

M.D.O.K.



SKETCH & LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: NW 1ST AVENUE RIGHT-OF-WAY VACATION**

THE SOUTH 460.00 FEET OF THE NORTH 485.00 FEET OF THAT 40.00 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR NW 1ST AVENUE, LYING BETWEEN BLOCKS 209 AND 210, "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 NORTHEAST CORNER OF LOT 20, BLOCK 209 OF SAID PLAT; THENCE NORTH 02°07'25" WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID NW 1ST AVENUE, ALSO BEING THE EAST LINE OF LOTS 19 THRU 1, INCLUSIVE, FOR 460.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 460.00 FEET OF THE NORTH 485.00 FEET OF SAID RIGHT-OF-WAY, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD (STATE ROAD NO. 838) (NE 10TH STREET); THENCE NORTH 87°53'35" EAST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 40.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID NW 1ST AVENUE; THENCE SOUTH 02°07'25" EAST ON SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF LOTS 48 THRU 30, INCLUSIVE, OF SAID BLOCK 210 FOR 460.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK 210; THENCE SOUTH 87°53'35" WEST ON THE SOUTH LINE OF THE NORTH 485.00 FEET OF SAID NW 1ST AVENUE RIGHT-OF-WAY FOR 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 18,400 SQUARE FEET (0.4224 ACRES), MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON ASSUMED MERIDIAN FOR THE WEST RIGHT-OF-WAY LINE OF NW 1ST AVENUE BEING N02°07'25"W.
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

FILE: PROGRESSO COMMONS

SCALE: N/A

DRAWN: B.B.

ORDER NO.: 61606

DATE: 12/12/16; REV. 7/11/17

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: PROGRESSO COMMONS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691  
☒ BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

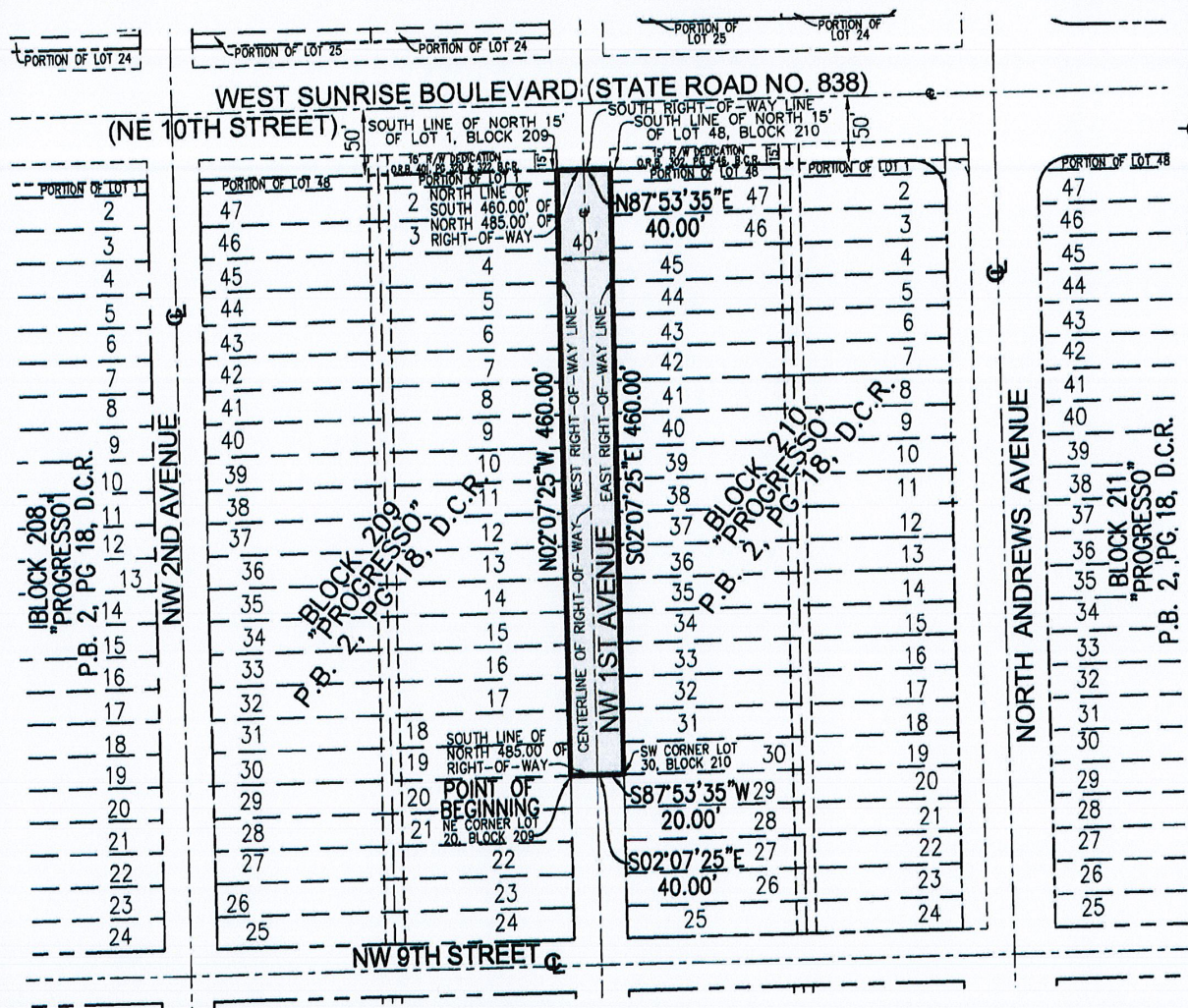
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FILE: PROGRESSO COMMONS  
SCALE: 1"= 80' DRAWN: B.B.  
ORDER NO.: 61606  
DATE: 12/12/16; REV. 7/11/17  
RIGHT-OF-WAY VACATION  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
FOR: PROGRESSO COMMONS

SHEET 2 OF 2

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LEGEND:  
D.C.R. DADE COUNTY RECORDS  
O.R.R. OFFICIAL RECORDS BOOK  
C CENTERLINE  
P.B. PLAT BOOK  
PG PAGE