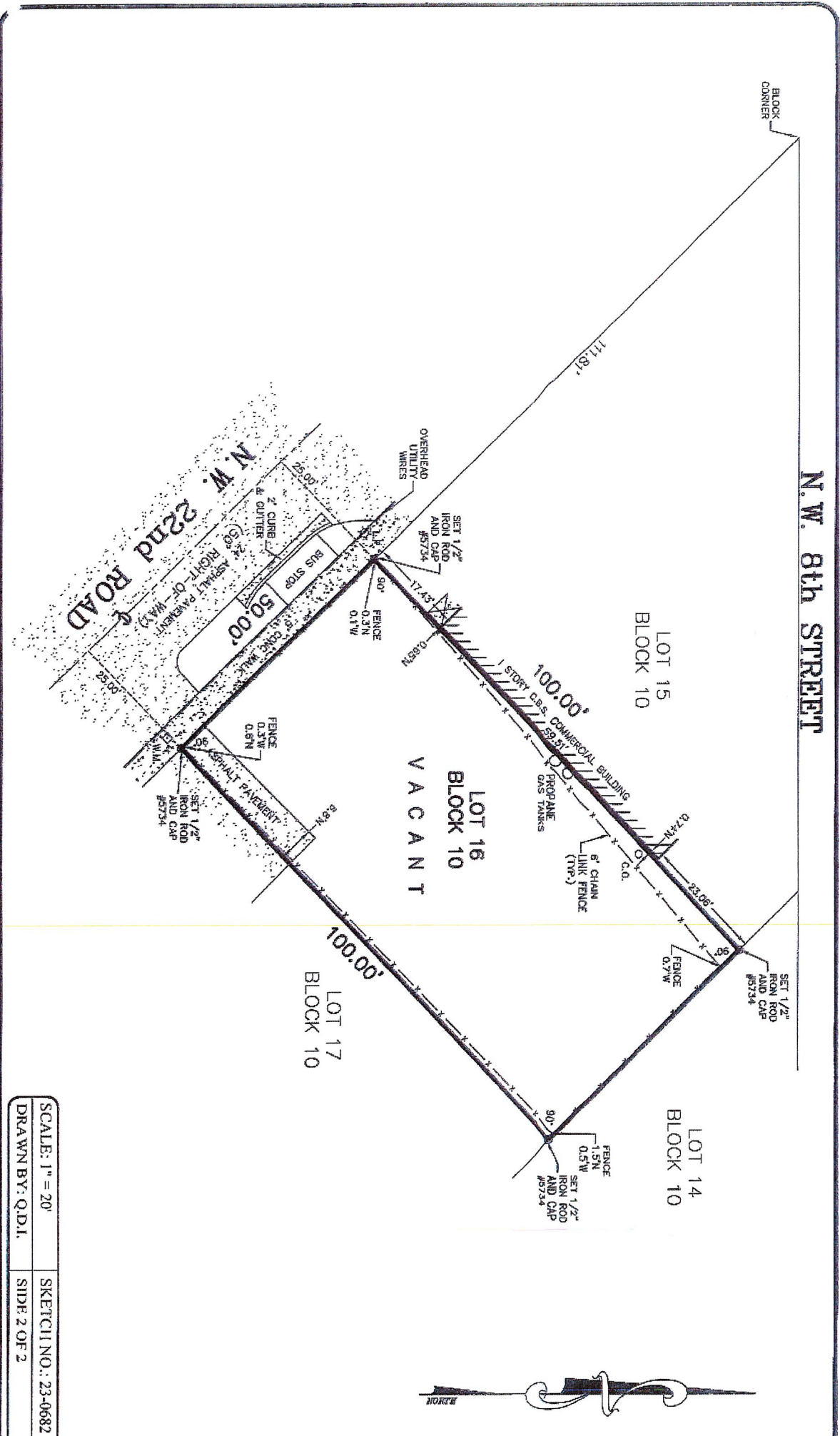
5042 05 01 1550

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 23-0682
DATE OF SURVEY: 05/03/23
CHECKED BY: J.P. / K.M.
FIELD BOOK/PAGE: 660/14
SIDE 1 OF 2

N.W. 8th STREET

5042 05 01 1550



SCALE: 1" = 20'	SKETCH NO.: 23-0682
DRAWN BY: Q.D.L.	SHEET 2 OF 2

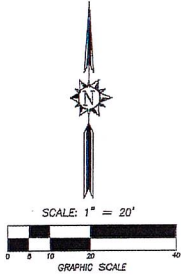
**PARCEL # 4**



SKETCH OF BOUNDARY SURVEY OF: **800 N.W. 22ND ROAD, FORT LAUDERDALE, FL.**  
**808 N.W. 24TH AVENUE, FORT LAUDERDALE, FL.**



LOCATION MAP  
NOT TO SCALE



- LEGEND:**
- B.C.R. .... BROWARD COUNTY RECORDS
  - P.B. .... PLAT BOOK
  - P.G. .... PAGE
  - I.D. .... IDENTIFICATION
  - (P) .... DENOTES INFORMATION BASED ON PLATS OF RECORD
  - L.B. .... LICENSED BUSINESS
  - (C) .... CALCULATED
  - (R) .... DENOTES INFORMATION BASED ON RECORD INFORMATION
  - C1 .... CURVE NO. 1
  - TR 370 .... TREE NUMBER 370
  - ..... CENTERLINE
  - DHW .... OVERHEAD WIRES
  - ..... WOOD POWER POLE
  - ..... WATER METER
  - ..... CATCH BASIN
  - ..... CLEANOUT
  - ..... FIRE HYDRANT
  - ..... SIGN
  - ..... METAL BOLLARD
  - ..... SANITARY WELVER MANHOLE
  - ..... WATER VALVE
  - ..... SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
  - ..... BREAK IN SCALE

**CURVE TABLE (C)**

CURVE	TRADIUS	ARC LENGTH	DELTA ANGLE
C1	20.00'	15.85'	43°24'07"
C2	20.00'	11.14'	03°16'19"

**TREE TABLE**

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
353	SABAL PALM	12"	20'	20'	10'
366	OAK	12"	20'	30'	
367	UNKNOWN	12"	10'	20'	10'
368	COCONUT PALM	15"	30'	30'	10'
369	ALEXANDER PALM (3)	6"	10'	10'	5'
370	GUMBO LIMBO	15"	20'	30'	
371	UNKNOWN	10"	20'	25'	
408	COCONUT PALM	12"	15'	15'	5'
409	COCONUT PALM	12"	35'	35'	10'
410	MEXICAN PALM	24"	20'	20'	10'
411	UNKNOWN	10"	15'	25'	
412	UNKNOWN	12"	25'	25'	
445	UNKNOWN	6"	12'	15'	
447	AVOCADO	6"	18'	25'	

**LEGAL DESCRIPTION:**

LOTS 12, 13, 14 AND 15, LESS THE WEST 5 FEET FOR STREET, BLOCK 1, FRANKLIN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SURVEY NOTES:**

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.88°13'07"W, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 8TH STREET AND THE SOUTH LINE OF BLOCK 1, FRANKLIN PARK, PLAT BOOK 21, PAGE 3 AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
- THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE PROPERTY SHOWN HEREON LIES WITHIN PROPOSED FLOOD ZONE X AND AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.

BEFORE DESIGN OR CONSTRUCTION VERIFY THIS INFORMATION WITH THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT.

**SURVEY NOTES (CONT.):**

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- THE PROPERTY SHOWN HEREON CONTAINS 0.39 ACRES (17,021 SQUARE FEET), MORE OR LESS.

**THIS SURVEY IS CERTIFIED TO:**

CITY OF FORT LAUDERDALE, CRA

**CERTIFICATE:**

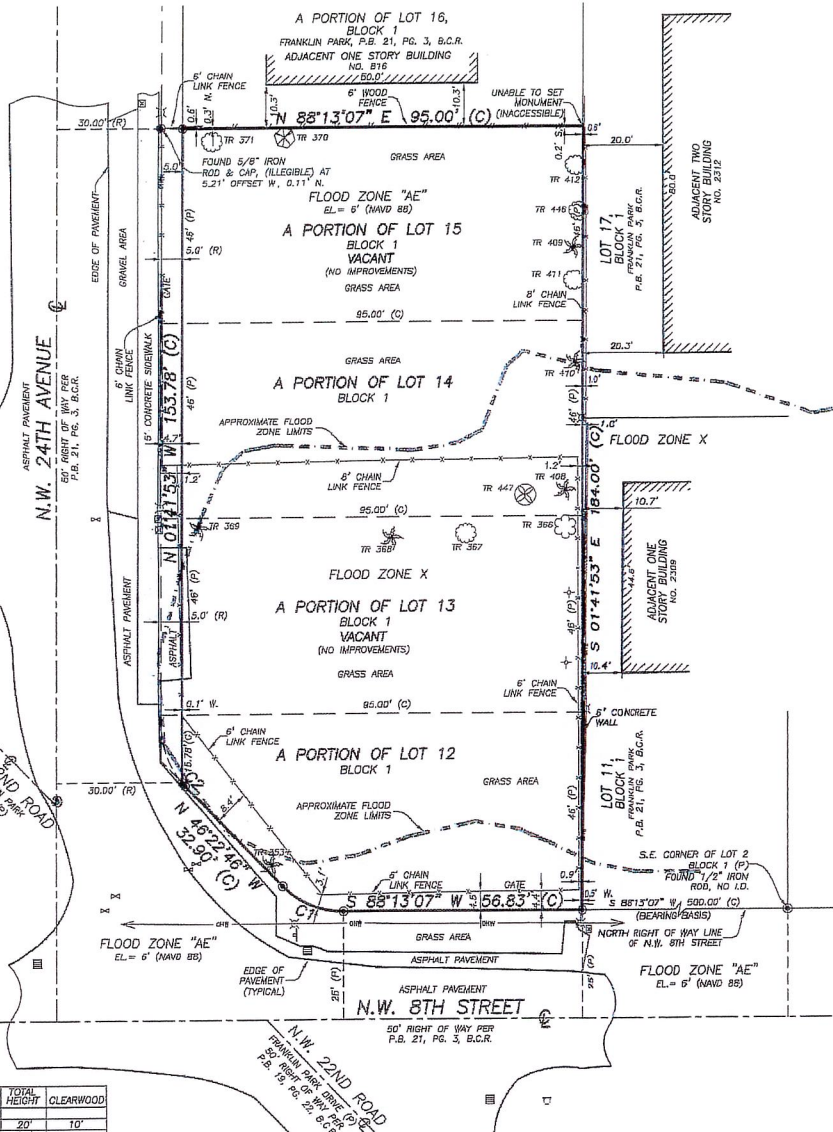
THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed  
by Javier De La  
Rocha  
Date: 2024.05.07  
10:06:52 -04'00'

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551  
javier@ecssurveyors.com



TELEPHONE NO. 661-314-0768 FAX NO. 661-314-0770



34950 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

**SKETCH OF BOUNDARY SURVEY**

LOTS 12, 13, 14, 15  
LESS THE WEST 5 FEET FOR STREET  
FRANKLIN PARK, PLAT BOOK 21, PAGE 3, B.C.R.

800 N.W. 22ND ROAD & 808 N.W. 24TH AVENUE, FORT LAUDERDALE, FL. 33411

CITY OF FORT LAUDERDALE, CRA

CLIENT: LAUDERDALE, CRA

DATE: 05/05/24

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 04/18/24

REVISIONS:

JOB NO. ECS3608

SHEET NO. 01 OF 01

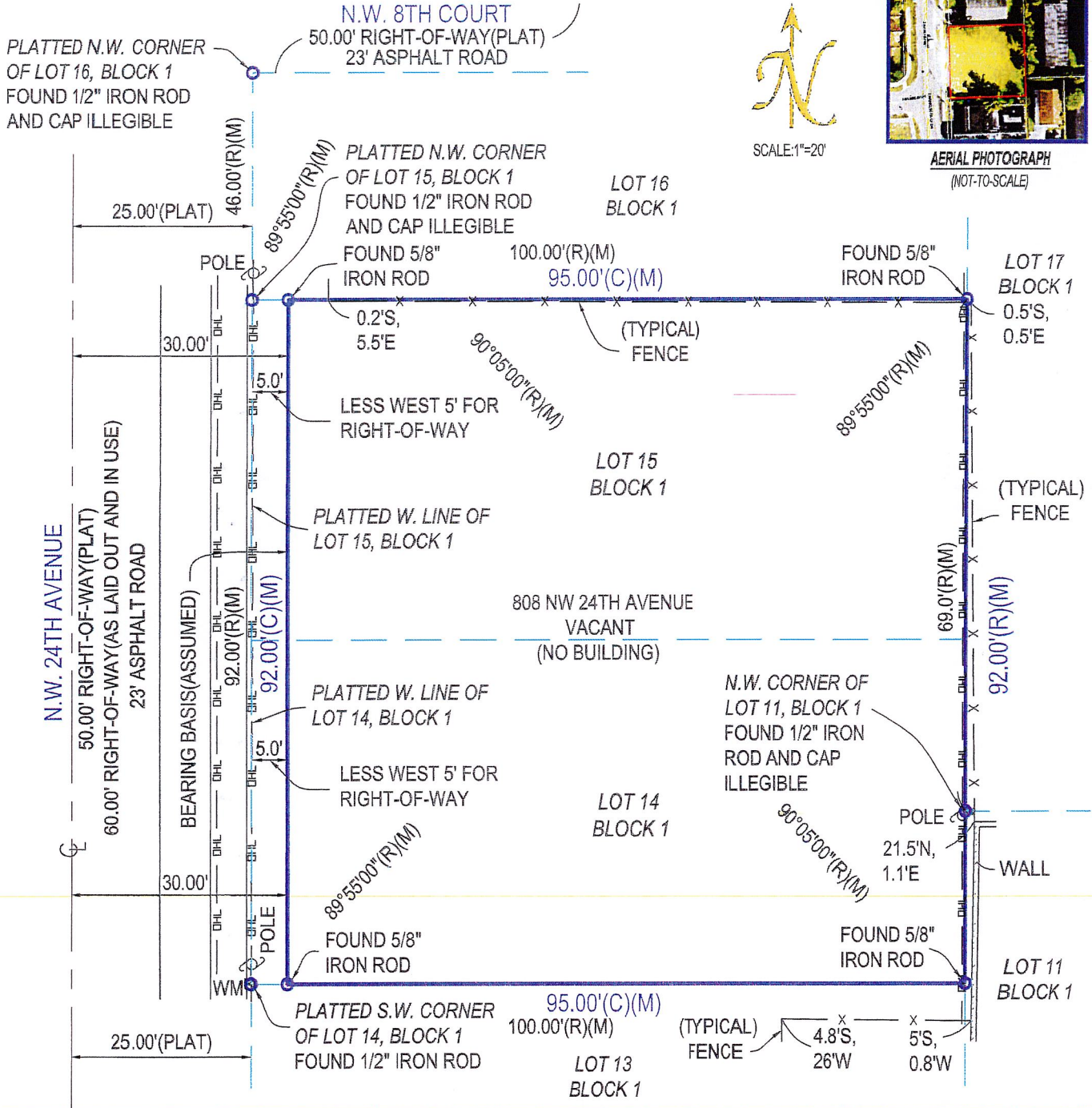
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5042 05 08 08 00 80 50 2 105



# BOUNDARY SURVEY

Date Of Field Work - 5/17/2017    Drawn By - 3D    Order #: 100008511

## 808 N.W. 24TH AVENUE, FORT LAUDERDALE, FLORIDA 33311



SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



5601 CORPORATE WAY, SUITE 103  
WEST PALM BEACH, FL 33407

561.508.6272  
FAX: 561.508.6309  
LB 8111

NexgenSurveying.com



5042 05 08 0100



# BOUNDARY SURVEY

Date of Field Work: 05/17/2017

Drawn By: 3D

Order #: 8511

808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

## LEGAL DESCRIPTION:

LOT 14 AND 15, LESS THE WEST 5 FEET THEREOF, IN BLOCK 1, OF FRANKLIN PARK , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

## CERTIFIED TO:

- CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

## FLOOD ZONE:

12011C0368H  
 ZONE: B  
 EFF. 8/18/2014

## SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

## LEGEND

A/C -AIR CONDITIONER	P.B. -PLAT BOOK	-FENCE	-WATER VALVE
AL -ARCLength	P.G. -PAGE	# -NUMBER	-CENTER LINE
(C) -CALCULATED	P.U.E. -PUBLIC UTILITY EASEMENT	-ASPHALT	-CATCH BASIN
D.E. -DRINAGE EASEMENT	R -RADIUS	-CONCRETE	-FIRE HYDRANT
(M) -MEASURED	(R) -RECORD	-PAVER/BRICK	-POLE
P.O.B. -POINT OF BEGINNING	U.E. -UTILITY EASEMENT	-WOOD	-MANHOLE
P.O.C. -POINT OF COMMENCING	WM -WATER METER	-LIGHT POLE	-TOPOGRAPHIC ELEVATION
		-WELL	



561.508.6272  
 www.NexGenSurveying.com

5601 Corporate Way  
 Suite 103  
 West Palm Beach, FL 33407

SCAN ME!



5042 05 08 0100