A PORTION OF BLOCK 253 PROGRESSO, PLAT BOOK 2 PAGE 18 DADE COUNTY FLORIDA PUBLIC RECORDS SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE BROWARD COUNTY FLORIDA

A PORTION OF LAND LYING WITHIN BLOCK 253 OF THE PROGRESSO PLAT AS RECORDED IN PLAT BOOK 2 PAGE 18 OF THE DADE PUBLIC RECORDS SAID PORTION BEING INDICATED AS A 15 FOOT WIDE ALLEYWAY ON SAID PLAT AND LYING 7 AND ONE-HALF FEET ON EACH SIDE AND PARALLEL TO THE FOLLWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 24 OF BLOCK 253 OF SAID PROGRESSO PLAT;

THENCE ALONG THE SOUTH LINE OF LOT 24 BEING THE SOUTH LINE OF SAID BLOCK 253 SOUTH 87°50'45" WEST A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING OF SAID ALLEYWAY CENTERLINE;

THENCE ALONG SAID CENTERLINE NORTH 02°09'15" WEST A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF LOT 15 BLOCK 253 OF SAID PROGRESSO PLAT AND THE POINT OF TERMINATION OF SAID CENTERLINE.

THE ENDPOINTS OF SAID 15 FOOT ALLEYWAY TO LIE AT 90 DEGREES AND 7 AND ONE-HALF FEET ON EACH SIDE OF SAID CENTERLINE:

SAID ALLEYWAY INDICATED AT THE REAR PROPERTY LINES OF LOTS 15 THROUGH 34. BLOCK 253 OF SAID PLAT BOOK 2 PAGE 18.

THE BEARINGS INDICATED ARE BASED ON FLORIDA EAST STATE PLANE COORDINATE SYSTEM-NAD 83(90).

CHKD

NOTES:

- 1. THIS IS NOT A BOUNDARY SURVEY
- 2. THIS DOCUMENT IS NOT VALID WITHOUT ALL 2 SHEETS.
- 3. LAND SHOWN HEREON WERE NOT ABSTRACTED BY SHAH DROTOS & ASSOCATES FOR RIGHTS OF WAY, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
- 4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

DWN

DATE

FR/PG

FOR THE FIRM, BY

MICHAEL D. SARVER

PROFESSIONAL SURVEYOR AND MAPPER FLÓRIDA REGISTRATION NO. 4174

1129A-1-18-2019 MDS

REVISIONS

SHAH DROTOS

ENGINEERING SURVEYING PLANNING

SHEET 1 OF 2 SHEETS

& ASSOCIATES PRANTING
CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-783-4754

M.D.O.K.

A PORTION OF BLOCK 253 PROGRESSO, PLAT BOOK 2 PAGE 18 DADE COUNTY FLORIDA PUBLIC RECORDS

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

1 OT 12 5th P.B. 2 PG 18 LOT 37 Ä. DADE COUNTY SAME AS NORTH P.B. 1 PG. 25 LOT 13 B.C.R. LOT 36 LOT 14 LOT 35 LOT 15 POINT OF TERMINATION LOT 34 CENTERLINE OF ALLEY WAY NORTHWEST CORNER LOT 15' ALLEY (PLAT) LOT 33 15, BLOCK 253 25'X135' "TYPICAL" BLOCK 253 LOT 17 LOT 32 LOT 18 7.50 LOT 31 CENTERLINE AVENUE LOT 19 PLAT LIMITS -ALLEY WAY TERRACE N02°09'15"W -PLAT LIMITS LOT 30 250.00 5th LOT 20 LOT 29 5th ЫN ЫÄ LOT 21 LOT 28 BLOCK 253 LOT 22 LOT 27 POINT OF BEGINNING-CENTERLINE OF ALLEY WAY LOT 23 SOUTHWEST CORNER SOUTH LINE LOT 24 -BLOCK 253 PROGRESSO -PLAT LIMITS LOT 24 LOT 25 135.00' No. 4174 S87°50'45"W STREET N.E. 8th STATE OF POINT OF COMMENCEMENT SOUTHEAST CORNER LOT 24, BLOCK 253 P.B. 2 PG 18. **BCR = BROWARD COUNTY RECORDS** P.B. = PLAT BOOK PG. = PAGES ORB = OFFICIAL RECORDS BOOK

1129A-1-18-2019 MDS

SHEET 2 OF 2 SHEETS

FB/PG CHKD REVISIONS DWN DATE

SHAH M DROTOS ENGINEERING SURVEYING PLANNING

& A S S O C I A T E S

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext
PH: 954-943-9433 • FAX: 954-783-4754