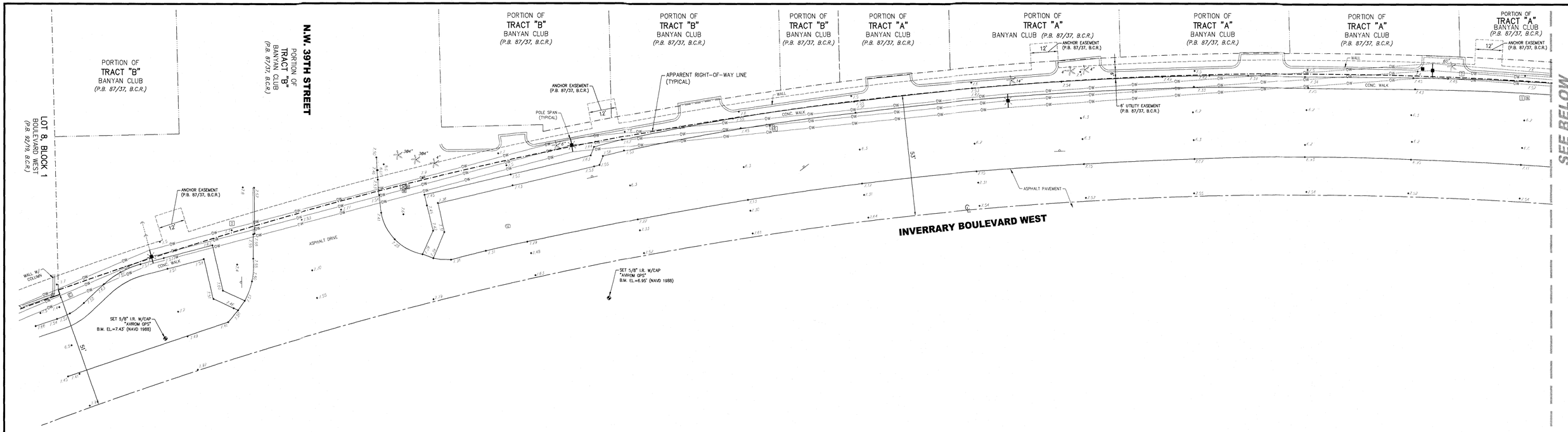

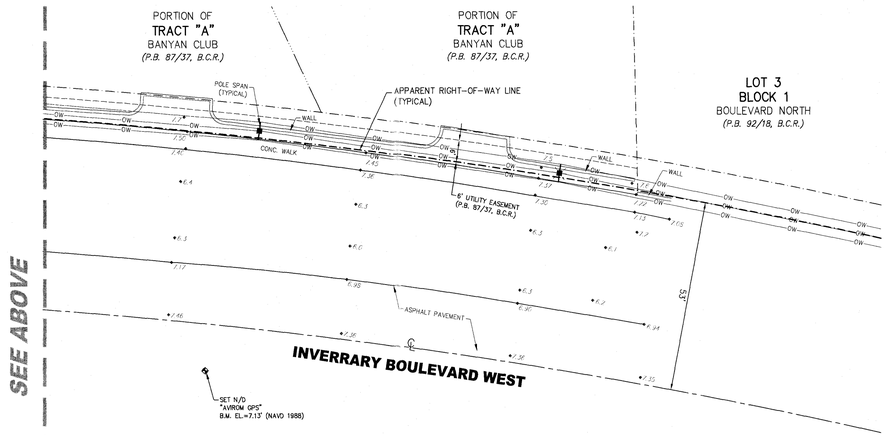

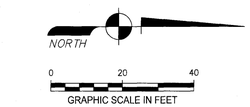

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

LEGEND

- BENCHMARK
- CABLE TELEVISION RISER
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- 0.00 EXISTING ELEVATION
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- OVERHEAD WIRES
- SIGN (UNLESS NOTED)
- UNKNOWN UTILITY SERVICE BOX
- WATER METER
- WATER VALVE

TREE LEGEND

- PALM
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. No underground improvements were located.
4. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
5. Elevations indicated hereon are in feet and decimals, relative to the North American Vertical Datum of 1988 (NAVD 1988), established by GPS and certified to a 4 centimeter accuracy.
6. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
7. Right-of-way lines and lot lines are graphically delineated from information provided by the client and/or obtained by this firm from recorded plats and/ or right-of-way maps, at the time of the survey. This information is spatially placed within the digital file of the topographic survey, based on recovered monumentation to depict the lines relative to the topographic locations. This is not a boundary survey and the information should not be relied as such. It is strongly recommended that if the design is contingent on accurate boundary placement and especially prior to construction, a boundary survey should be performed to establish the lines. We will not be responsible for the misuse of the topographic survey for purposes it was not intended.
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
10. This map is intended to be displayed at a scale of 1:240 (1"=20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
12. Abbreviation Legend: B.C.R. = Broward County Records; B.M. = Benchmark; ℄ = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; GPS = Global Positioning System; I.R. = Iron Rod; L.B. = Licensed Business; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P/O = Portion of; ST. = Street; W/ = With; W/CAP = With Surveyors Cap.

CERTIFICATION:

I HEREBY CERTIFY that the attached Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/27/2026

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

© 2026 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

REVISIONS	DATE	F.B. / PG.	BY	CK'D

REVISIONS	DATE	F.B. / PG.	BY	CK'D

TOPOGRAPHIC SURVEY
P/O INVERRARY BOULEVARD WEST & N.W. 39TH STREET
PORTION OF TRACT "A" & TRACT "B"
BANYAN CLUB
(P.B. 87, PG. 37, P.B.C.R.)
CITY OF LAUDERHILL
BROWARD COUNTY, FLORIDA

JOB #:	13807
SCALE:	1" = 20'
DATE:	08/27/2026
BY:	S.K.
CHECKED:	J.T.D.
F.B.	2179/76 PG. 2315/03
SHEET:	1 OF 1