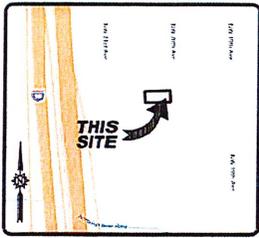
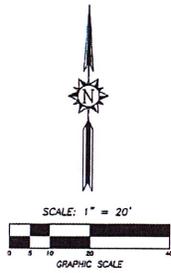


Exhibit 3

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **427 N.W. 20th AVENUE, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 20'



VIEW 1
NOT TO SCALE



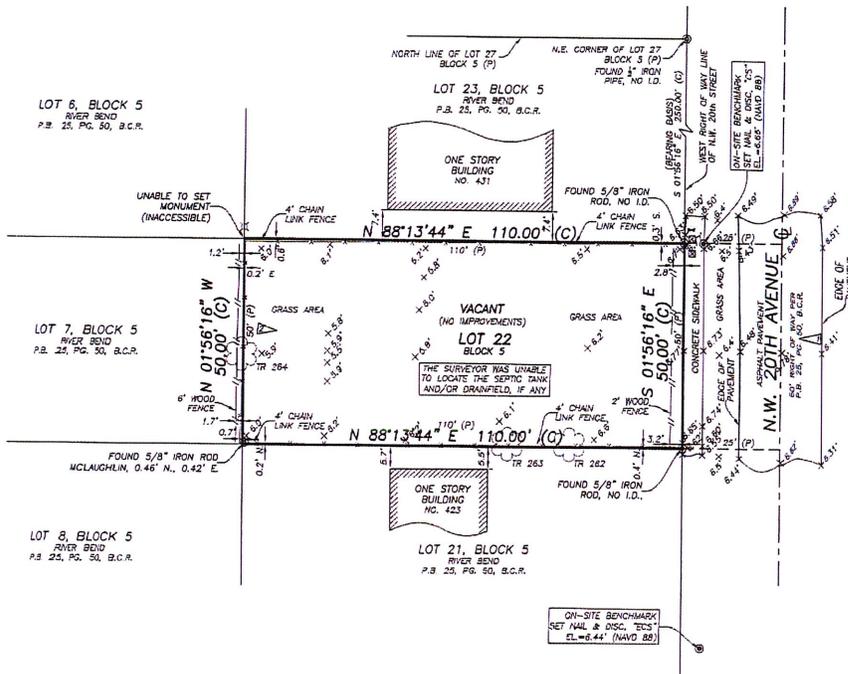
VIEW 2
NOT TO SCALE

LEGEND:
 B.C.R. BROWARD COUNTY RECORDS
 P.B. PLAT BOOK
 PG. PAGE
 I.D. IDENTIFICATION
 (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 L.B. LICENSED BUSINESS
 (C) CALCULATED
 NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988

LEGEND:
 SWER VALVE
 WATER METER
 WOOD POWER POLE
 ELEVATION
 TR 262 TREE NUMBER 262
 CENTERLINE
 OVERHEAD WIRES
 BREAK IN SCALE
 VIEW 1
 SURFACE ELEVATION

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT
262	UNKNOWN TREE	6"	10'	15'
263	UNKNOWN TREE	6"	15'	20'
392	UNKNOWN TREE	6"	10'	15'



LEGAL DESCRIPTION:

LOTS 22, BLOCK 5, RIVER BEND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- 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 CONTAINS 0.13 ACRES (5,500 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE JULY 31, 2024.
- THE ELEVATIONS SHOWN HEREON WERE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 551" (AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD 5M HW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=3.93'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°56'16"E, ALONG THE WEST RIGHT OF WAY LINE OF N.W. 20TH AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

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.
- 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.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

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



JAVIER DE LA ROCHA
 2025.03.28 08:58:33
 -04'00"

JAVIER DE LA ROCHA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5080
 STATE OF FLORIDA
 ECS LAND SURVEYORS, INC. L.B. 7551
 javier@ecsurveyors.com

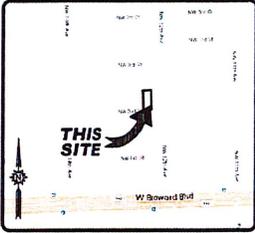
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS
 LAND SURVEYORS, INC.
 L.B. 7551
 34600 FAIRLANE FARMS ROAD, SUITE G, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 22
 BLOCK 5
 RIVER BEND
 PLAT BOOK 19, PAGE 22, B.C.R.
 427 N.W. 20th AVENUE, FORT LAUDERDALE, FL. 33311

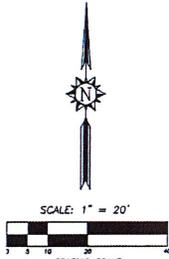
CITY OF FORT LAUDERDALE, CRA
 CLIENT: LAUDERDALE, CRA
 DATE: 03/28/25
 DRAWN BY: CDLR
 CHECK'D BY: JDLR
 LAST FIELD DATE: 02/27/25
 REVISIONS:
 JOB NO.:
ECS3819
 SHEET NO.:
 01 OF 01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

1207 N.W. 2ND STREET, 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
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - R.E. RIM ELEVATION
 - EL. ELEVATION
 - TR 244 TREE NUMBER 244

- LEGEND:**
- + CLEANOUT
 - SIGN
 - WOOD POWER POLE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CENTERLINE
 - OVERHEAD WIRES
 - SET 3/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - VIEW 1
 - SURFACE ELEVATION



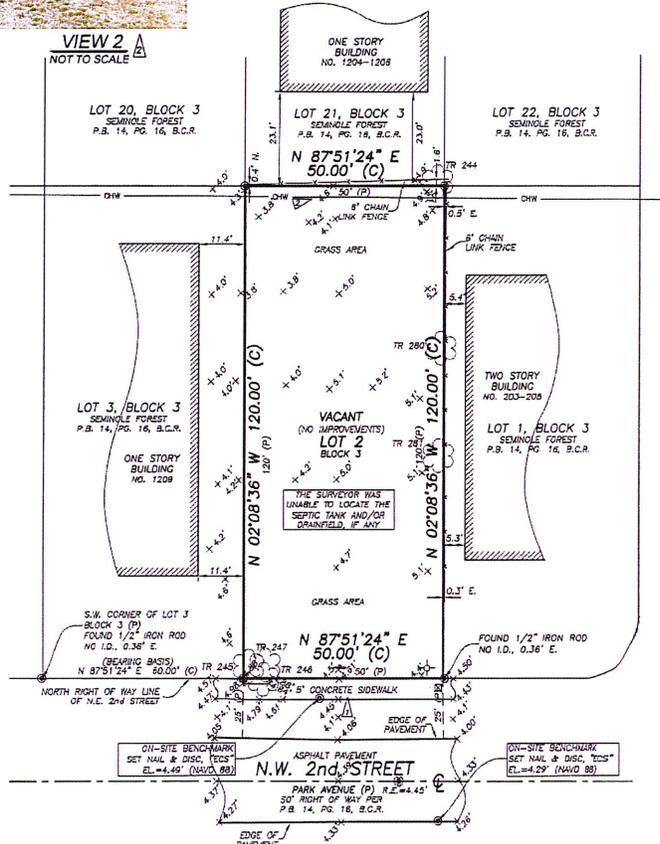
VIEW 1 NOT TO SCALE



VIEW 2 NOT TO SCALE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
244	GUMBO LIMBO	12"	20'	25'	
245	OAK TREE	50"	80'	50'	
246	OAK TREE	50"	80'	50'	
247	OAK TREE	50"	80'	50'	
250	GUMBO LIMBO	6"	100'	15'	
251	UNKNOWN TREE	6"	15'	15'	



LEGAL DESCRIPTION:

LOTS 2, BLOCK 3, SEMINOLE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 16, OF THE RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- 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 CONTAINS 0.14 ACRES (6,000 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0556 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY, 31, 2024.
- THE ELEVATIONS SHOWN HEREON WERE BASED ON CITY OF FORT LAUDERDALE BENCHMARK "NW 152" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 152 SET ON THE CENTERLINE OF A 5' SIDEWALK, 23' WEST OF THE CENTERLINE OF NW 15TH AVENUE & 33' NORTH OF THE CENTERLINE OF EXTENDED NW 2ND STREET. ELEVATION=4.71'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56" UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°51'24"W, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 2ND STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

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.
- 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 MELALUBICA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

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



JAVIER DE LA
ROCHA
2025.03.28
09:00:07-04'00"

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 8080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
jrocha@ecs-surveyors.com

TELEPHONE NO. 561-314-0768 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

34800 FAIRLANE FARMS ROAD, SUITE 5, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 2
BLOCK 3
SEMINOLE FOREST
PLAT BOOK 14, PAGE 16, B.C.R.

CITY OF FORT LAUDERDALE, CRA

CLIENT: FORT LAUDERDALE, CRA

DATE: 03/28/25

DRAWN BY: CDLR

CHECKED BY: JDLR

LAST FIELD DATE: 02/28/25

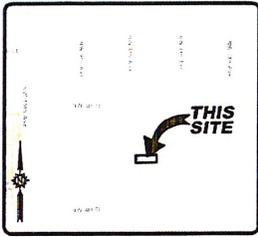
REVISIONS:

JOB NO.: ECS3818

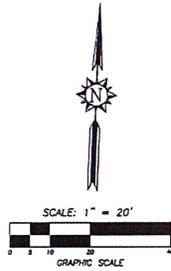
SHEET NO.: 01 OF 01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

N.W. 8th AVENUE, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
P.C.	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
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
R.E.	RLM ELEVATION
EL	ELEVATION

LEGEND:

■	CATCH BASIN
□	WOOD POWER POLE
TR 268	TREE NUMBER 268
⊙	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
⊖	CENTERLINE
-CHW-	OVERHEAD WIRES
⊥	BREAK IN SCALE
⊕	VIEW 1
⊕	SURFACE ELEVATION



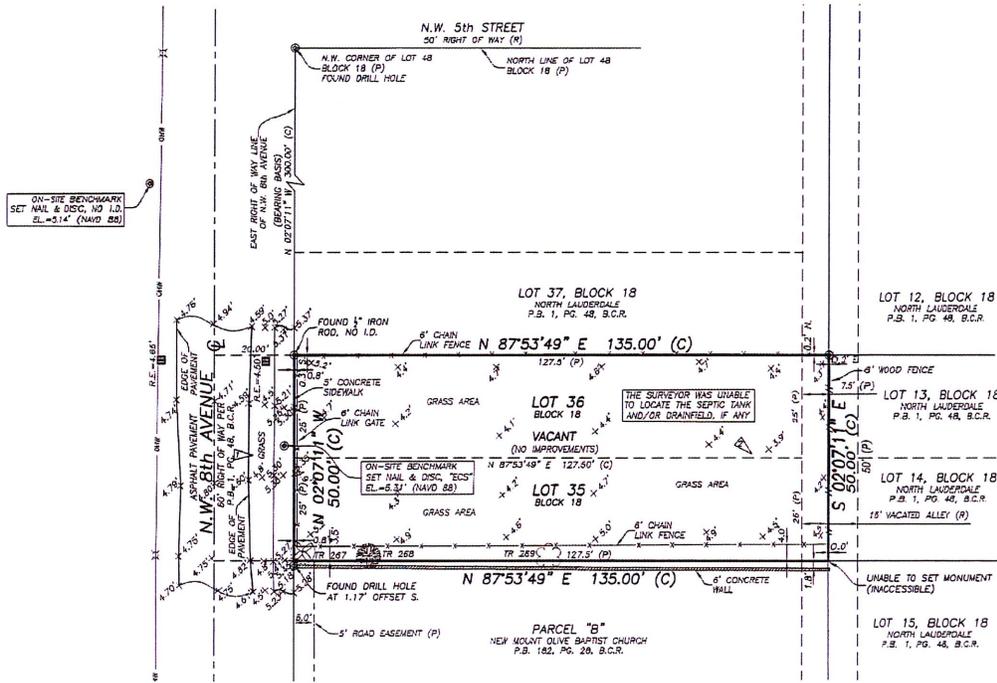
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST	HEIGHT	TOTAL HEIGHT	CLEARWOOD
267	MANGO	76"	55'	62'	
268	FIGS (2)	12"	49'	51'	
269	PAK	47"	68'	78'	



LEGAL DESCRIPTION:

LOTS 35 AND 36, BLOCK 18, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF VACATE ALLEY ABUTTING SAID LOTS.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES; THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
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- HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
- 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 CONTAINS 0.16 ACRES (6,750 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE K AND FLOOD ZONE AE, ELEVATION=8' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0389 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE: JULY 31, 2024.
- THE ELEVATIONS SHOWN HEREON WERE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 799" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A MAG NAIL IN BRASS DISC STAMPED CITY OF FT LAUD 84 NW 799 ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 9th AVENUE AND N.W. 4th STREET. ELEVATION=4.927.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.02°07'11"W, ALONG THE EAST RIGHT OF WAY LINE OF N.W. 8th AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

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.
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- 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.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, FLORIDA

CERTIFICATE:

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



JAVIER DE LA
ROCHA
2025.03.28
08:54:16 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 5080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

TELEPHONE NO. 841-314-0769 FAX NO. 841-314-0770



3440 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 35 & 36
BLOCK 18

NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, B.C.R.

N.W. 8th AVENUE, FORT LAUDERDALE, FL 33317

CITY OF FORT LAUDERDALE, FLORIDA

DATE: 03/28/25

DRAWN BY: CDLR

CHECKED BY: JDLR

LAST FIELD DATE: 02/26/25

REVISIONS

JOB NO.

ECS3820

SHEET NO.

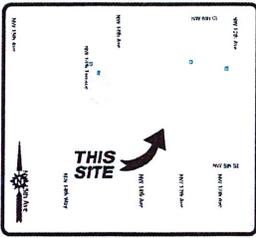
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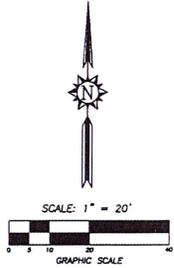
01

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

521 NW 13TH AVENUE, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE



- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - L.D. IDENTIFICATION
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - ⊕ CENTERLINE
 - ⊖ BREAK IN SCALE
 - ⊙ VIEW 1
 - R.E. RIM ELEVATION
 - EL. ELEVATION
 - TR 388 TREE NUMBER 388

- LEGEND:**
- ⊕ SIGN
 - ⊖ CLEANOUT
 - ⊙ ELECTRIC METER
 - ⊙ SEPTIC TANK
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - F.F.E. FINISHED FLOOR ELEVATION
 - ⊙ SURFACE ELEVATION



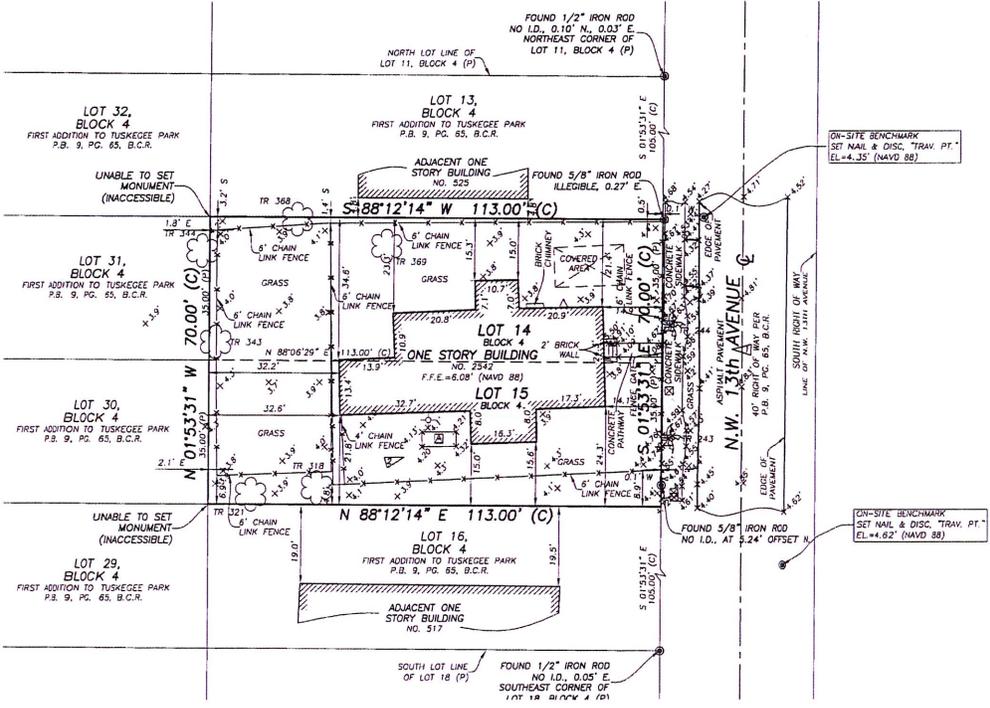
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
243	UNKNOWN PALM	8"	25'	10'	
244	UNKNOWN PALM	8"	25'	10'	
318	SEA GRAPE	18"	30'	40'	
321	UNKNOWN TREE	10"	15'	20'	
343	MANCINI TREE	12"	25'	30'	
349	OAK TREE	24"	40'	50'	



LEGAL DESCRIPTION:

LOTS 14 AND 15, ALL OF BLOCK 4, FIRST ADDITION TO TUSKEGEE PARK, A SUBDIVISION IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 42 EAST ACCORDING TO THE PLA THEREOF, RECORDED IN PLAT BOOK 9, BOOK 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. 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.
3. 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.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
6. 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.
7. THE PROPERTY SHOWN HEREON CONTAINS 0.18 ACRES (7910 SQUARE FEET), MORE OR LESS.
8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION = 6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.
9. THE ELEVATIONS SHOWN HEREON WERE ARE BASED ON CITY OF FORT LAUDERDALE BENCHMARK "NW 528" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 528 TOP OF CURB AT THE NORTH SIDE OF NW 6TH STREET & 56' EAST OF THE EAST BUILDING. LINE # 1291. ELEVATION=4.85'.
10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°33'31"E, ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. 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.
12. 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.
13. 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.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC 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: 2025.05.27 12:14:13 -04'00'
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JAVIER DE LA ROCHA
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3480 FAIRLANE FARMS ROAD, SUITE 65, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 14 AND 15
BLOCK 4
FIRST ADDITION TO TUSKEGEE PARK
PLAT BOOK 9, PAGE 65, B.C.R.

CITY OF FORT LAUDERDALE, CRA

CLIENT: LAUDERDALE, CRA

DATE: 05/21/25

DRAWN BY: CDLR

CHECKED BY: JDLR

LAST FIELD DATE: 05/15/25

REVISIONS:

JOB NO. ECS3817

SHEET NO. 01 OF 01