

m.d. o.k.

VACATE A PORTION OF THE ALLEY IN BLOCK 204

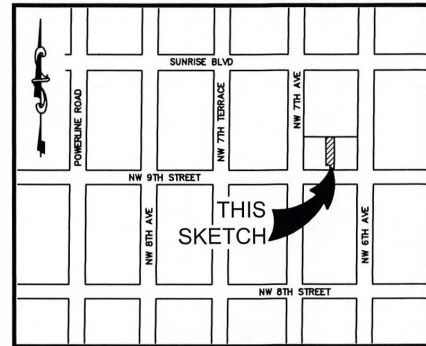
LEGAL DESCRIPTION:

THE WEST 7.5 FEET OF LOTS 16 THROUGH 24, OF BLOCK 204, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:
THE EAST 7.5 FEET OF LOTS 25 THROUGH 34, OF SAID BLOCK 204, OF PROGRESSO;

LESS THE SOUTH 5.00 FEET, OF THE EAST 7.50 FEET OF LOT 25, OF SAID BLOCK 204, OF PROGRESSO;

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



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°51'37" WEST ALONG THE SOUTH LINE OF BLOCK 204, PROGRESSO, AS RECORDED IN PLAT BOOK 2, ON PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 10, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LP
LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF LOTS 18 THRU 31,
BLOCK 204, PROGRESSO, PLAT
BOOK 2, PAGE 18, DADE COUNTY
RECORDS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 07699 MO SKETCH & DESCRIPTION 02.DWG

DATE 5/10/18

SCALE N/A

FIELD BK. N/A

DWNG. BY DB

CHK. BY LP

DATE	REVISIONS
9/12/18	REVISED BOUNDARY
9/14/18	CITY COMMENTS

PARCEL "A"
A RESUBDIVISIONS OF LOTS 1 THROUGH
15, INCLUSIVE AND LOTS 35 THOUGH
48, INCLUSIVE BLOCK 204 PROGRESSO
P.B. 58, PG. 47, B.C.R.

N87°51'37"E 7.50'

S02°10'08"E 25.00"

N87°51'37"E 15.00'

25' 40'

25' 25'

NW 7TH AVE

34

33

32

31

30

29

28

27

16

17

18

19

20

21

22

23

24

25

26

25' 40'

25' 25'

NW 6TH AVE

20' 20'

20' 20'

NW 9TH STREET

48

1

BLOCK 204
PROGRESSO
P.B. 2, PG. 18, D.C.R.

BLOCK 204
PROGRESSO
P.B. 2, PG. 18, D.C.R.

BLOCK 265
PROGRESSO
P.B. 2, PG. 18, D.C.R.

ADDITIONAL RIGHT OF WAY
AND UTILITY EASEMENT PER
O.R.B. 28819, PGS.
1096-1098, B.C.R.

ALLEY

N02°10'08"W 245.00'

S02°10'08"E 225.00"

S87°51'37"W 7.50'

N02°10'08"W 5.00'

S87°51'37"W 255.00'
(BEARING BASIS)

SOUTH LINE
OF BLOCK 204

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PGS.	PAGES
D.C.R.	DADE COUNTY RECORDS	CL	CENTERLINE
O.R.B.	OFFICIAL RECORD BOOK		
P.B.	PLAT BOOK		
PG.	PAGE		

SCALE:
1"=50'

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BLOCK 204, PROGRESSO, PLAT
BOOK 2, PAGE 18, DADE COUNTY
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SHEET 2 OF 2

DRAWING NO. 07699.MO SKETCH & DESCRIPTION 02.DWG

DATE 5/10/18

SCALE 1"=50

FIELD BK. N/A

DWNG. BY _____ DE _____

CHK. BY _____ LF

DATE _____

REVISIONS

9/12/18	REVISED BOUNDARY
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9/14/18	CITY COMMENTS
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