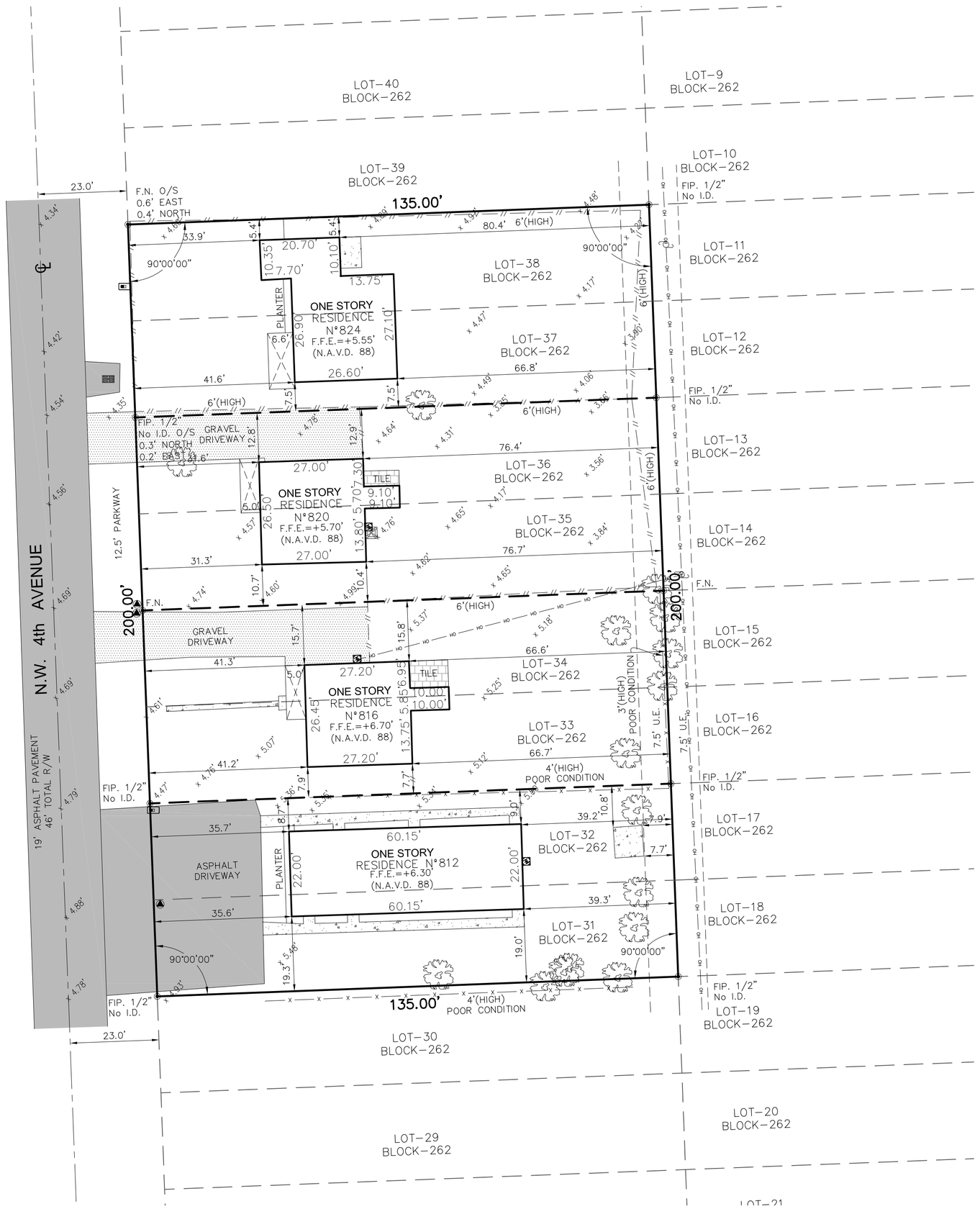
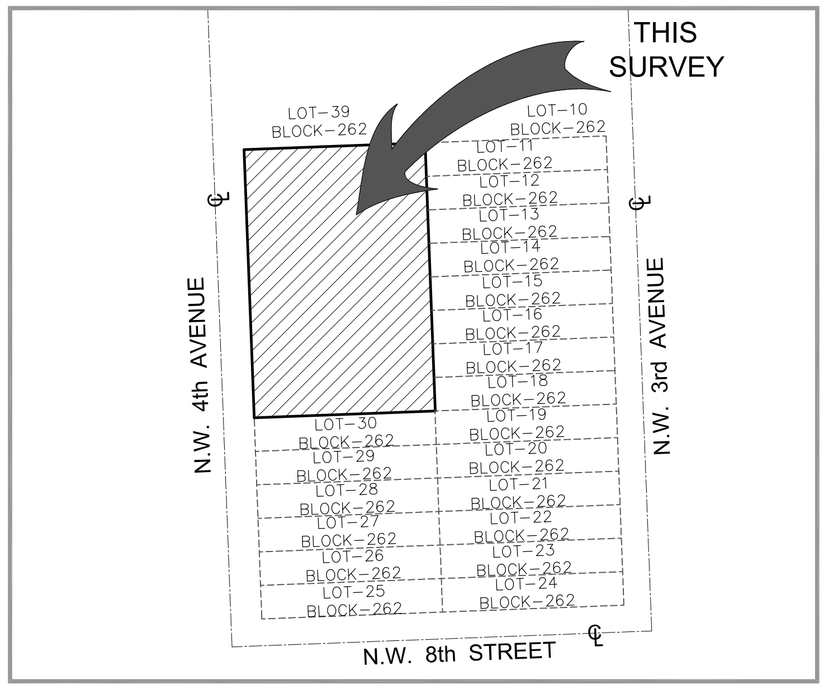
GRAPHIC SCALE

20 0 10 20

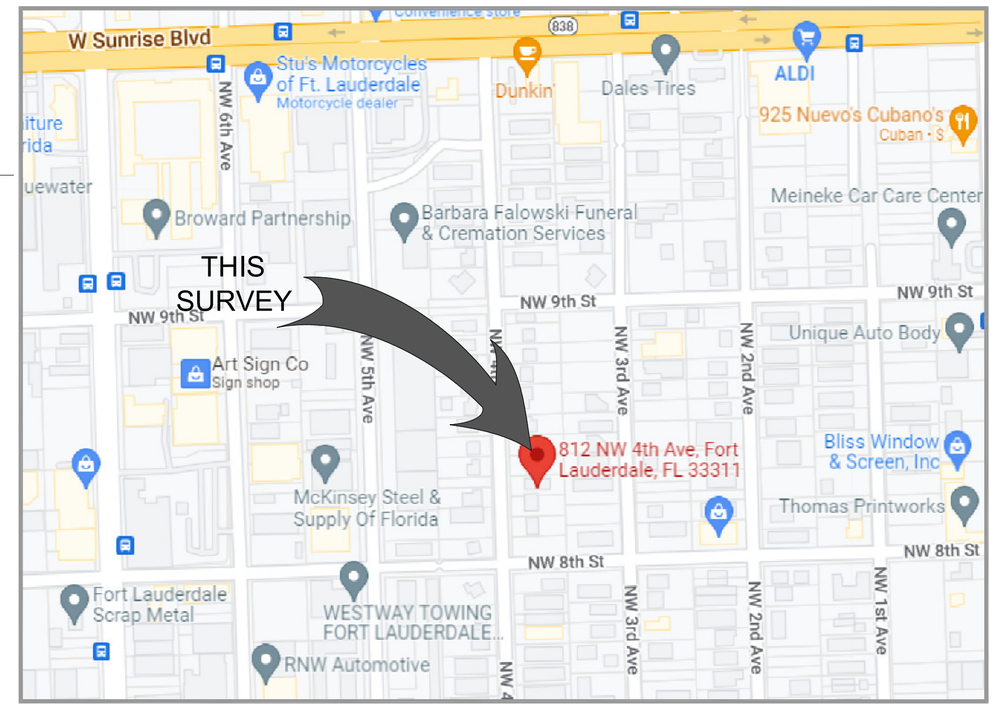
(IN FEET)
1 inch = 20 ft.





LOCATION SKETCH

SCALE: 1" = 80'



VICINITY MAP

(NOT TO SCALE)

ABBREVIATIONS AND LEGEND

A = ARC
A/C = AIR CONDITIONER
B.C.R. = BROWARD COUNTY RECORDS
BM = BENCHMARK
BRG = BEARING
(C) = CALCULATED
C/G = CONCRETE GUTTER OR VALLEY GUTTER
C&G = CURB & GUTTER
CH = CHORD
CHBRG = CHORD BEARING
C.N.A. = CORNER NOT ACCESSIBLE
CONC = CONCRETE
Δ = DELTA
ø = DIAMETER
D.C.R. = DADE COUNTY RECORDS
D.E. = DRAINAGE EASEMENT
E.O.P. = EDGE OF PAVEMENT/C. = FENCE CORNER
F.D.H. = FOUND DRILL HOLE
F.E. = FENCE ENDS
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P./F.I.R. = FOUND IRON PIPE/ROD
F.N. = FOUND NAIL
F.N&D. = FOUND NAIL AND DISC
F.P.N. = FOUND PARKER KALON NAIL
GAR. = GARAGE
I.D. = SURVEYOR'S IDENTIFICATION
L = LENGTH
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
O/S = OFFSET
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLATTED
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PG. = PAGE
PL. = PLANTER OR PLANTED
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE
S.N.D. = SET NAIL AND DISC
TAN = TANGENT
(TYP.) = TYPICAL
U.E. = UTILITY EASEMENT
W.E. = WATER'S EDGE

SYMBOL LEGEND

- = AIR CONDITIONER
- = BELLSOUTH BOX
- = BOLLARD
- = CABLE BOX
- = CATCH BASIN
- = CLEAN OUT
- = COLUMN
- = CONCRETE POWER POLE
- = CONCRETE LIGHT POLE
- = CONTROL VALVE BOX
- = ELECTRIC BOX
- = EXISTING ELEVATIONS
- = ELECTRIC METER
- = ELECTRIC SERVICE BOX
- = FIRE HYDRANT
- = FLORIDA POWER & LIGHT BOX
- = GOLF COURSE
- = HANDICAP SPACE
- = INLET
- = LIGHT POLE
- = METAL LIGHT POLE
- = METAL LID
- = MONITORING WELL
- = POOL PUMP
- = PROPANE TANK
- = SANITARY MANHOLE
- = SINGLE POLE SIGN
- = STORM MANHOLE
- = TELEPHONE BOX
- = TRAFFIC SIGNAL BOX
- = WATER METER
- = WATER VALVE
- = WOOD POLE
- ANCHOR
- OVERHEAD WIRE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON/ALUMINUM FENCE
- POLYVINYLCHLORIDE FENCE (PVCF)
- MONUMENT LINE
- CENTERLINE
- PROPERTY LINE
- ASPHALT PAVING
- BRICK
- BRICK PAVER
- CONCRETE
- CONCRETE BLOCK STUCCO
- TILED
- WOOD DECK/DOCK
- OVERHANG (O/H) OR ROOF

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

PARCEL 1
Lots 31 and 32, Block 262, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida. (as to Parcel 1) 812 N.W. 4th AVENUE

PARCEL 2
Lots 33 and 34, Block 262, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida. (as to Parcel 2) 816 N.W. 4th AVENUE

PARCEL 3
Lots 35 and 35, Block 262, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida. (as to Parcel 3) 820 N.W. 4th AVENUE

PARCEL 4
Lots 37 and 38, Block 262, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Broward County, Florida. (as to Parcel 4) 824 N.W. 4th AVENUE

SURVEYOR'S NOTES:

1. LEGAL DESCRIPTION FURNISHED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. ANY ELEVATIONS SHOWN HEREON ARE PER NAVD (NORTH AMERICAN VERTICAL DATUM) OF 1988.
3. NO EXCAVATIONS WERE PERFORMED AS TO DETERMINE UNDERGROUND ENCROACHMENTS.
4. DISTANCES AND ANGLES ARE FIELD MEASURED AND CORRESPOND WITH RECORD DATA UNLESS NOTED.
5. THIS SURVEY WAS PREPARED FOR PERMITTING.
6. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES, IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. (CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED BY THE OFFICE SHOWN HEREON AND THAT I AM THE SURVEYOR OF RESPONSIBLE CHARGE FOR NONE OTHER THAN SAID OFFICE. ADDITIONALLY, THIS SURVEY MEETS AND/OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

GINO FURLAN No. 5044 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SIGNED: _____
GINO FURLAN SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

PROPERTY ADDRESS:

PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
812 N.W. 4th AVENUE	816 N.W. 4th AVENUE	820 N.W. 4th AVENUE	824 N.W. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33311	FORT LAUDERDALE, FLORIDA 33311	FORT LAUDERDALE, FLORIDA 33311	FORT LAUDERDALE, FLORIDA 33311
PARCEL ID: 4942-34-06-3900	PARCEL ID: 4942-34-06-3920	PARCEL ID: 4942-34-06-3930	PARCEL ID: 4942-34-06-3940

CERTIFIED TO:

1.
2.
3.
4.

FLOOD ELEVATION INFORMATION:

Date of Field Work:	05-03-2022
DATE OF FIRM:	08/18/2014
COMMUNITY No:	125105/FT LAUDERDALE
PANEL:	0554 SUFFIX: H
ZONE:	AH
BASE FLOOD ELEVATION:	6.00'
BENCHMARK NO:	BROWARD COUNTY
ELEVATION:	

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

J A F SURVEYING SERVICES, INC.
3546 WEST 86th TERRACE, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:

TYPE OF PROJECT: SKETCH OF SURVEY

DRAWN: L.R.
CHECKED: G.F.
SCALE: 1" = 20'
FIELD DATE: 05-03-2022
JOB No.: JAF-812-824-22
SHEET: 1 OF 1 SHEET