

## 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	<h1 style="text-align: center;">PORTION OF BLOCKS 324 &amp; 325</h1>
CORRECT TYPO IN LEGAL	7/24/2020	RM	TD	

Theodore David  
2020.07.24  
08:18:30 -04'00'



David & Gerchar, Inc.  
Surveyors & Mappers  
Universal Business, Inc. 0035  
12075 N.W. 40th Street, Bay 1  
Coral Springs, FL 33065  
(954) 340-4025  
Theodore J. David, P.S.M.  
Hardy Registration No. 5821

SCALE: N/A

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

## DAVID & GERCHAR,

**SURVEYORS AND MAPPERS**

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

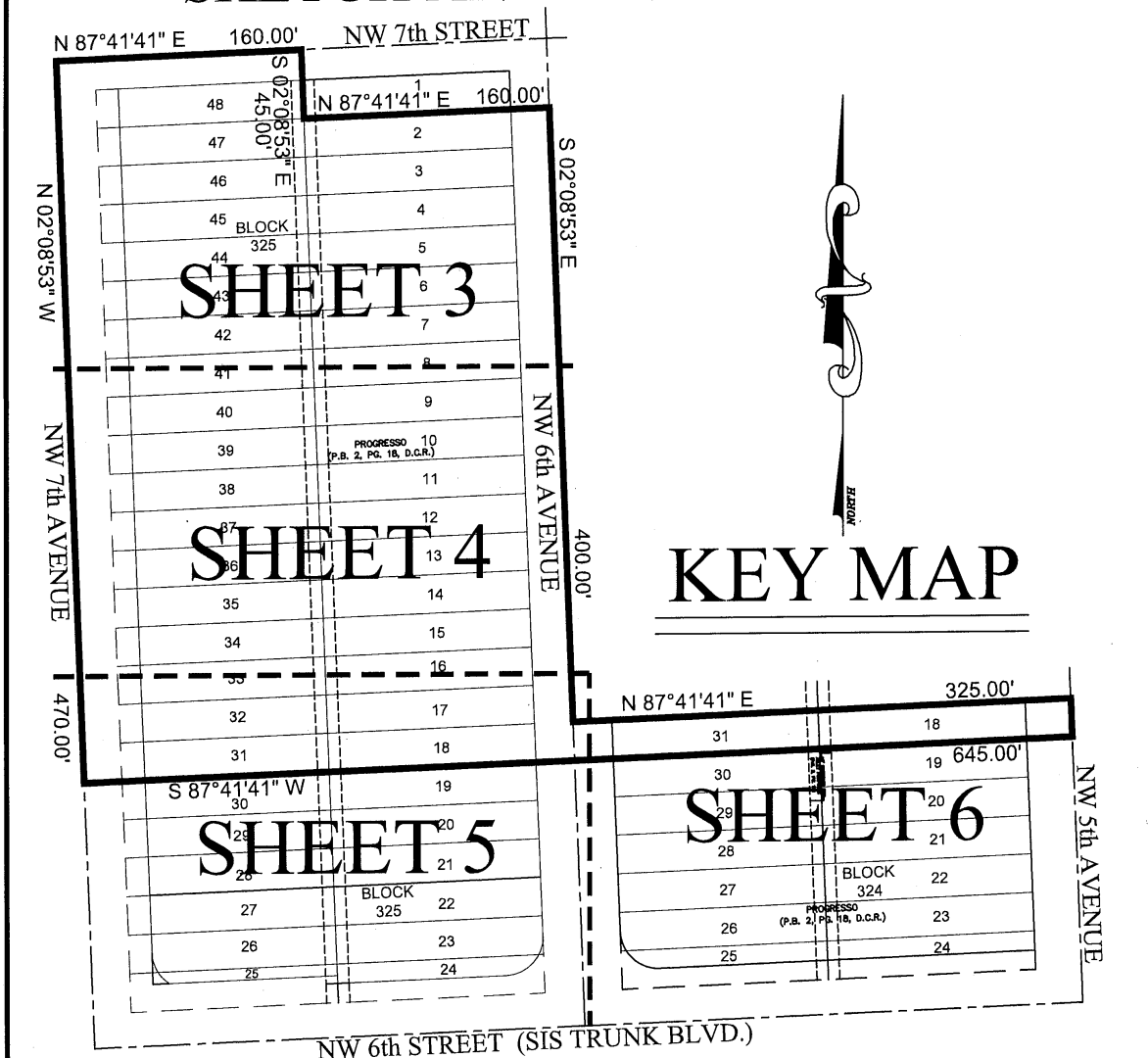
THIS FIRM HAS BEEN ELECTRONICALLY LICENSED AND BONDED BY THE STATE OF FLORIDA. ORIGIN, ON 7/24/2020 08:18:30. THIS SEAL IS NON-RENEWABLE AND NON-TRANSFERABLE.

PHOTOCOPYED OR REPRODUCED WITHOUT PERMISSION OF THE SURVEYOR OR FIRM IS PROHIBITED. THIS SEAL AND ANY OTHER SEAL MUST BE VERIFIED ON ANY ELECTRONIC COPY.

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



# SKETCH AND DESCRIPTION



THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 6

REVISIONS	DATE	BY	CKD

**PORTION OF  
BLOCKS  
324 & 325**

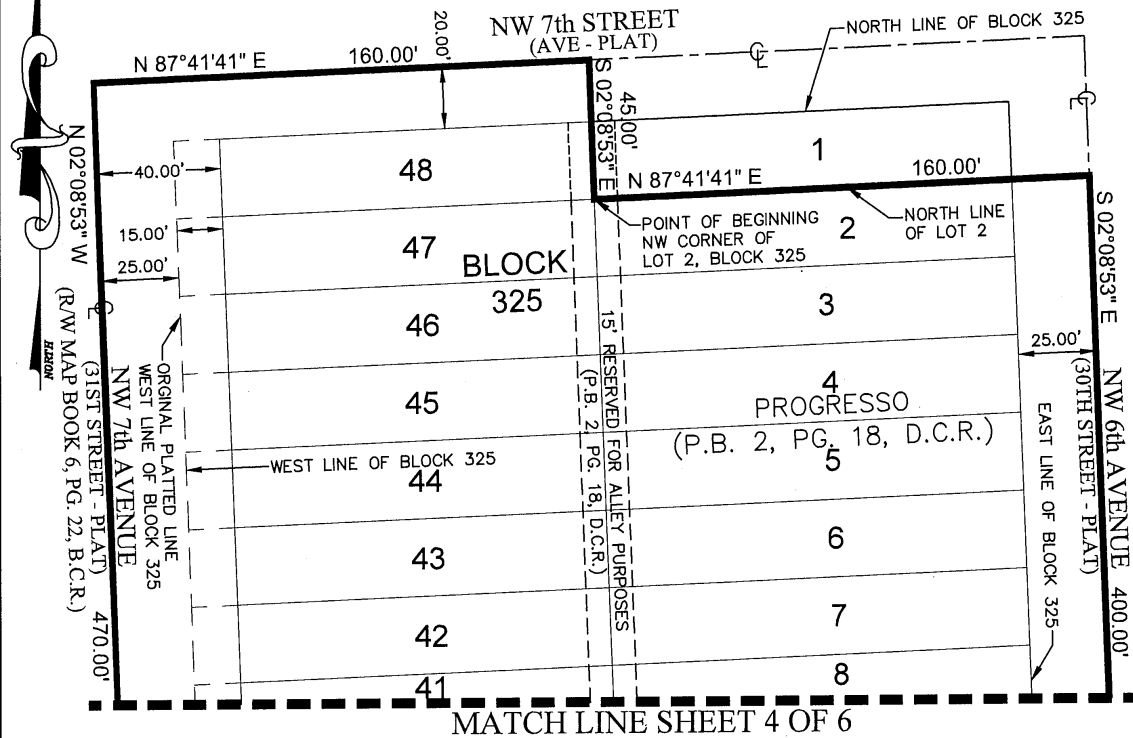
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DRAWN BY:	RM	DATE:	03/25/20
CKD. BY:	TD	PROJ. FILE:	19-031

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GERCHAR, INC.**  
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Coral Springs, Florida 33065  
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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  
PG. PAGE  
CL 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

SCALE:  
1"= 50'  
FB/PG: N/A  
DRAWN BY: RM  
CKD. BY: TD

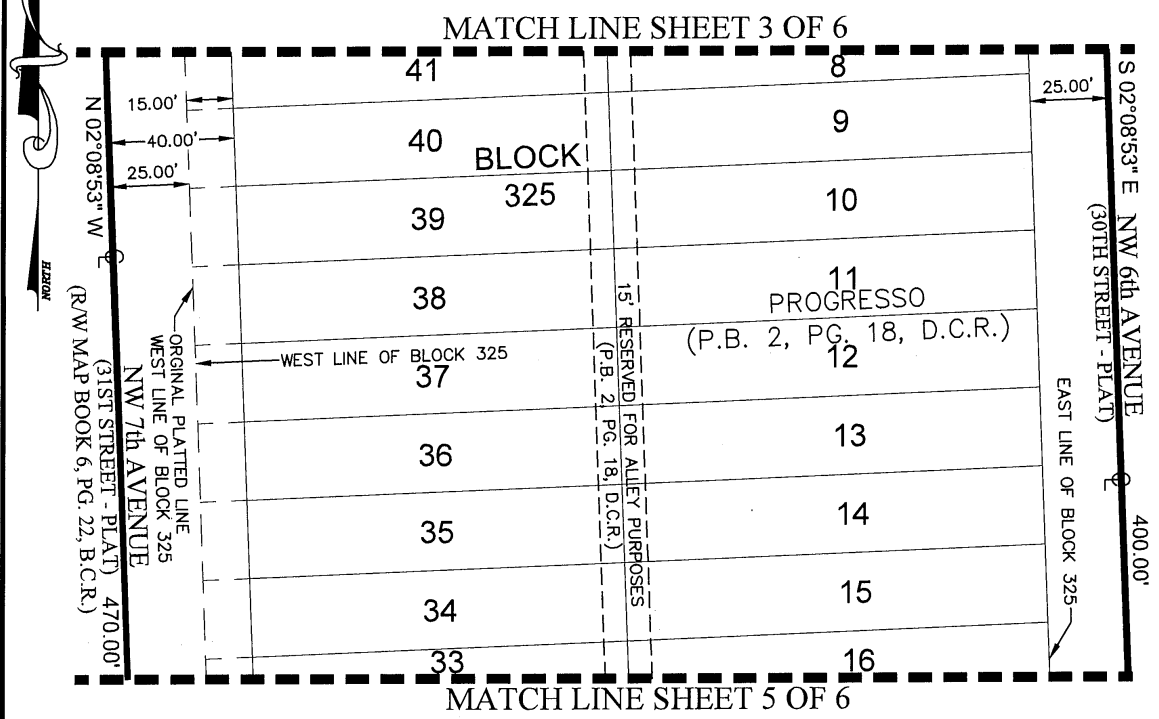
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19-032 A  
CAD. FILE: F:\dwgs\19-jobs\19-031\Sketch and Descriptions  
DATE: 03/25/20  
PROJ. FILE: 19-031

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m. D. v. k.

# SKETCH AND DESCRIPTION



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

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SHEET 4 OF 6

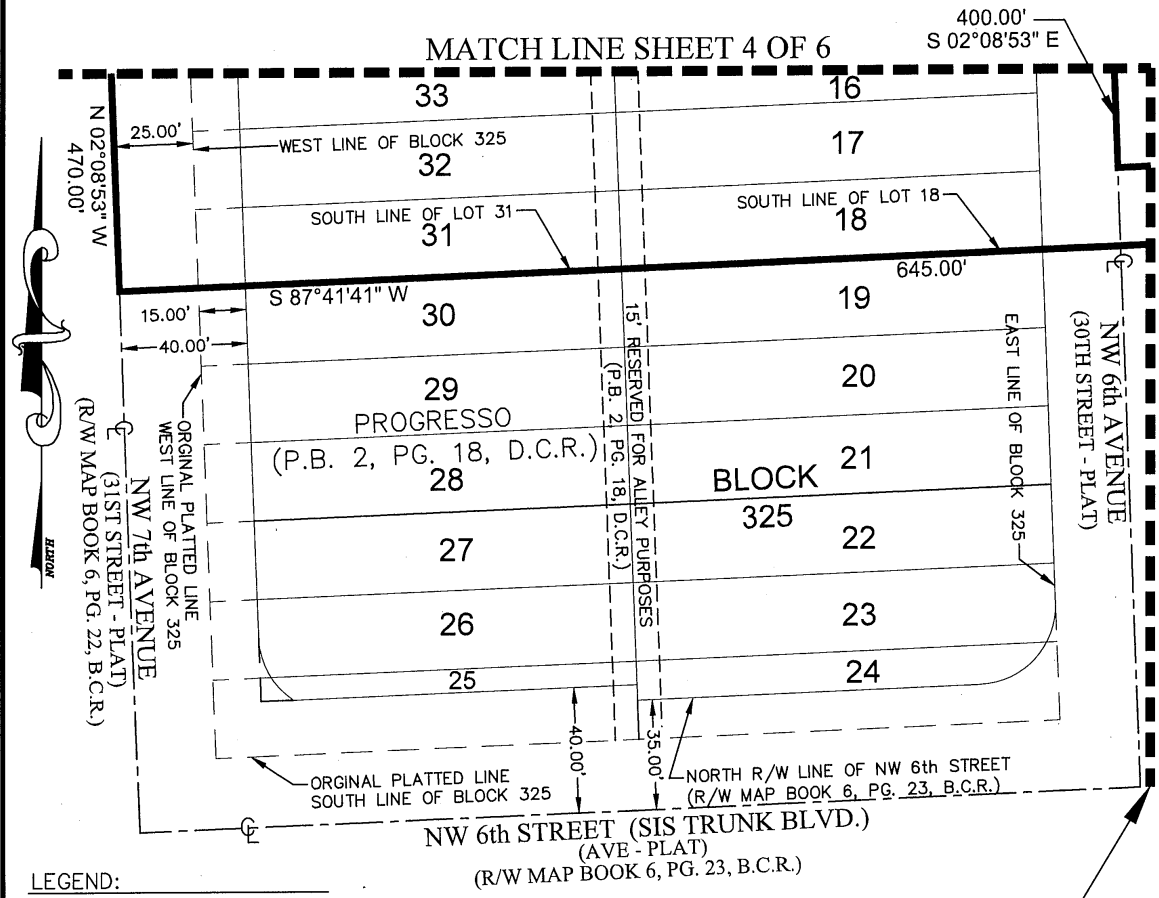
REVISIONS	DATE	BY	CKD

PORTION OF BLOCKS 324 & 325	SCALE: 1"= 50'	JOB NO: 19-032 A	<b>DAVID &amp; GERCHAR, INC.</b> SURVEYORS AND MAPPERS 12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com
	FB/PG: N/A	CAD. FILE: F:\dwgs\ 19-jobs\19-031\ Sketch and Descriptions	
	DRAWN BY: RM	DATE: 03/25/20	
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M.D.O.K

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  - CL CENTERLINE
  - R/W RIGHT-OF-WAY
  - B. C. R. BROWARD COUNTY RECORDS

MATCH LINE SHEET 6 OF 6

THIS IS NOT A SKETCH OF SURVEY

SHEET 5 OF 6

REVISIONS	DATE	BY	CKD

PORTION OF  
BLOCKS  
324 & 325

SCALE:  
1"= 50'

FB/PG:  
N/A

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JOB NO:  
19-032 A

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

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GERCHAR, INC.

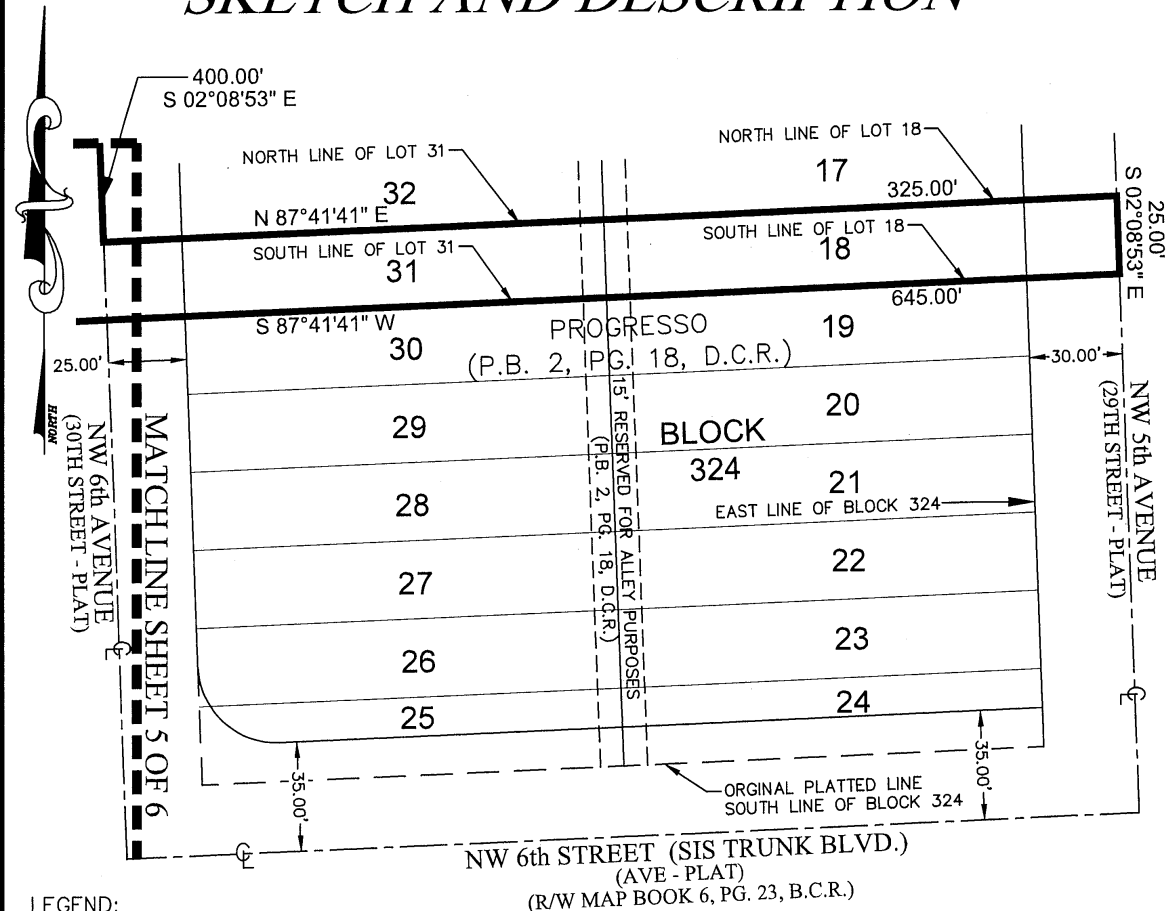
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# SKETCH AND DESCRIPTION



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SHEET 6 OF 6

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PORTION OF  
BLOCKS  
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