

"PROGRESSO COMMONS"
A REPLAT OF A PORTION OF BLOCKS 209 AND 210 AND THE RIGHT-OF-WAY OF SW 1ST AVENUE
LYING BETWEEN SAID PORTIONS, "PROGRESSO", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PG. _____
SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:

A PORTION OF BLOCKS 209 AND 210 AND THE RIGHT-OF-WAY OF SW 1ST AVENUE LYING BETWEEN SAID PORTIONS, "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 SOUTHWEST CORNER OF LOT 37 OF SAID BLOCK 209; THENCE NORTH 02°07'25" WEST ON THE WEST LINE OF SAID BLOCK 209, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NW 2ND AVENUE AS SHOWN ON SAID PLAT 285.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID BLOCK 209, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD (STATE ROAD NO. 838) AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86110-2502, PAGE 8 OF 10; THENCE NORTH 87°53'35" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 540.01 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'00", FOR AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF THE EAST 15.00 FEET OF BLOCK 210, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 02°07'25" EAST ON SAID WEST RIGHT-OF-WAY LINE 135.01 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 7, BLOCK 210; THENCE SOUTH 87°53'35" WEST ON SAID SOUTH LINE 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 210; THENCE SOUTH 02°07'25" EAST ON THE EAST LINE OF LOTS 41, 40, 39, 38 AND 37 OF SAID BLOCK 210 FOR 125.00 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 210; THENCE NORTH 87°53'35" EAST ON THE NORTH LINE OF SAID LOT 13 FOR 120.00 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST 15.00 FEET OF BLOCK 210 AND THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 02°07'25" EAST ON SAID WEST RIGHT-OF-WAY LINE 175.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 19, BLOCK 210; THENCE SOUTH 87°53'35" WEST ON SAID SOUTH LINE OF LOT 19 AND CONTINUING ON THE SOUTH LINE OF LOT 30, BLOCK 210 AND ITS WESTERLY EXTENSION, ALSO BEING THE SOUTH LINE OF THE NORTH 475.00 FEET OF SAID NW 1ST AVENUE RIGHT-OF-WAY 295.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID NW 1ST AVENUE AND THE NORTHEAST CORNER OF LOT 20, BLOCK 209 AS SHOWN ON SAID PLAT; THENCE SOUTH 02°07'25" EAST ON SAID WEST RIGHT-OF-WAY LINE AND, ON THE EAST LINE OF SAID LOT 20, BLOCK 209 FOR 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, BLOCK 209; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF SAID LOT 20, BLOCK 209 FOR 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, BLOCK 209; THENCE NORTH 02°07'25" WEST ON THE WEST LINE OF LOTS 20, 19, 18, 17, 16, 15, 14 AND 13, BLOCK 209 FOR 200.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LOT 37, BLOCK 209; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF SAID LOT 37 FOR 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 224,516 SQUARE FEET (5.1542 ACRES), MORE OR LESS.

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT ANDREWS PROJECT DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PROGRESSO COMMONS", A REPLAT.

THE RIGHTS-OF-WAY ADJACENT TO WEST SUNRISE BOULEVARD (STATE ROAD NO. 838) (NE 10TH STREET) ARE DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS THEREOF: ANDREWS PROJECT DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 20__.

WITNESSES: BY: ANDREWS PROJECT DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY PARTNERSHIP
WITNESS: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
WITNESS: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

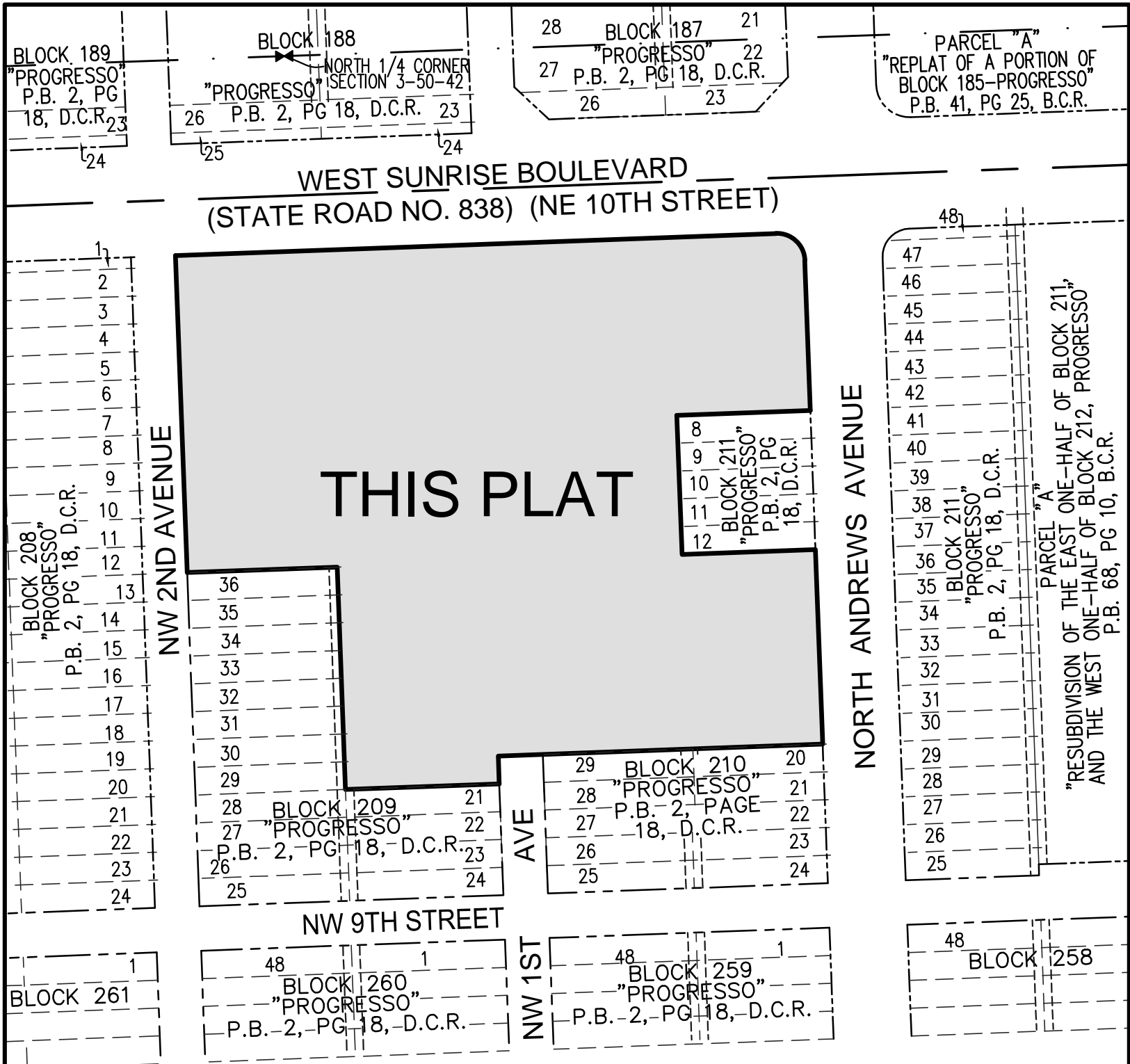
ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF ANDREWS PROJECT DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20__.
COMMISSION # _____ NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2016



LOCATION MAP
PORTION OF SECTION 21-50-42
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 9TH DAY OF AUGUST 20, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33315
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

ANDREWS PROJECT DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY PARTNERSHIP	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D. 20__.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 20__.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ DATE
CITY CLERK

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, A.D. 20__.

BY: _____ DATE
CHAIR
CITY OF FORT LAUDERDALE

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, A.D. 20__.

BY: _____
PRINT NAME: _____
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. _____
STATE OF FLORIDA

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20__.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 20__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION, MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS DAY OF _____, A.D. 20__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. 009-MP-17

"PROGRESSO COMMONS"
A REPLAT OF A PORTION OF BLOCKS 209 AND 210 AND THE RIGHT-OF-WAY OF SW 1ST AVENUE
LYING BETWEEN SAID PORTIONS, "PROGRESSO", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA,
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FAX NO. 954-572-1778
SEPTEMBER, 2016

PLAT BOOK _____ PG. _____
SHEET 2 OF 3 SHEETS

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF
THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF
THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

MORTGAGEE CONSENT:

STATE OF _____
COUNTY OF _____ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, THE
OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 25, 2017 AND RECORDED AUGUST 30,
2017 IN INSTRUMENT NUMBER 114592648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES
HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "PROGRESSO
COMMONS", A REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, HAS CAUSED THESE
PRESENTS TO BE SIGNED IN ITS CORPORATE NAME IN THE PRESENCE OF THESE TWO WITNESSES, BY
_____, ITS _____, AND ITS CORPORATE SEAL (IF ANY)
TO BE HEREUNTO AFFIXED AND WITNESSED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY
OF _____, A.D. 20__.

PREFERRED BANK, A CALIFORNIA BANKING CORPORATION

WITNESSES: _____
PRINT NAME: _____
WITNESSES: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____
COUNTY OF _____ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, OF
PREFERRED BANK, A CALIFORNIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE H___ FREE
ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE
OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20__.

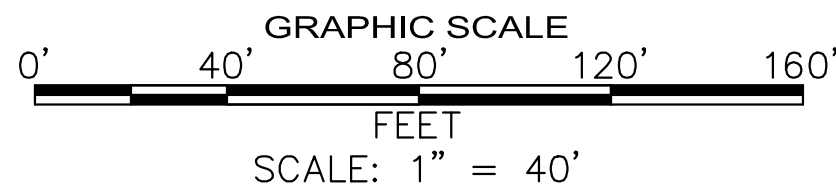
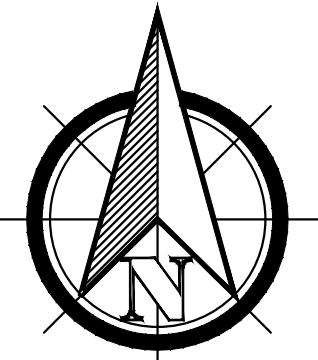
MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC – STATE OF _____

PRINT NAME: _____

PREFERRED BANK, A
CALIFORNIA BANKING
CORPORATION

PLANNING FILE NO. 009-MP-17



SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 29,400 SQUARE FEET OF COMMERCIAL USE AND A CONVENIENCE STORE WITH TWENTY (20) FUELING POSITIONS. NO FREESTANDING BANKS AND/OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE BEING S02°07'25"E.
- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) A PORTION OF THIS SITE (UNDERLYING PORTION OF LOTS 1 & 2 AND LOTS 44, 45, 46, 47 & 48, BLOCK 210) IS SUBJECT TO THAT AMENDED CROSS ACCESS EASEMENT AND SHARED PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 36462, PAGE 1020, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED).
- P.C.P. DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED).
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- D.C.R. DENOTES: DADE COUNTY RECORDS
- P.B. DENOTES: PLAT BOOK
- PG DENOTES: PG.
- CL DENOTES: CENTERLINE
- CCM DENOTES: COUNTY CLERK
- D.B. DENOTES: DEED BOOK
- OS DENOTES: OFFSET
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC LENGTH
- F.D.O.T. DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
- /— DENOTES: NON-VEHICULAR ACCESS LINE

NOTICE:

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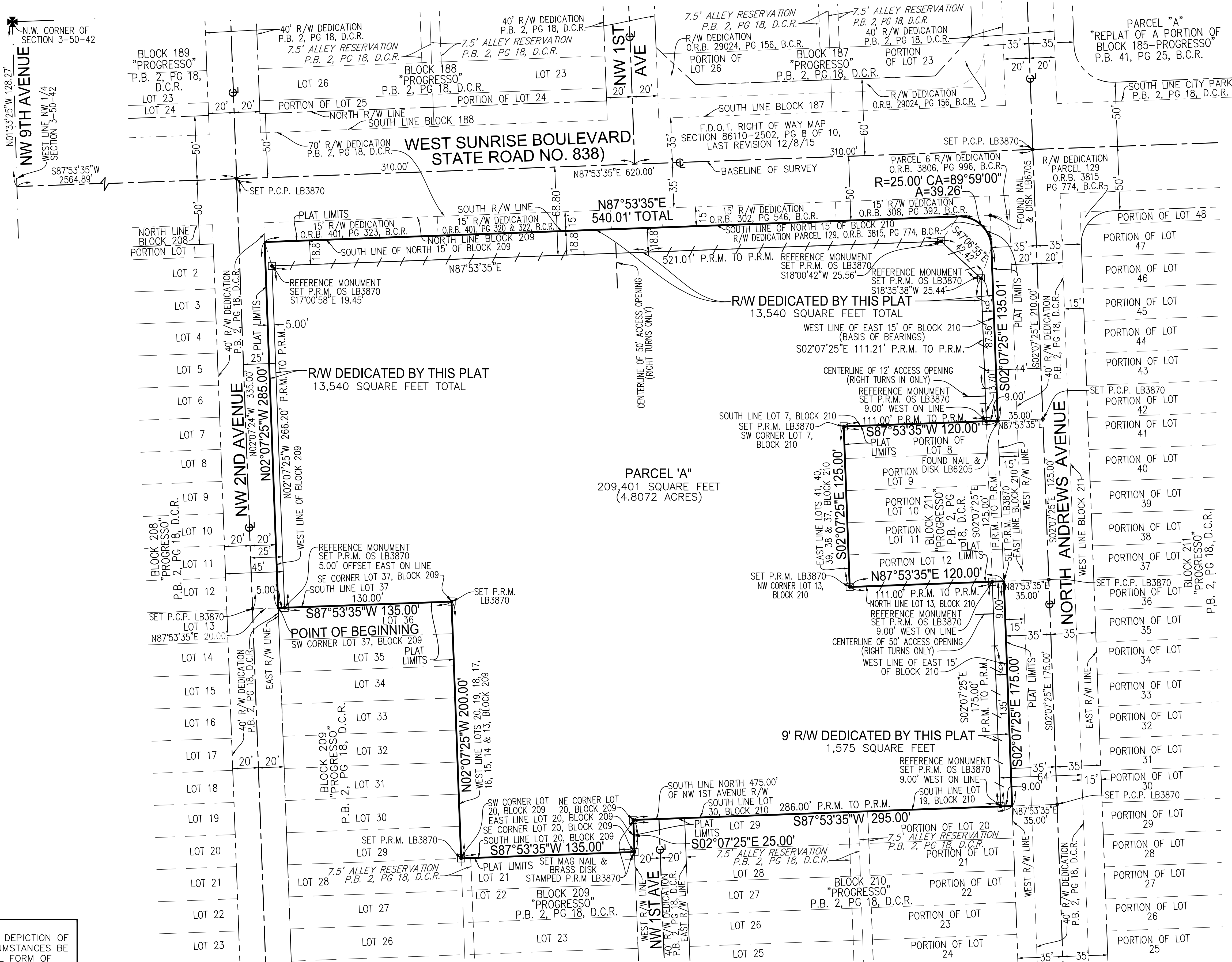
"PROGRESSO COMMONS"

A REPLAT OF A PORTION OF BLOCKS 209 AND 210 AND THE RIGHT-OF-WAY OF SW 1ST AVENUE LYING BETWEEN SAID PORTIONS, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PG. _____
SHEET 3 OF 3 SHEETS

PREPARED BY
PULICE LAND SURVEYORS, INC.

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SEPTEMBER, 2016



PLANNING FILE NO. 009-MP-17