

M. D. O.K.

LEGAL DESCRIPTION

A portion of N.E. 8th Street(Platted as Avenue "C") 40' Right-of-Way as dedicated by PROGRESSO according to the plat thereof as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida, described as follows:

BEGINNING at the Southwest corner of Block 257 of said plat run-South 02°34'17" West, 40.00 feet to an intersection with the southerly Right-of-Way line of said N.E. 8th Street;

thence run South 87°23'38" East along the southerly Right-of-Way line of said N.E. 8th Street, 127.50 feet;

thence run North 02°34'17" East, 40.00 feet to an intersection with the northerly Right-of-Way line of said N.E. 8th Street;

thence run North 87°23'38" West (basis of bearings on an assumed meridian) along the northerly Right-of-Way line of said N.E. 8th Street, 127.50 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

NOTES:

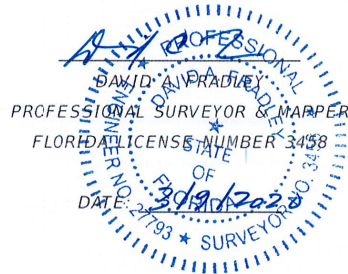
- NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.
- THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT BOTH SHEETS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

PREPARED BY:



PROPOSED VACATION PORTION OF N.E. 8TH STREET
40' RIGHT-OF-WAY PER PLAT BOOK 2, PAGE 18, DCR

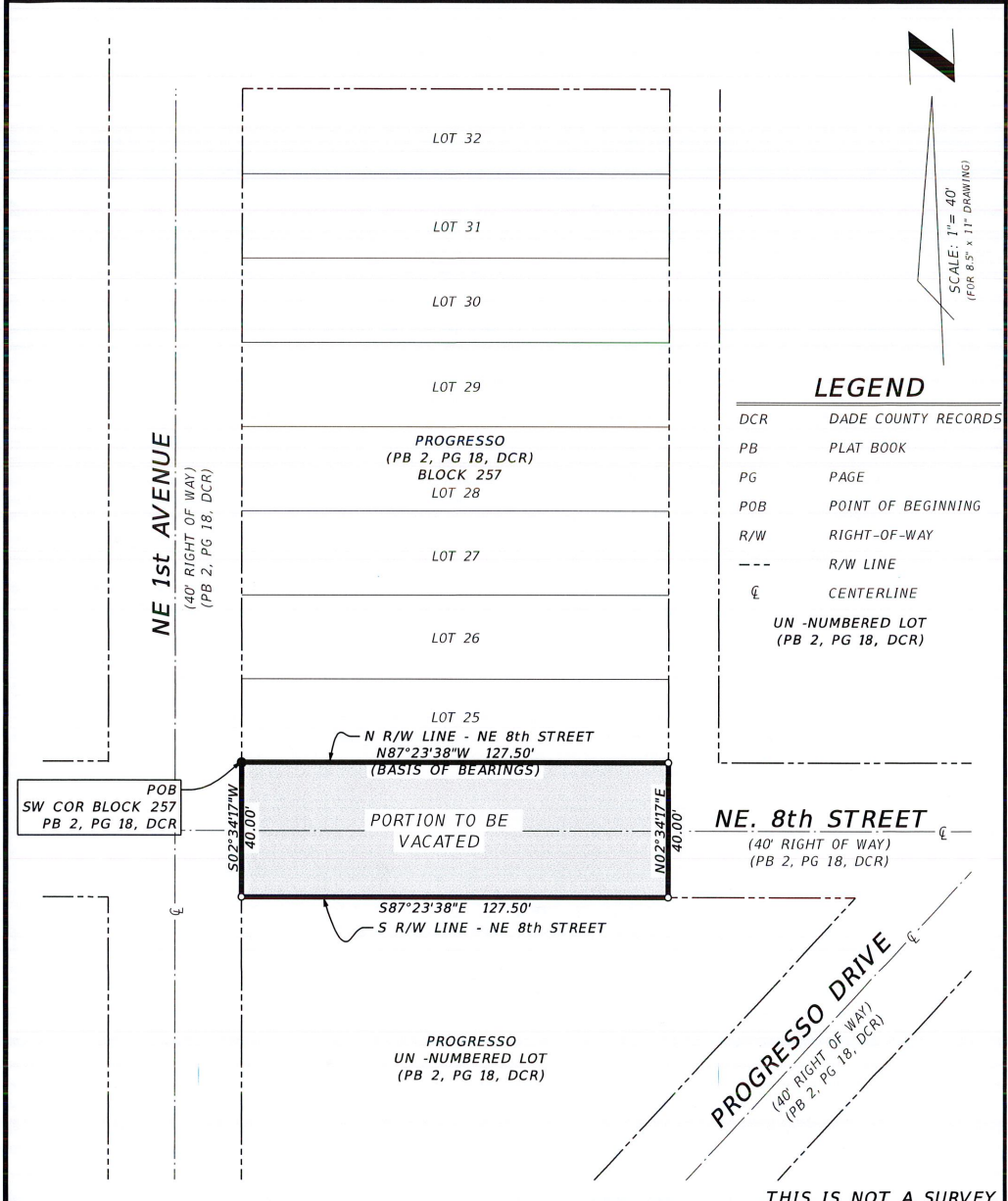
W **WINNINGHAM & FRADLEY, INC.**
 ENGINEERS • PLANNERS • SURVEYORS
 111 N.E. 44th STREET • OAKLAND PARK, FL 33334
 954-771-7440 (IN) 954-771-0289 • E2B 00022995 • LE3 00022995

SKETCH & DESCRIPTION

DESIGNED: AMF	DATE: 06/17/19	PUBLISHED: 3/6/2020, 3:08:34 PM
DRAWN: AMF	DATE: 06/17/19	PROJECT NUMBER
CHECKED: DAF	DATE: 06/17/19	19019 SHEET 1

J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\Overall RW Vacation_Sketch & Legal.dgn\Sheet 1 - Legal

M.D. dk



LEGEND

- DCR DADE COUNTY RECORDS
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- R/W LINE
- ⊕ CENTERLINE
- UN -NUMBERED LOT
(PB 2, PG 18, DCR)

THIS IS NOT A SURVEY

<p>PROPOSED VACATION PORTION OF N.E. 8TH STREET 40' RIGHT-OF-WAY PER PLAT BOOK 2, PAGE 18, DCR</p> <p>SKETCH & DESCRIPTION</p>			
	DESIGNED: AMF	DATE: 06/17/19	PUBLISHED: 3/6/2020, 3:08:58 PM
	DRAWN: AMF	DATE: 06/17/19	PROJECT NUMBER 19019
CHECKED: DAF	DATE: 06/17/19		

J:\2019\5019-NE 8th Street Vacation\CAD\SRP\Legals\Overall RW Vacation_Sketch & Legal\dgrtSheet 2 - Sketch1

m.d. o.k.

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BEGINNING at the Southwest corner of Block 257 of said plat run South 02°34'17" West, 40.00 feet to an intersection with the southerly Right-of-Way line of said N.E. 8th Street;

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Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

NOTES:

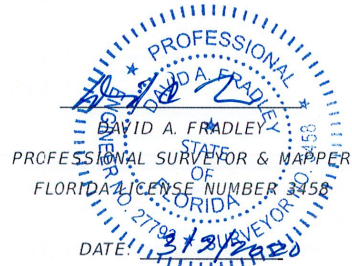
- NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.
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I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

PREPARED BY:



**40' NON-EXCLUSIVE UTILITY,
PEDESTRIAN WALKWAY, AND
EMERGENCY VEHICLE ACCESS EASEMENT**

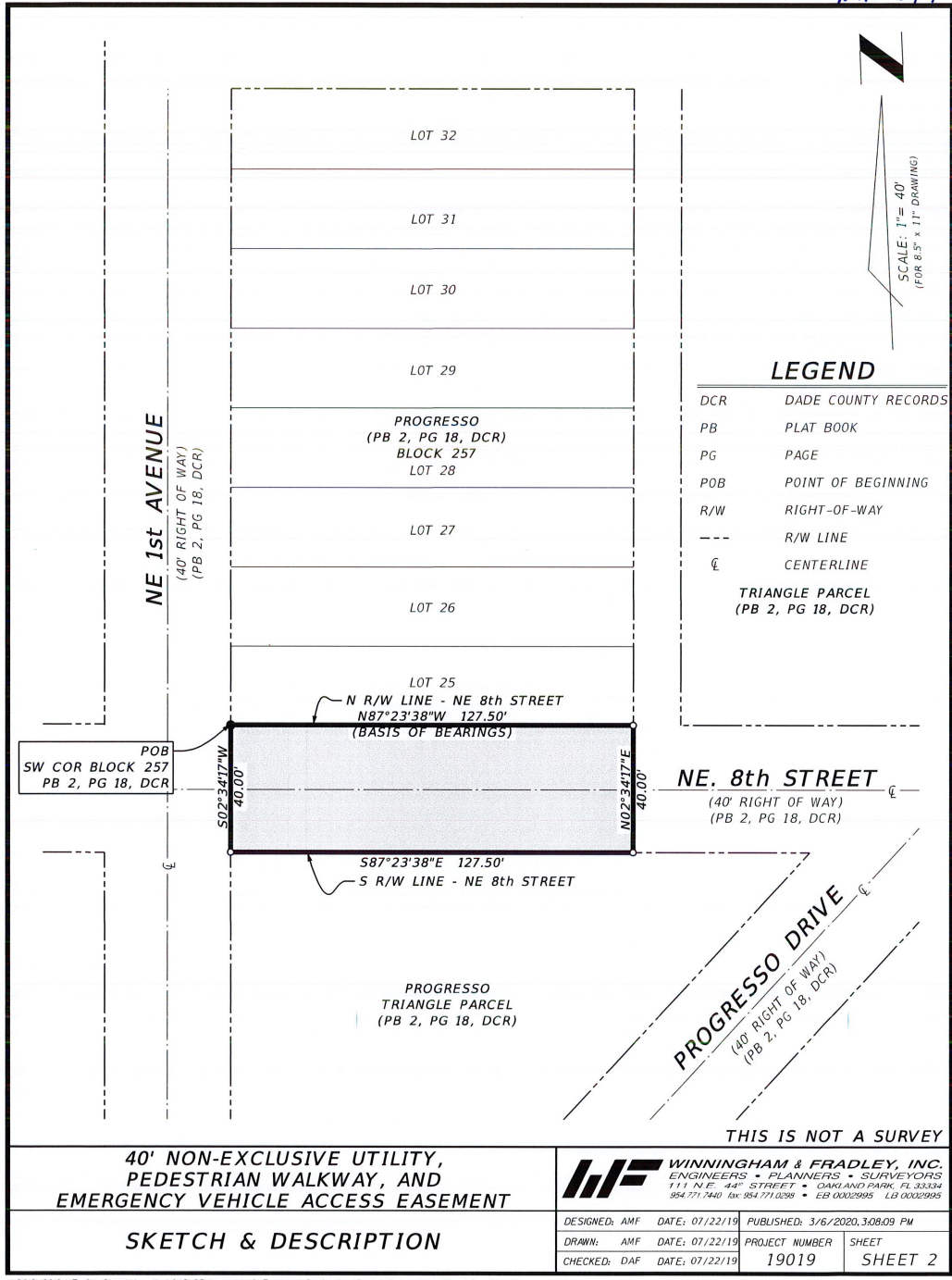
WF WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
954-771-7442 FAX: 954-771-0289 • ESB 00025995 LG 00025995

SKETCH & DESCRIPTION

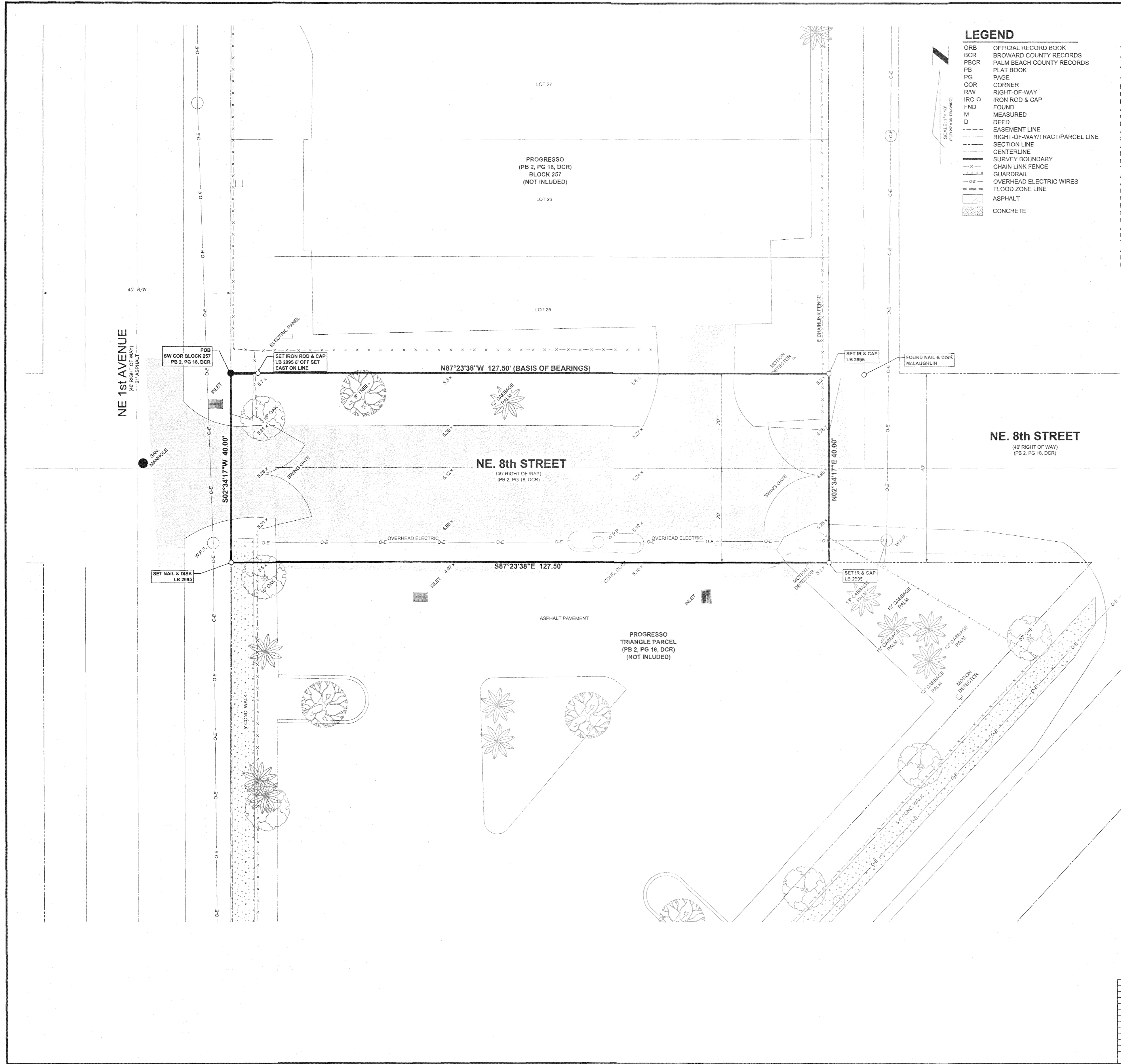
DESIGNED: AMF	DATE: 07/22/19	PUBLISHED: 3/6/2020, 3:07:19 PM
DRAWN: AMF	DATE: 07/22/19	PROJECT NUMBER
CHECKED: DAF	DATE: 07/22/19	19019 SHEET 1

J:\2019\93019-NE 8th Street VacatIon\CAD\SRV\Legals\40' Easement Dedication_Sketch & Legal.dgn(Sheet 1 - Legal)

M.D. O.K.



J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\40' Easement Dedication_Sketch & Legal.dgn\Sheet 2 - Sketch

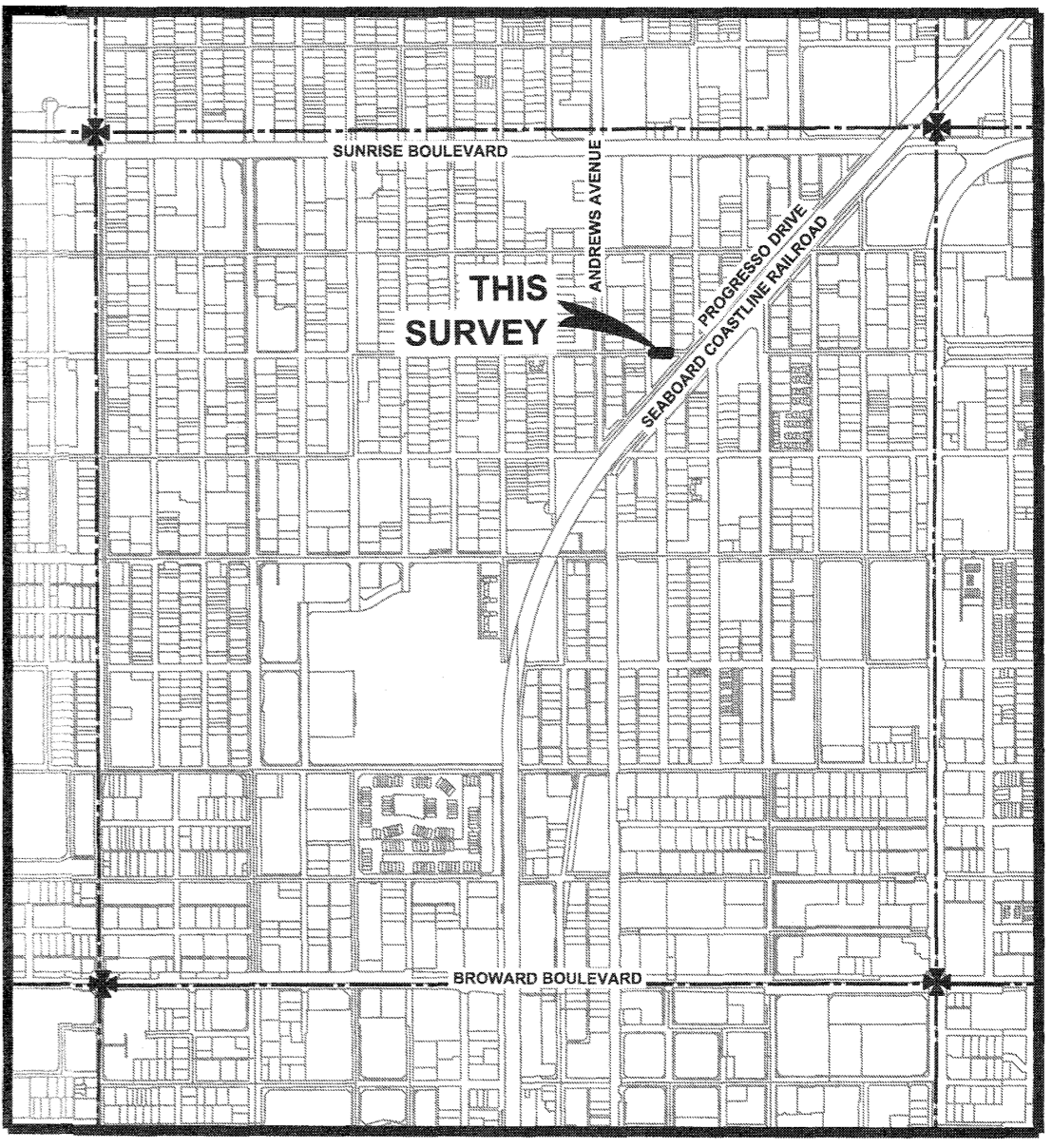


- LEGEND**
- ORB OFFICIAL RECORD BOOK
 - BCR BROWARD COUNTY RECORDS
 - PBCR PALM BEACH COUNTY RECORDS
 - PB PLAT BOOK
 - PG PAGE
 - COR CORNER
 - R/W RIGHT-OF-WAY
 - IRC O IRON ROD & CAP
 - FND FOUND
 - M MEASURED
 - D DEED
 - EASEMENT LINE
 - - - RIGHT-OF-WAY/TRACT/PARCEL LINE
 - SECTION LINE
 - CENTERLINE
 - SURVEY BOUNDARY
 - - - CHAIN LINK FENCE
 - - - GUARDRAIL
 - - - OVERHEAD ELECTRIC WIRES
 - FLOOD ZONE LINE
 - ASPHALT
 - CONCRETE

CERTIFIED TO:

- HOLMAN AUTOMIVE INC.
- CITY OF FORT LAUDERDALE
- GREENSPOON MARDER, LLC

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN AMERICAN LAND TITLE ASSOCIATION TITLE COMPANY TITLE COMMITMENT NO. CDS# LF1587 DATED AS OF 07/19/2018 IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 AND 4 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS ALSO MADE IN ACCORDANCE WITH THE STATE OF FLORIDA MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS."



LOCATION MAP
SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST
SCALE: 1" = 1000'

LEGAL DESCRIPTION:

A PORTION OF N.E. 8' STREET 40' RIGHT-OF-WAY AS DEDICATED BY PROGRESSO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 257 OF SAID PLAT RUN SOUTH 02°34'17" WEST, 40.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8' STREET;

THENCE RUN SOUTH 87°23'38" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8' STREET, 127.50 FEET;

THENCE RUN NORTH 02°34'17" EAST, 40.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8' STREET;

THENCE RUN NORTH 87°23'38" WEST (BASIS OF BEARINGS ON AN ASSUMED MERIDIAN) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8' STREET, 127.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP HAS DETERMINED THE HEREON DESCRIBED LANDS TO BE SITUATED IN FLOOD ZONE X (NOT A SPECIAL FLOOD HAZARD AREA) AS SHOWN ON MAP PANEL NO. 1201103369H EFFECTIVE DATE 8-18-2014.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
3. THIS SURVEY COMPLIES WITH STANDARDS FOR A BOUNDARY SURVEY AS SET FORTH IN CHAPTER 6J-17.050-.052 FLORIDA ADMINISTRATIVE CODE
4. ELEVATIONS SHOWN ARE PREFIXED WITH A PLUS SIGN AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)
5. BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN.
6. DESCRIPTION AS INDICATED HEREON FURNISHED BY CLIENT. THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 7675879
COMMITMENT DATE: 07/25/2018 AT 06:00 AM

2. ENCROACHMENT AGREEMENT RECORDED FEBRUARY 11, 1987 RECORDED IN OFFICIAL RECORD BOOK 14936, PAGE 490.
AFFECTS PROPERTY - NOT SHOWN - BLANKET IN NATURE

BY: *David A. Fradley*
DAVID A. FRADLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 3458

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALTA/NSPS SURVEY
N.E. 8th STREET
"PROGRESSO" PLAT BOOK 2-18
DADE COUNTY RECORDS

FIELD PERSON(S)	FJL/RJB
FIELD DATE(S)	07/02/2019
FIELD BOOK(S)	1164
PAGE(S)	43
DATA COLLECTOR	FILE(S): N/A
DRAWN	AMF
CHECKED	DAF
PUBLISHED	2/3/2020, 8:39:54 AM
PROJECT NUMBER	19019
SHEET	1 OF 1

111 N.E. 44th STREET
OWLAND PARK, FL 33334
954.771.7440 fax: 954.771.0298
WEB: WWW.WINNFRAD.COM
EB 0002995 LB 0002995

REVISIONS	DATE	DRAWN	CHECKED	F.B./P.G.

120191013 NE 8th Street (vector) CAD07019.dwg 10/18/2019



SCALE: 1" = 100'
 1/8" = 10'

AERIAL
EXHIBIT

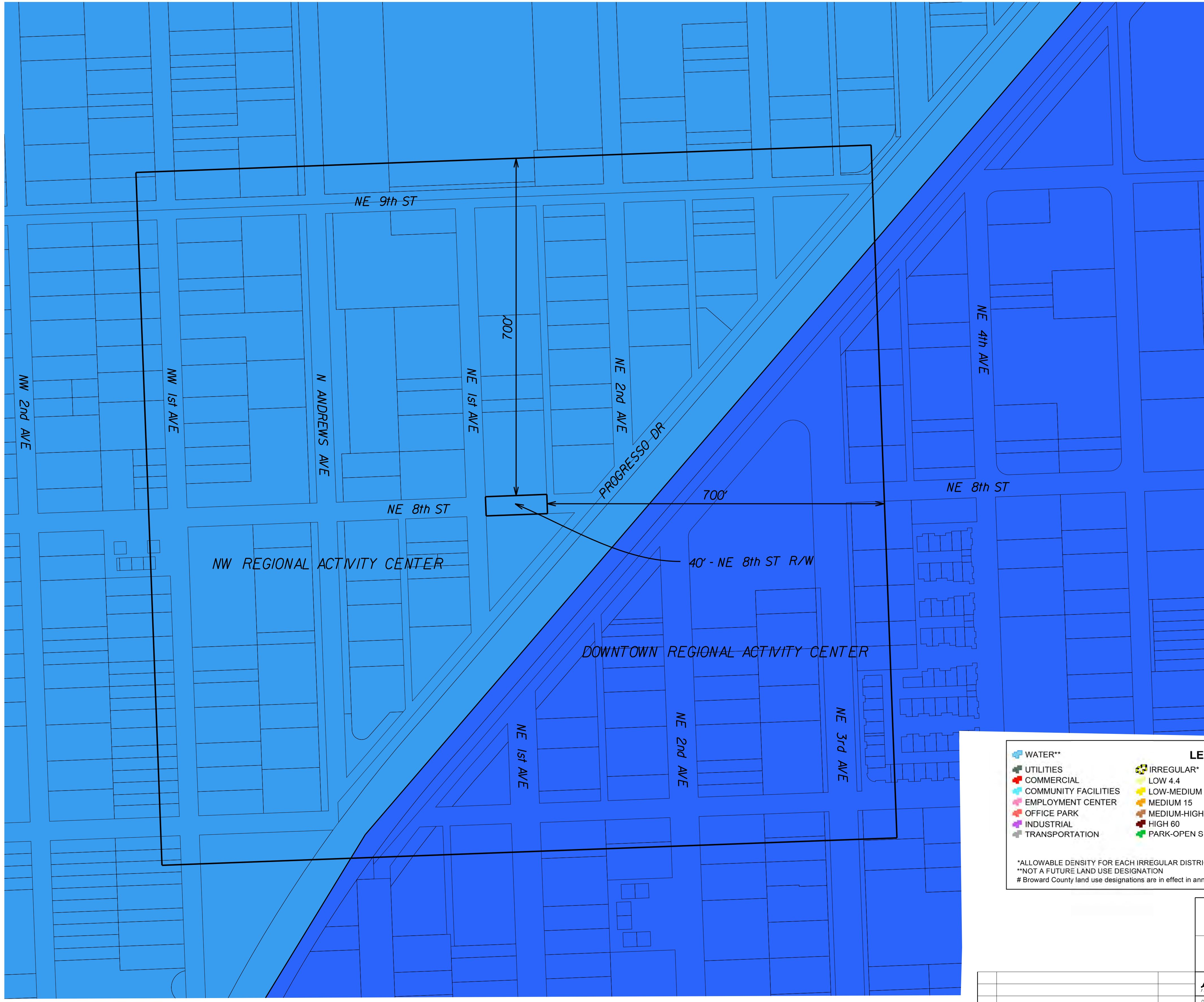
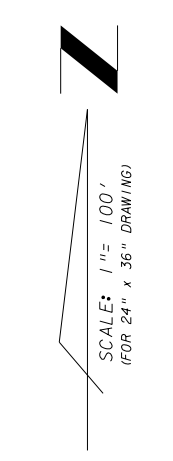
PORTION OF PROGRESSO
HOLMAN AUTOMOTIVE GROUP, INC.

WINNINGHAM & FRADLEY, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 111 N.E. 4th STREET, OAKLAND PARK, FL 33304 305-771-7140 FAX 305-771-0388 www.winningham.com

DESIGNED: DATE:	APPROVED: EB-0002995
DRAWN: K.J.A. DATE: 06/2019	
CHECKED: DATE:	
PILOT FILE CREATED: 6/18/2019, 8:45:05 PM	PROJECT NUMBER: 19019 SHEET: A1 OF 1

NO.	REVISIONS	DATE

J:\2019\19019 - NE 8th Street Vacat\19019-NE 8th Street Vacat\19019-NE 8th Street Vacat\Aerial Exhibit\A1.dwg



LEGEND

WATER**	IRREGULAR*	COMMERCIAL RECREATION
UTILITIES	LOW 4.4	CONSERVATION
COMMERCIAL	LOW-MEDIUM 8	NW REGIONAL ACTIVITY CENTER
COMMUNITY FACILITIES	MEDIUM 15	DOWNTOWN REGIONAL ACTIVITY CENTER
EMPLOYMENT CENTER	MEDIUM-HIGH 25	SOUTH REGIONAL ACTIVITY CENTER
OFFICE PARK	HIGH 60	CENTRAL BEACH REGIONAL ACTIVITY CENTER
INDUSTRIAL	PARK-OPEN SPACE	REGIONAL ACTIVITY CENTER - PARK
TRANSPORTATION		REGIONAL ACTIVITY CENTER CONSERVATION

*ALLOWABLE DENSITY FOR EACH IRREGULAR DISTRICT IS INDICATED ON MAP IN DWELLING UNITS PER ACRE.
 **NOT A FUTURE LAND USE DESIGNATION
 # Broward County land use designations are in effect in annexed areas until such time City land use designations are applied

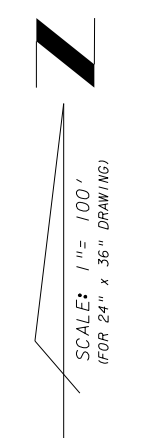
LAND USE
EXHIBIT

PORTION OF PROGRESSO
HOLMAN AUTOMOTIVE GROUP, INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, OAKLAND PARK, FL 33054 954-771-7880 FAX: 954-771-0268 WWW.WFPI.COM

DESIGNED: _____ DATE: _____	APPROVED: _____
DRAWN: KJA DATE: 06/20/19	LB-0002995
CHECKED: _____ DATE: _____	LB-0002995
PROJECT NUMBER 19019	SHEET LUI OF 1

NO. REVISIONS DATE PLOT FILE CREATED: 6/19/2019, 8:24:46 AM



LEGEND	
ABBREVIATION	ZONING DISTRICT
NWRAC-MUe	EAST MIXED USE DISTRICT
NWRAC-MUne	NORTH EAST MIXED USE DISTRICT
PUD	PLANNED UNIT DEVELOPMENT
RAC-UV	URBAN VILLAGE DISTRICT
RMM-25	RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
X-P	EXCLUSIVE USE PARKING LOT

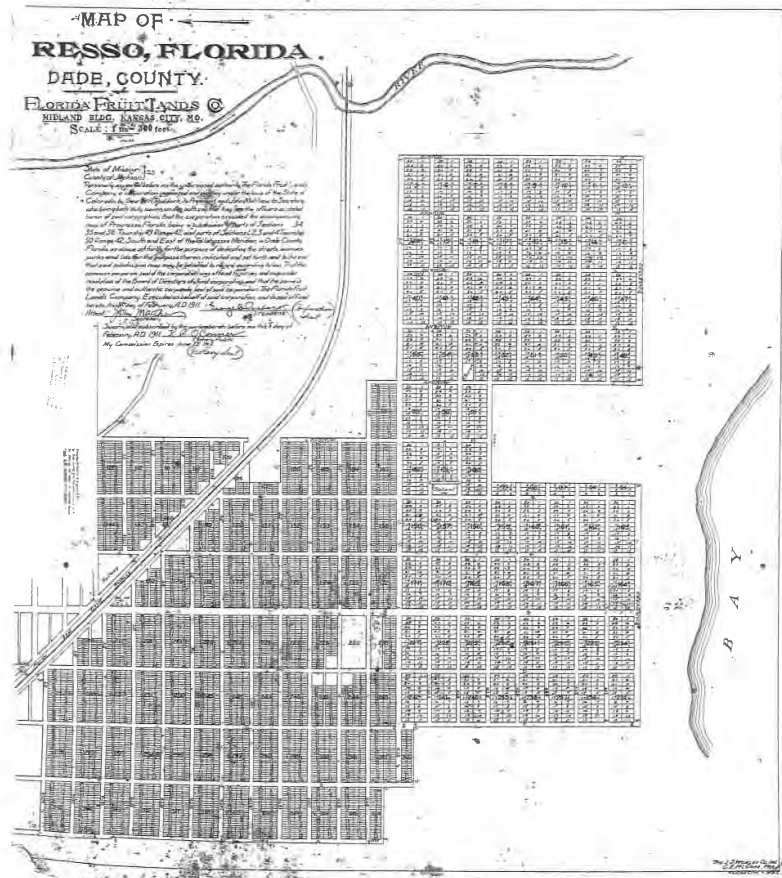
ZONING
EXHIBIT
PORTION OF PROGRESSO
HOLMAN AUTOMOTIVE GROUP, INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
117 N.W. 44th STREET, CARLISLE PARK, FL 33054 904-775-7440 FAX: 904-771-0200 WWW.WINFRADLEY.COM

DESIGNED:	DATE:	APPROVED:	EB 0002995
DRAWN: K.J.A.	DATE: 06/20/19		LB 0002995
CHECKED:	DATE:		

NO.	REVISIONS	DATE	PROJECT NUMBER: 19019	SHEET: Z1 OF 1
			PLAT FILE CREATED: 6/19/2019, 9:37:26 AM	

\\s0209\009\ME_8th Street\zoning\CAD\DWG\zoning\zoning03_Zoning_1.rvt(8/1/2019)



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon

Order: 7675879
 Doc: FLDADE.MPLT 2-00018

PROG

MIDDLE

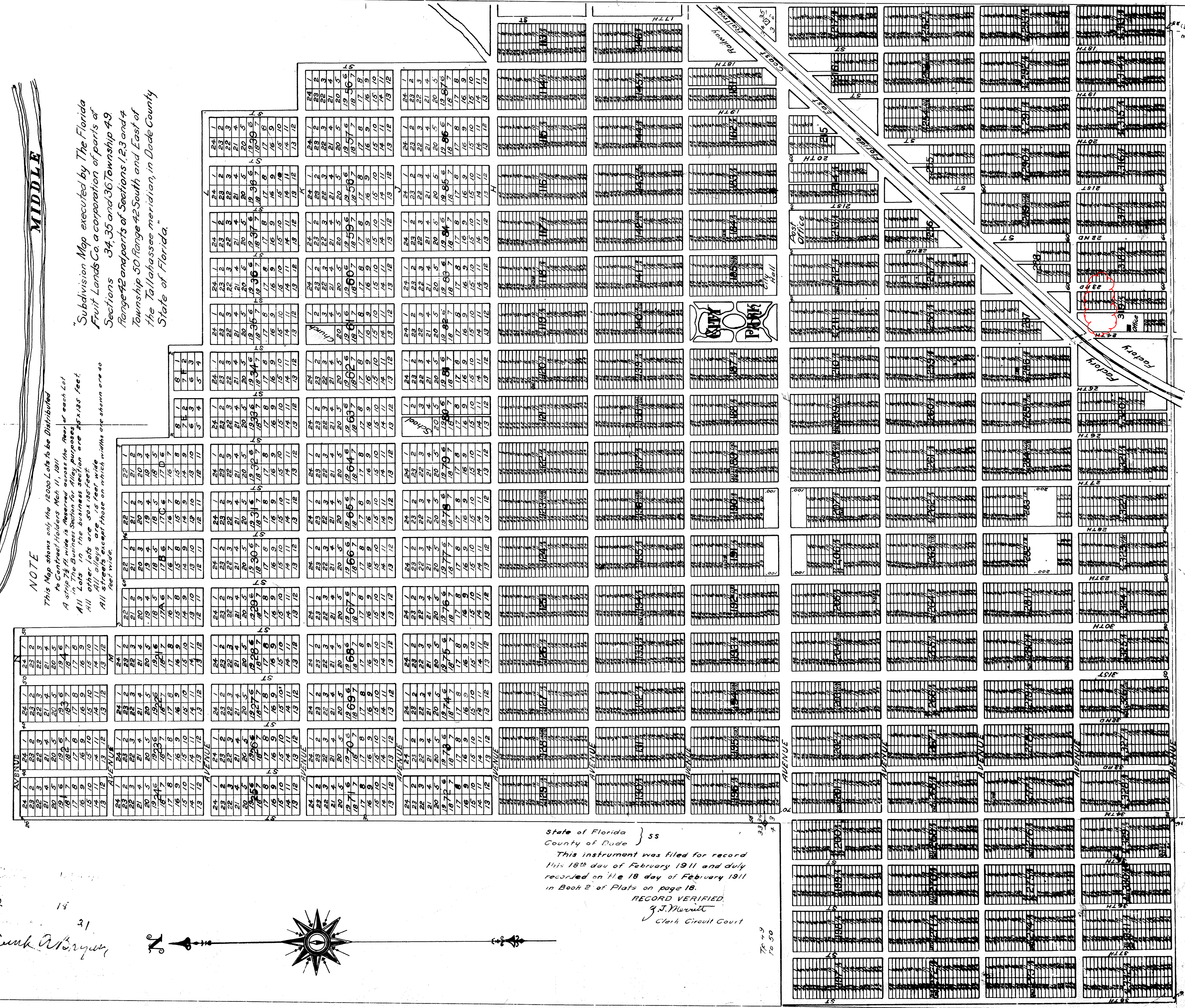
Subdivision Map executed by The Florida Fruit Lands Co. a corporation of parts of Sections 34, 35 and 36 Township 49, Range 42 and parts of Sections 1, 2, 3 and 4 Township 50 Range 42 South and East of the Tallahassee meridian, in Dade County State of Florida.

NOTE

This Map shows only the 1000 Lots to be Distributed to Contract Holders. The Area of each Lot is shown in the Business Section for all purposes. All Lots are 100 feet wide and 100 feet long. All streets except those on which one share one is 100 feet wide.

21076
34 85

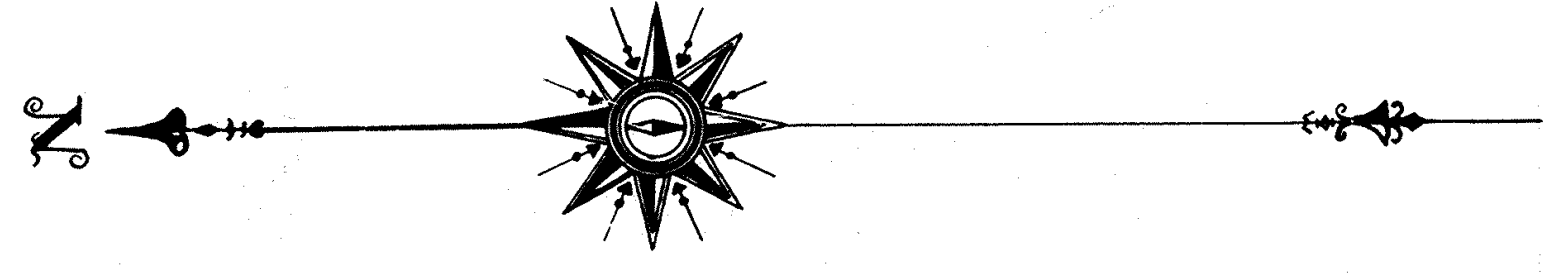
18 27
33 34



STATE OF FLORIDA
COUNTY OF BROWARD
I HEREBY CERTIFY that this is a true and correct copy of a map as filed on the date of record in Book 2 of Page 18 of the public record in Dade County Florida, with all my fees and charges paid to the City of Fort Lauderdale, FL on the 18th day of Feb. 1911.
86
Ray Miller

31
Frank A. Bryan

State of Florida } ss
County of Dade }
This instrument was filed for record this 18th day of February 1911 and duly recorded on the 18 day of February 1911 in Book 2 of Plats on page 18.
RECORD VERIFIED
J. J. Murrill
Clerk Circuit Court





NE 8th Street Right of Way, Looking East



NE 8th Street Right of Way, Looking West



Property located north of NE 8th Street Right of Way



Property located south of NE 8th Street Right of Way