

SPECIFIC PURPOSE SKETCH AND LEGAL DESCRIPTION

Rezone from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Northwest Regional Activity Center - Mixed Use east (NWRAC-MUe)

LEGAL DESCRIPTION:

FOLIO: 4942 34 07 6670

LOTS 37, 38, 39, 40, 41, 42, 43, AND 44, BLOCK 321, OF "PROGRESSO", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA;

TOGETHER WITH;

FOLIO: 4942-34-07-6690

LOTS 45, 46, 47 AND 48, BLOCK 321, OF "PROGRESSO", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

628, 636 & 642 NW 3 AVE. FORT LAUDERDALE, 33311

GENERAL NOTES:

- 1) THIS SPECIFIC PURPOSE SKETCH IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS FIRM UNLESS OTHERWISE NOTED.
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES. THIS IS NOT A BOUNDARY SURVEY.
- 3) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ONLINE LAND SURVEYORS INC.
- 5) THIS SPECIFIC PURPOSE SKETCH IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. ONLINE LAND SURVEYORS INC. ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 6) BEARING SHOWN HEREON ARE BASED ON PLAT.
- 7) SPECIFIC PURPOSE SKETCH MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF A SKETCH WORK PERFORMED, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 8) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 9) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSE SURVEYOR & MAPPER.
- 10) THIS IS A SPECIFIC PURPOSE SKETCH UNLESS OTHERWISE NOTED.
- 11) LIABILITY OF THIS SPECIFIC PURPOSE SKETCH IS LIMITED TO THE FEE CHARGED TO PRODUCE THE EXISTENCE OF ADDITION RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYORS MAY EXIST AND ARE NOT DEPICTED ON THIS SKETCH.



ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

ABBREVIATIONS AND LEGEND:

- RES =DENOTES RESIDENCE
- SWK =DENOTES SIDEWALK
- ENCR. =DENOTES ENCROACHMENT
- A/C =DENOTES AIR CONDITIONING UNIT
- CONC. =DENOTES CONCRETE
- (M) =DENOTES MEASURE
- (R) =DENOTES RECORD
- R/W =DENOTES RIGHT - OF- WAY
- Q =DENOTES CENTERLINE
- U.E. =DENOTES UTILITY EASEMENT
- P.B. =DENOTES PLAT BOOK
- PG. =DENOTES PAGE
- C.O. =DENOTES CLEAN OUT
- ☐ =DENOTES WATER METER
- ⌋ =DENOTES WOOD POWER POLE
- =DENOTES WOOD FENCE
- =DENOTES CHAIN LINK FENCE
- =DENOTES IRON FENCE
- OH- =DENOTES OVERHEAD WIRES
- ⊙ =DENOTES FOUND IRON PIPE (NO ID.)

SHEET 1 OF 2

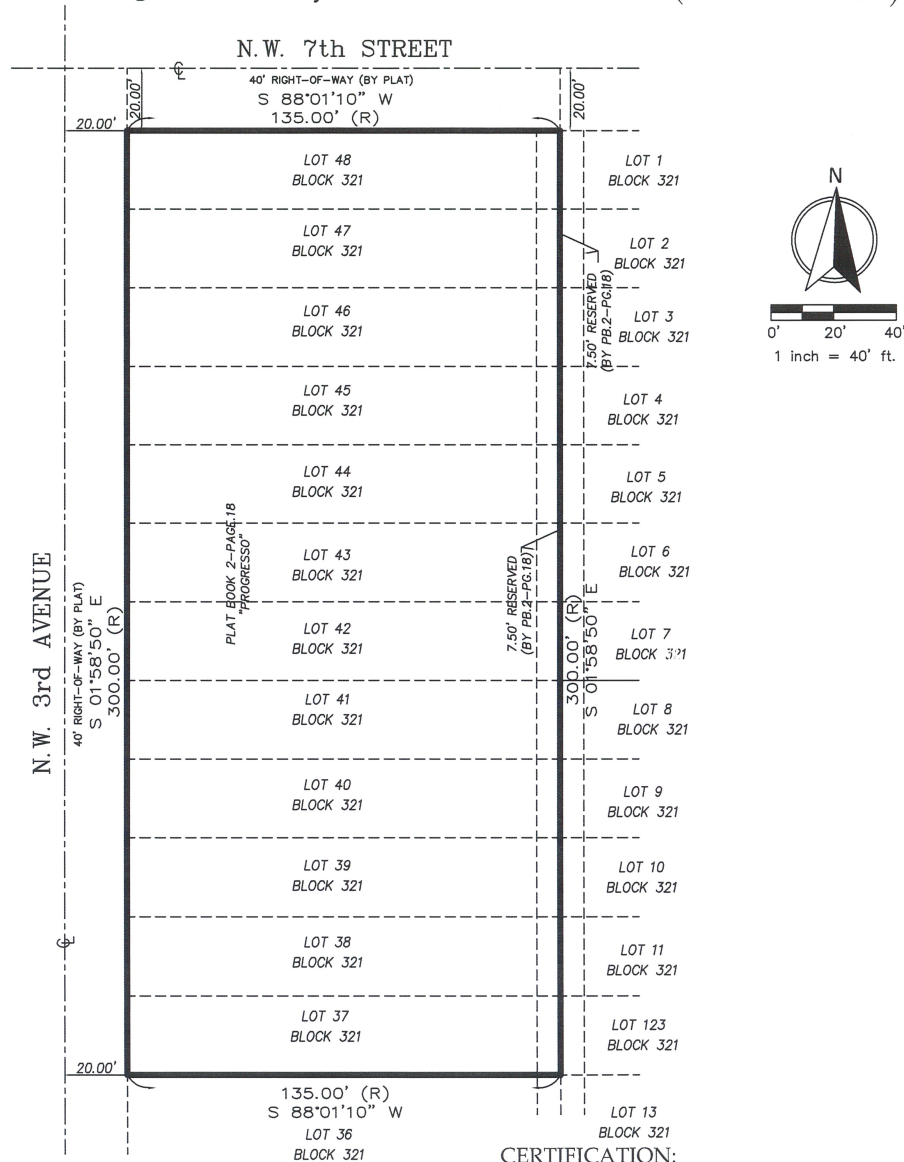
NOT VALID WITHOUT ALL PAGES

ONLINE LAND SURVEYORS, INC.				
PROFESSIONAL SURVEYOR AND MAPPER				
6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014				
PHONE: (305) 910-0123 L.B. No. 7904				
SPECIFIC PURPOSE SKETCH & LEGAL DESC.				
Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
07/22/2022	N/A	07/22/2022	G.M.	O-90267 SK1

M. D. A. K.

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CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GUILLERMO A. GUERRERO P.S.M. No. 6453 - STATE OF FLORIDA
SIGNED FOR THE FIRM
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SHEET 2 OF 2

NOT VALID WITHOUT ALL PAGES

ONLINE LAND SURVEYORS, INC. PROFESSIONAL SURVEYOR AND MAPPER 6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014 PHONE: (305) 910-0123 L.B. No. 7904				
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