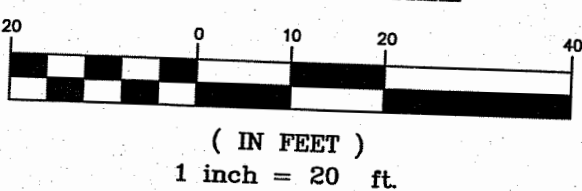


GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

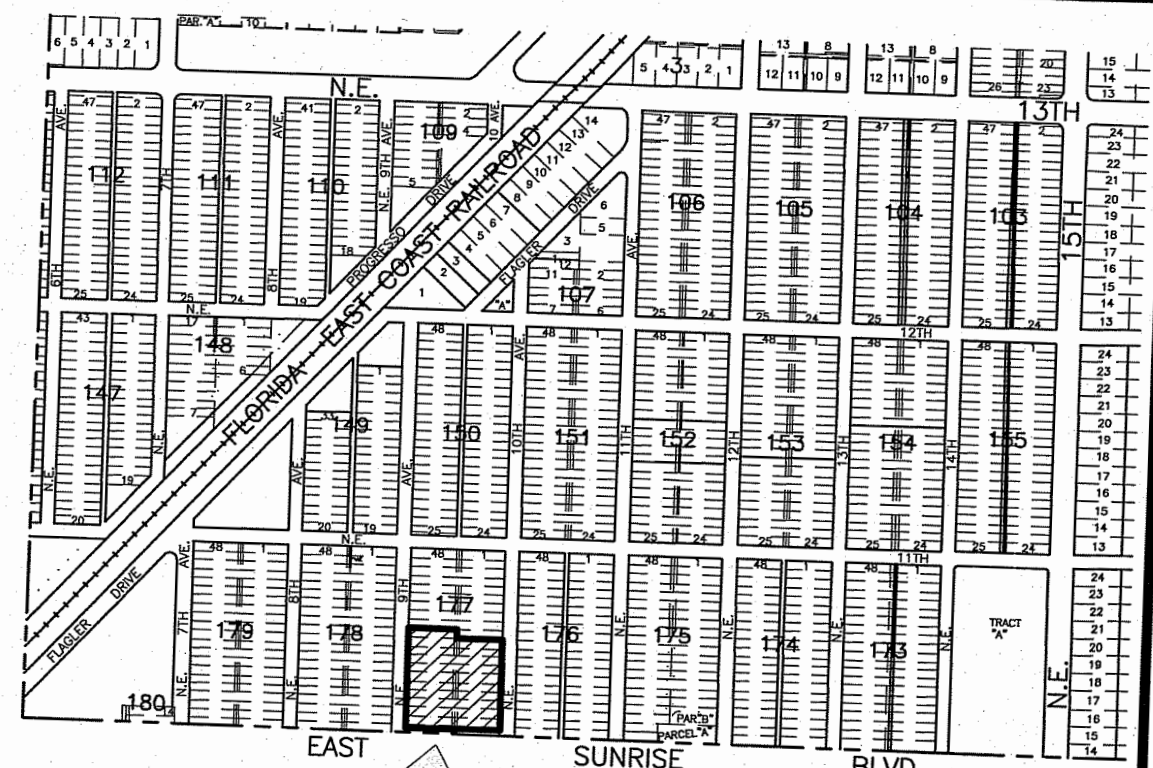
LEGEND

- Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CHDRG. = CHORD BEARING
TANBRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
CONC. = CONCRETE
C.C.S.V. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
H/C MAT = HANDICAP DETECTABLE SURFACE
D = DRAINAGE
S = STORM SEWER
E = SEWER
W = WATER LINE
GAS = GAS

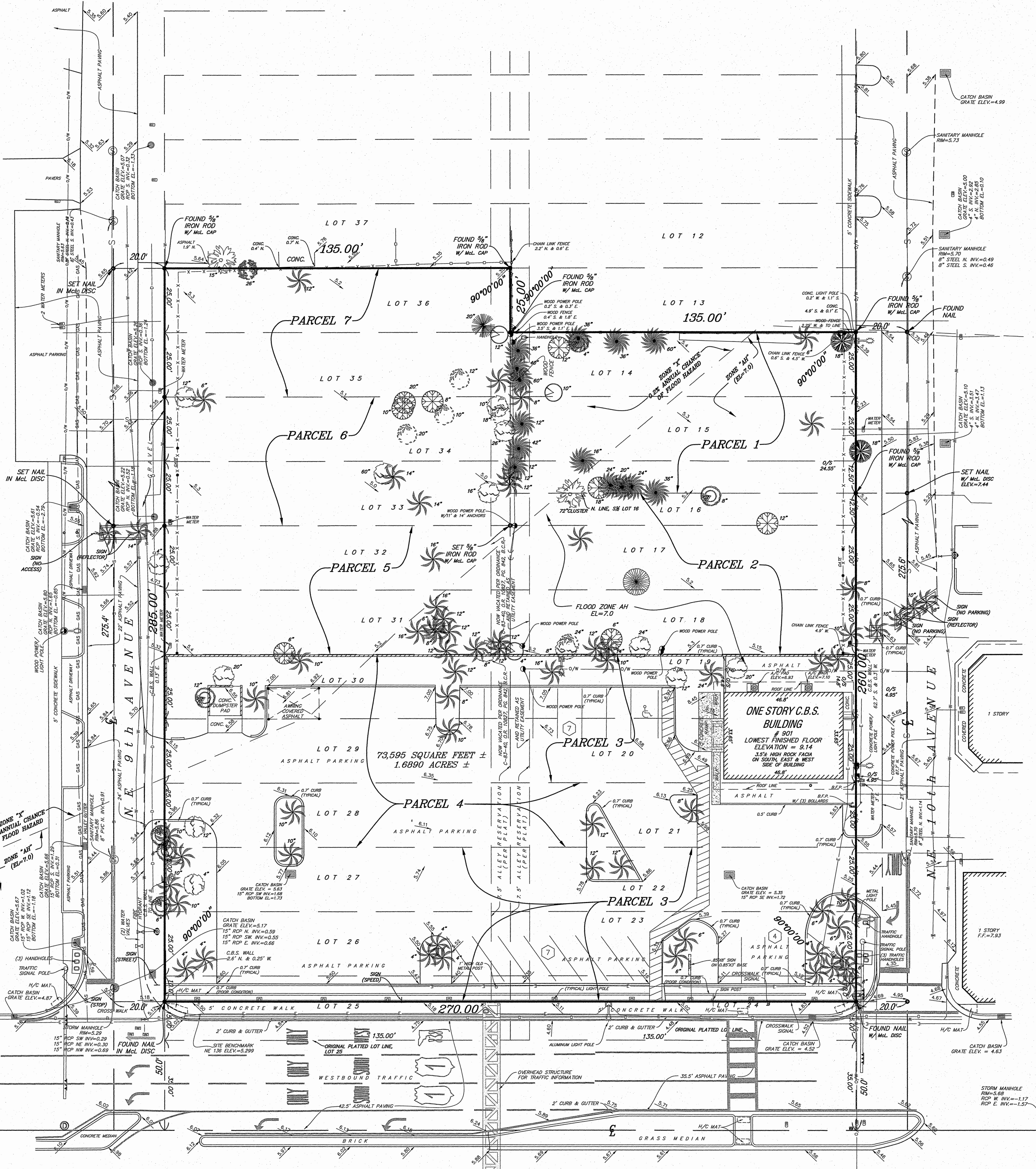
ALTA/NSPS LAND TITLE SURVEY
LOTS 14 THROUGH 36,
LESS RIGHT-OF-WAY,
BLOCK 177, PROGRESSO, P.B. 2, PG. 18, D.C.R.

Legal Description

PARCEL 1: Lots 14, 15 and the North 1/2 of Lot 16, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 2: Lots 17, 18 and the South 1/2 of Lot 16, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 3: Lots 19, 20, 22, 23, the North 10 feet of Lots 24 and 25 and all of Lots 26 and 27, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 4: Lots 21, 28, 29 and 30, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 5: Lots 31 and 32, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 6: Lots 33 and 34, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
PARCEL 7: Lots 35 and 36, Block 177, PROGRESSO, according to the map or plat thereof as recorded in Plat Book 2, Page 18, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 73,595 square feet or 1.6890 acres, more or less.



THIS SURVEY
Location Sketch
Not To Scale



TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
CARRIWAY TREE
CLUSTER OF PALM TREES
FICUS TREE
PALM TREE
GUMBO LIMBO
PINE TREE
MAHOGANY TREE
ROYAL POINCIANA
MANGO
UMBRELLA
OAK TREE
UNKNOWN TREE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plats. 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: City of Fort Lauderdale Benchmark #NE 136 ELEVATION = 5.262 (NAVD 88)
7) Elevations shown refer to North America Vertical Datum (1988), and are indicated thus: 2.42
8) This property lies in Flood Zone "X", (0.2% annual chance Flood Hazard) Elev=N/A and Flood Zone A.H. Elev=7.0 Per Flood Insurance Rate Map No. 12011C0369 H Dated: August 18, 2014, Community Panel No. 123105
9) Underground Utility locations shown hereon, if any, are based upon point 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.

TITLE NOTES

There are no other Easements, Road Reservations or Rights-of-ways of record affecting this property per Stewart Title Guaranty Company Title Search Report File # 2023-201, dated November 1, 2023 at 8:00 A.M.

- 1) Matters per Plat Book 2, Page 18 of the Public Records of Miami Dade County, Florida, affect this property and as shown
2) Easement and Ordinance per O.R. 18027, Page 842, B.C.F., affects this property and as shown.

ALTA/NSPS CERTIFICATION

TO:
220145 LLC, a Florida limited liability company
Melville Law, P.A.
Stewart Title Guaranty Company
This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
The fieldwork was completed on November 28, 2023.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS25269
FLORIDA CERTIFICATE OF AUTHORIZATION LB1817

Table with survey details: FIELD DATE (11-28-2023), FIELD BOOK NO. (GPS), FIELD BOOK PG. (N/A), FIELD CREW (C.W.), DRAWN (RDR), REVIEWED (SAM), DATE (11-28-2023), SCALE (1" = 20'), FILE NO. (15-120507-00), DWG. NO. (1 OF 1)

OFFICE NOTES
FIELD BOOK NO. LE# 248/7-9, TDS, PRINT, E.F.B., EFB, PRINT
JOB ORDER NO. T-9036, U-6891, U-8018, U-9419, U-9529, V-7722, 15-230507-00
CHECKED BY: E.J.J.S. RDR, JST, RDR
DRAWN BY: E.J.J.S. RDR, JST, RDR
REF. DWG.: 90-2-001
FILE NO.: 04-3-028 (23) NAVD 88

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

83-130/47

CERTIFICATION
I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 28 day of April, 1983
Ken L. Anderson, City Clerk

ORDINANCE NO. C-83-40

AN ORDINANCE VACATING, ABANDONING AND CLOSING THE 15-FOOT ALLEYS IN BLOCKS 173, 177, 178, 179 and 180, "PROGRESSO", AS RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LOCATED FROM EAST SUNRISE BOULEVARD TO N.E. 11TH STREET; BETWEEN 7TH, 8TH, 9TH, 10TH, 13TH AND 14TH AVES., AND NORTH OF EAST SUNRISE BLVD., WEST OF N.E. 7TH AVE., IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of January 19, 1983 (1-P-83), (2-P-83), (3-P-83), (4-P-83), (5-P-83), recommended the vacation, abandonment and closing of the below-described 15-foot alleys located from East Sunrise Boulevard to N.E. 11th Street, between 7th, 8th, 9th, 10th, 13th and 14th Aves., and north of East Sunrise Blvd., west of N.E. 7th Ave.; and

WHEREAS, the Board made such recommendation subject to the retention of the below-described alleys as utility easements; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on March 1, 1983, at 10 o'clock A.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such rights-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described alleys are hereby vacated, abandoned and closed and shall no longer constitute public rights-of-way:

The 15 foot alley reservation in Block 173, "PROGRESSO" as recorded in Plat Book 2 at Page 18 of the public records of Dade County, Florida;

TOGETHER with the 15-foot alley reservation in Block 177, "PROGRESSO", as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida;

TOGETHER with the 15-foot alley reservation in Block 178, "PROGRESSO", as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida;

TOGETHER with the 15-foot alley reservation in Block 179, "PROGRESSO", as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida;

TOGETHER with the 15-foot alley abutting Block 1, "RESUBDIVISION OF HORTON'S SUBDIVISION AND

C-83-40

FORM TO
CITY CLERK
P. O. BOX 14200
FT. LAUDERDALE, FLA.
33302

OFF REC 10827 PG 842

PT BK

PORTIONS OF THE EAST 1/2 OF BLOCK 180 - "PROGRESSO", as recorded in Plat Book 34 at Page 35 of the Public Records of Broward County, Florida AND abutting Lots 14 through 17 inclusive, the North 10 feet of Lot 18, Block 180, "PROGRESSO", as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida.

Location: From East Sunrise Boulevard to N. E. 11th Street; between 7th, 8th, 9th, 10th, 13th and 14th Avenues, and north of East Sunrise Boulevard, west of N.E. 7th Avenue.

SECTION 2. That utility easements are hereby retained by the City over all of the property being vacated, abandoned and closed, said property being more fully described in Section 1.

SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

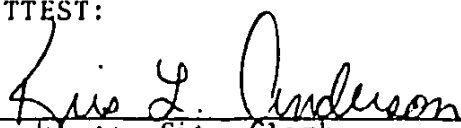
SECTION 6. That this Ordinance shall be effective ten days from the date of final passage.

PASSED FIRST READING this the 1st day of March, 1983.
PASSED SECOND READING this the 15th day of March, 1983.



Mayor-Commissioner
Robert A. Dressler

ATTEST:



Asst. City Clerk
Kris L. Anderson

1438g

C-83-40

RECORDED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

OFF 10827 PG 843