

M.D. O.K.

# SKETCH AND DESCRIPTION

REZONING FROM GENERAL INDUSTRIAL (I) DISTRICT TO  
NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE EAST (NWRAC-MUE)

## DESCRIPTION:

LOTS 2 THROUGH 18, AND LOTS 31 THROUGH 48, BLOCK 325, AND LOTS 18 AND 31, BLOCK 324 AND THAT PORTION OF RIGHT-OF-WAY LYING ADJACENT TO SAID LOTS, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 87°41'41" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 160.00 FEET TO A POINT ON A LINE LYING AND BEING 25.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 6TH AVENUE; THENCE SOUTH 02°08'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 400.00 FEET; THENCE NORTH 87°41'41" EAST, A DISTANCE OF 325.00 FEET TO A POINT ON A LINE LYING AND BEING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID BLOCK 324, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 5TH AVENUE, WITH THE LAST CALL BEING ALONG THE NORTH LINE OF LOTS 31 AND 18, BLOCK 324; THENCE SOUTH 02°08'53" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 87°41'41" WEST, A DISTANCE OF 645.00 FEET TO A POINT ON A LINE LYING AND BEING 25.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 7TH AVENUE, WITH THE LAST CALL BEING ALONG THE SOUTH LINE OF LOTS 18 AND 31, BLOCK 324, AND THE SOUTH LINE OF LOTS 18 AND 31, BLOCK 325; THENCE NORTH 02°08'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 470.00 FEET TO A POINT ON A LINE LYING AND BEING 20.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 325, SAID PARALLEL LINE BEING THE CENTERLINE OF NORTHWEST 7TH STREET; THENCE NORTH 87°41'41" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 160.00 FEET; THENCE SOUTH 02°08'53" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 151,327 SQUARE FEET (3.47 ACRES) MORE OR LESS.

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 325 WITH AN ASSUMED BEARING OF N 87°41'41" E.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF SIX (6) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 6

REVISIONS	DATE	BY	CKD	
CORRECT TYPO IN LEGAL	7/24/2020	RM	TD	

**THEODORE DAVID**  
2020.07.24  
08:18:30 -04'00'

David & Gerchar, Inc.  
Surveyors & Mappers  
12750 N.W. 40th Street, Bay 1  
Coral Springs, FL 33065  
(954) 340-4025  
Theodore J. David, P.S.M.  
Florida Registration No. 0821

THIS FIRM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THEODORE J. DAVID, ON 07/24/2020 AT 08:18:30. THIS SEAL IS VALID FOR 180 DAYS. IF THIS SEAL IS NOT VALID, THE DOCUMENT IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY HAVE THIS SEAL. THE SEAL IS AN ELECTRONIC SIGNATURE AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**THEODORE J. DAVID FOR THE FIRM**  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5821  
DAVID & GERCHAR, INC. LB#6935

**PORTION OF  
BLOCKS  
324 & 325**

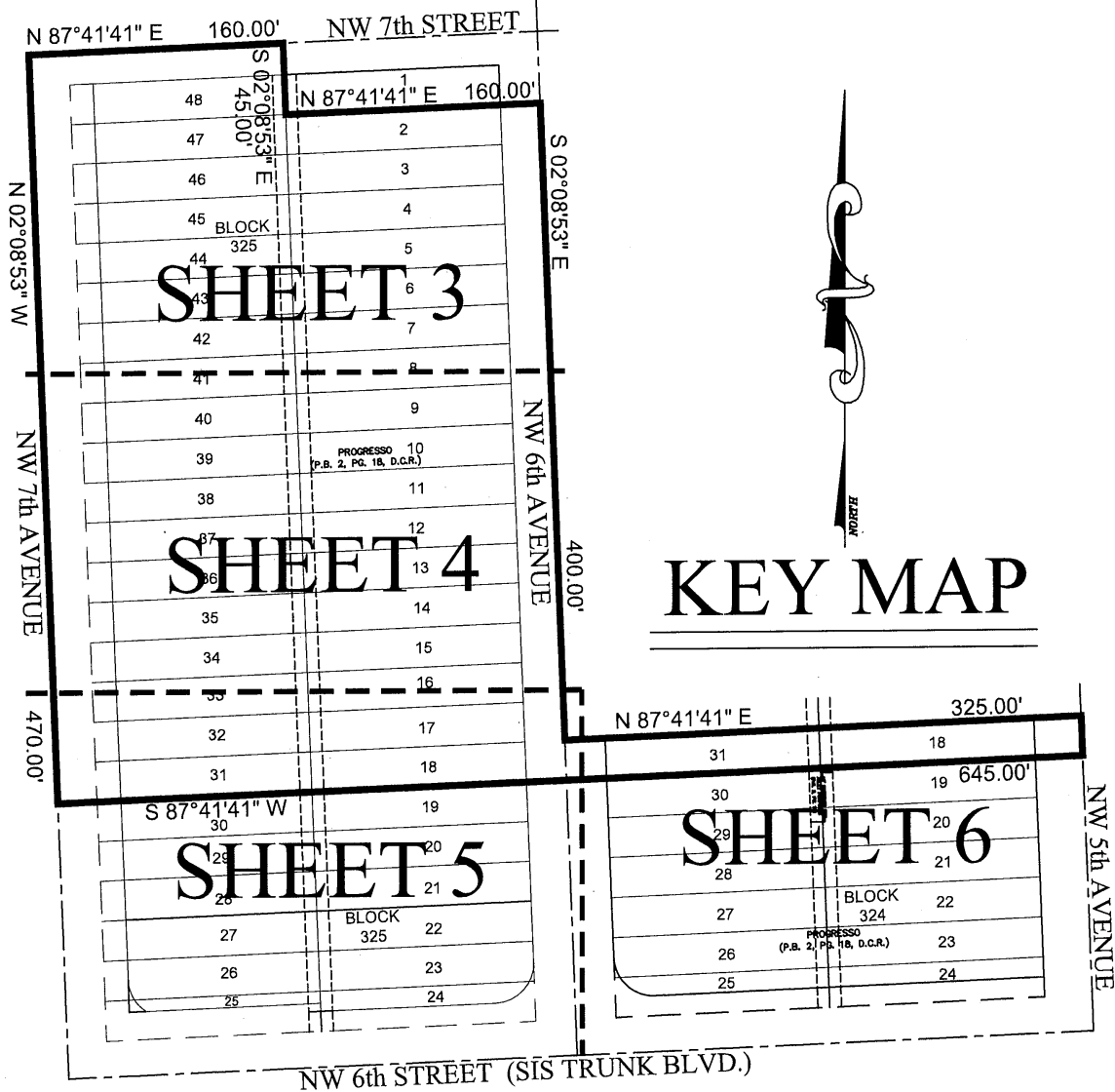
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FB/PG:	N/A	CAD. FILE:	F:\dwgs\19-jobs\19-031\Sketch and Descriptions
DRAWN BY:	RM	DATE:	03/25/20
CKD. BY:	TD	PROJ. FILE:	19-031

**DAVID &  
GERCHAR,**

**SURVEYORS AND MAPPERS**

12750 N.W. 40th Street, Bay 1  
Coral Springs, Florida 33065  
(954) 340-4025 • email: ted@davidandgerchar.com

# SKETCH AND DESCRIPTION



THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 6

REVISIONS	DATE	BY	CKD

**PORTION OF  
BLOCKS  
324 & 325**

SCALE:

N/A

FB/PG:

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RM

CKD. BY:

TD

JOB NO:

19-032 A

CAD. FILE: F:\dwgs\  
19-jobs\19-031\  
Sketch and Descriptions

DATE:

03/25/20

PROJ. FILE:

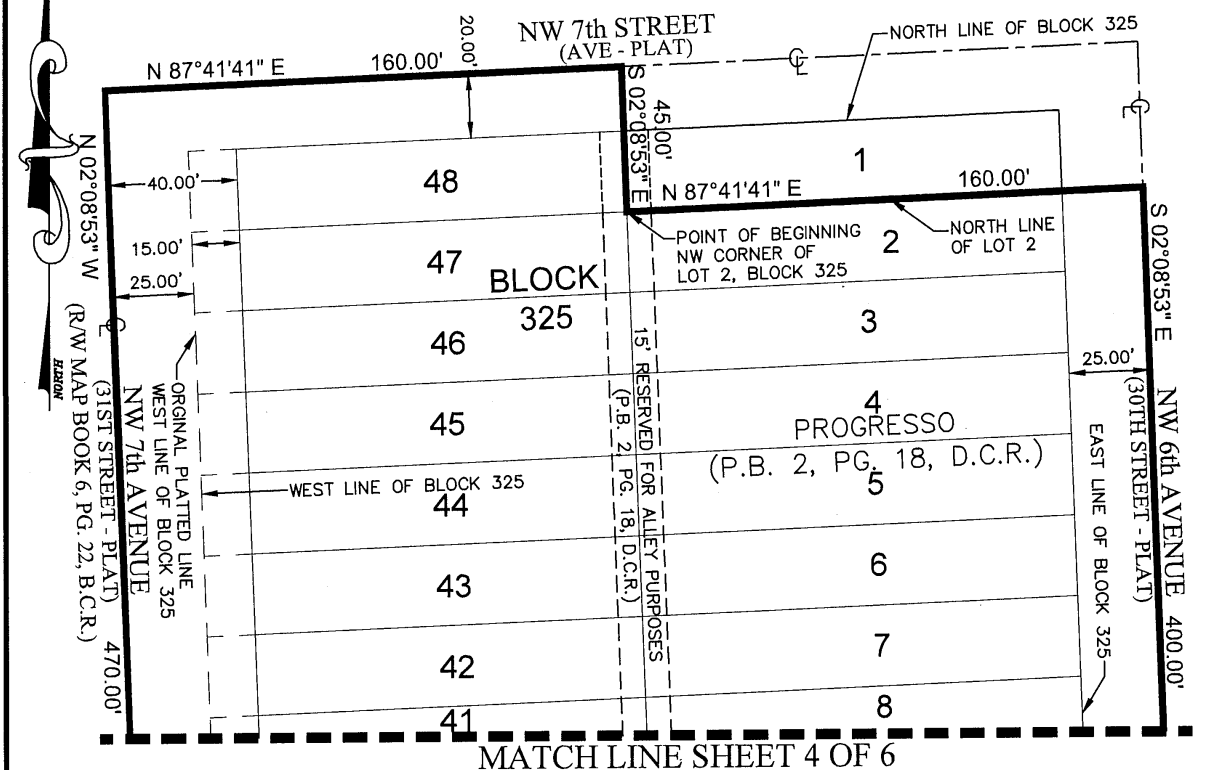
19-031

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M.D.O.K.

# SKETCH AND DESCRIPTION



## LEGEND:

D.C.R. DADE COUNTY RECORDS  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 P.B. PLAT BOOK  
 P. PAGE  
 C.L. CENTERLINE  
 R/W RIGHT-OF-WAY  
 B.C.R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

SHEET 3 OF 6

REVISIONS	DATE	BY	CKD

**PORTION OF  
BLOCKS  
324 & 325**

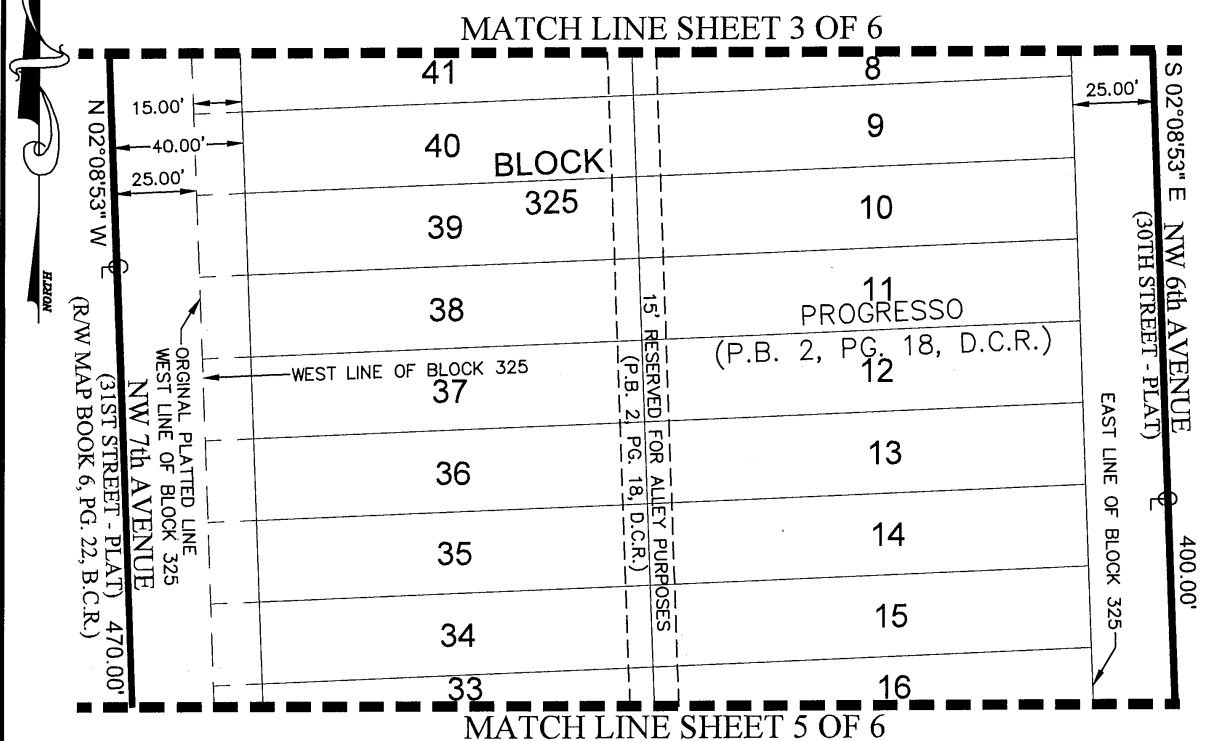
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FB/PG: N/A  
DRAWN BY: RM  
CKD. BY: TD

JOB NO:  
19-032 A  
CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions  
DATE: 03/25/20  
PROJ. FILE: 19-031

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- P. B. PLAT BOOK
- PG. PAGE
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- B. C. R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

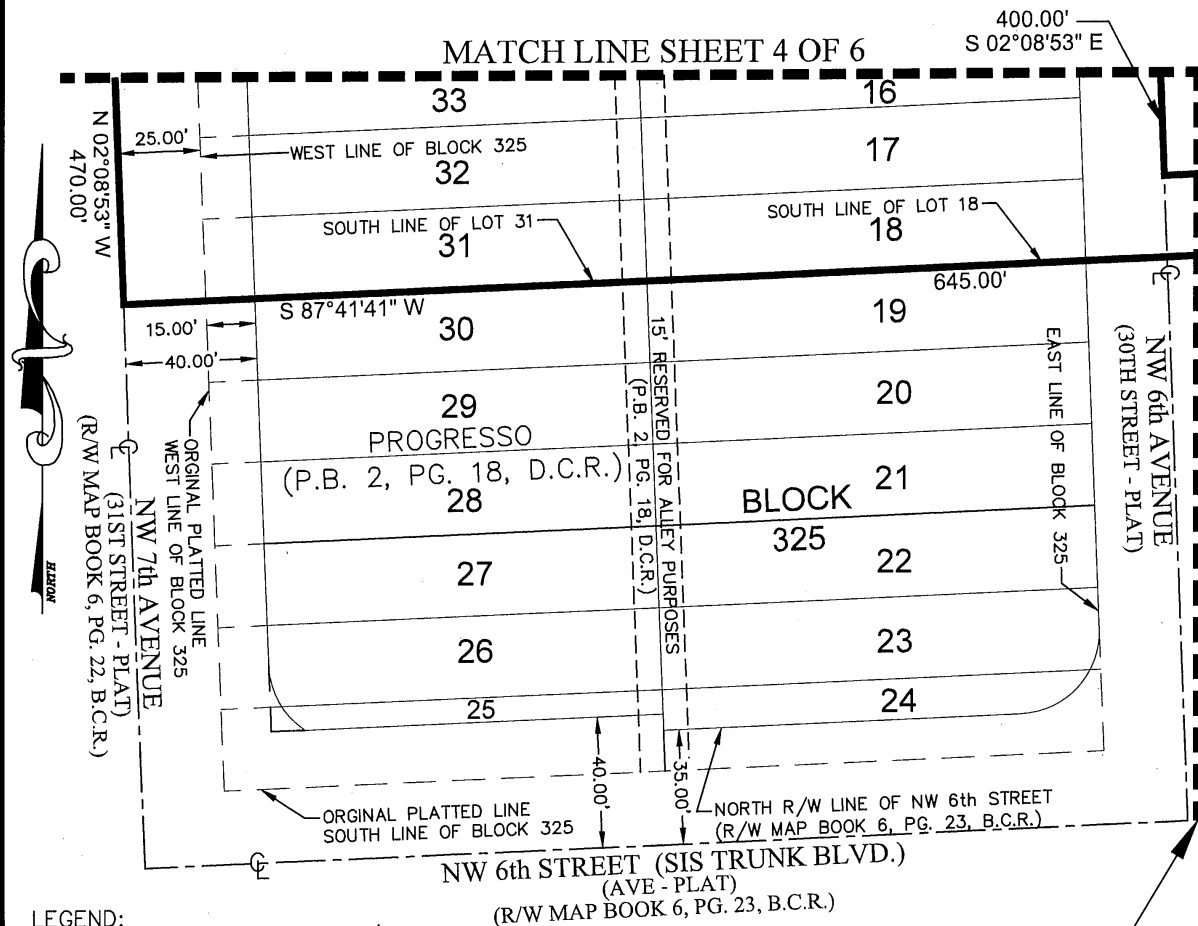
SHEET 4 OF 6

REVISIONS	DATE	BY	CKD

<h2>PORTION OF BLOCKS 324 &amp; 325</h2>	SCALE:	JOB NO:	<h2>DAVID &amp; GERCHAR, INC.</h2> <p><b>SURVEYORS AND MAPPERS</b></p> <p>12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com</p>
	1" = 50'	19-032 A	
	FB/PG:	CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions	
	N/A	DATE:	
	03/25/20	PROJ. FILE:	
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R/W	RIGHT-OF-WAY
B. C. R.	BROWARD COUNTY RECORDS

MATCH LINE SHEET 6 OF 6

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SHEET 5 OF 6

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BLOCKS  
324 & 325

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JOB NO:  
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CAD. FILE: F:\dwgs\  
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Sketch and Descriptions

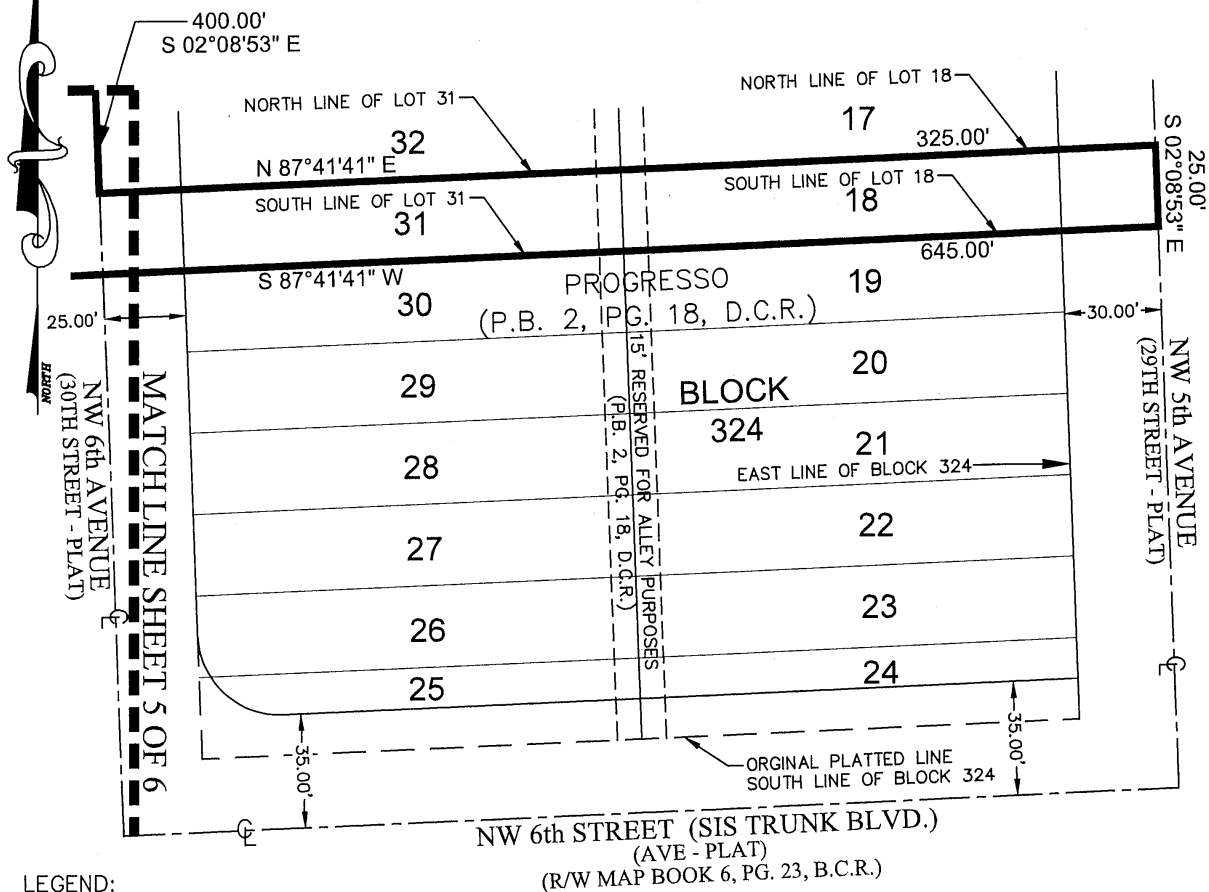
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SHEET 6 OF 6

REVISIONS	DATE	BY	CKD

PORTION OF  
BLOCKS  
324 & 325

SCALE:

1"= 50'

FB/PG:

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