## THE LAND REFERRED TO HEREIN BELOW IS SKETCH AND DESCRIPTION SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED PROPERTY BEING A VACATION OF A PORTION OF THE EXISTING UTILITY EASEMENT AS SHOWN NW 8TH ST 40' PUBLIC RIGHT-OF-WAY PER O.R. 10741, PAGE 446, BROWARD COUNTY RECORDS, SAID VACATION BEING (PB 2, PAGE 18) 120.00'(M) N 87°51'38" E 135.00'(M) 7.5' ON EITHER SIDE OF THE FOLLOWING POINT OF BEGINNING DESCRIBED CENTERLINE, MORE POINT OF COMMENCEMENT NE CORNER LOT 48 PARTICULARLY DESCRIBED AS FOLLOWS: NW CORNER LOT 48 LOT 48 O' PUBLIC RIGHT-OF-WAY (PB 2, PAGE 18) COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 8TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 1ST AVENUE, ALSO BEING THE NORTHWEST CORNER OF LOT 48, BLOCK 286, PROGRESSO, LOT 46 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS, THENCE, RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 87°51'38" E A DISTANCE OF 135.00' TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 48, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED NW 1ST AVE 70' PUBLIC RIGHT-OF-WAY (PB 2, PAGE 18) CENTERLINE; THENCE, FROM SAID POINT LOT 43 OF BEGINNING, RUNNING PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 1ST AVENUE, S 02°07'22" E A DISTANCE LOT 42 OF 250.00' TO THE POINT OF TERMINATION; LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY LINES OF N.W. LOT 41 8TH STREET; ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN LOT 38 OR LOT 11 5.0 LOT 9 OF THE PREVIOUSLY MENTIONED PLAT LOT 40 BOOK 2, PAGE 18. SUBJECT TO ALL RIGHTS-OF-WAY OF RECORD. LOT\_10 LOT 39 LOT 11 Legend of Symbols & Abbrevisions LOT 38 **BOUNDARY LINE** EASEMENT LINE 15' ALLEY RESERVATION VACATED PER ORDINANCE NO. C-82-8815.01 VACATION OF EASEMENT PER THIS PLAT 120 180 0 60 1 INCH = 60 FEET STATE OF FLORIDA SURVEYOR GOOD AND THE PROPERTY OF THE PROPERT PETER G. JOHNSON PROFESSIONAL SURVEYOR & MAPPER LS5913 STATE OF FLORIDA FLORIDA C.O.A. LB8173 EASEMENT EXHIBIT 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL:SURVEY@BLEWINC.COM Project Number: OFFICE: 479.443.4506 ·FAX: 479.582.1883 22-6904.03 WWW.BLEWINC.COM Date: 10/10/2022