

# SKETCH AND DESCRIPTION

M.P.O.K.

## DESCRIPTION:

THAT PORTION OF NORTHEAST 5TH TERRACE, ALSO KNOWN AS 18TH STREET, LYING 300.00 FEET SOUTH OF NORTHEAST 7TH STREET, ALSO KNOWN AS AVENUE B, AND ADJACENT TO LOTS 1 THROUGH 12, BLOCK 314 AND LOTS 37 THROUGH 48, BLOCK 313, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 12,000 SQUARE FEET MORE OR LESS

## NOTES:

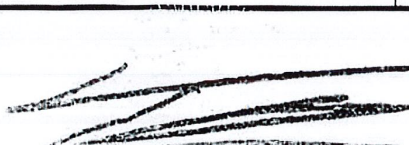
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 314 WITH AN ASSUMED BEARING OF N 00°00'15" E.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, ORDER NO. 6876849-SUN, EFFECTIVE DATE NOVEMBER 2, 2018 AT 8:00 AM. (REVISED NOVEMBER 12, 2018) AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR MICHAEL A. SCHROEDER, P.L., THE PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD

PORTION OF  
N.E. 5TH TERRACE  
(TO BE VACATED)

  
THEODORE J. DAVID FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5821  
DAVID & GERCHAR, INC. LB#6935

SCALE:	N/A	JOB NO:	18-014 SE 5TH
FB/PG:	N/A	CAD. FILE:	F:\dwgs\18-jobs\18-014\Sketch and Descriptions
DRAWN BY:	RM	DATE:	3/16/19
CKD. BY:	TD	PROJ. FILE:	18-014

**DAVID &  
GERCHAR,**  
SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1  
Coral Springs, Florida 33065  
(954) 340-4025 • email: tcd@davidandgerchar.com

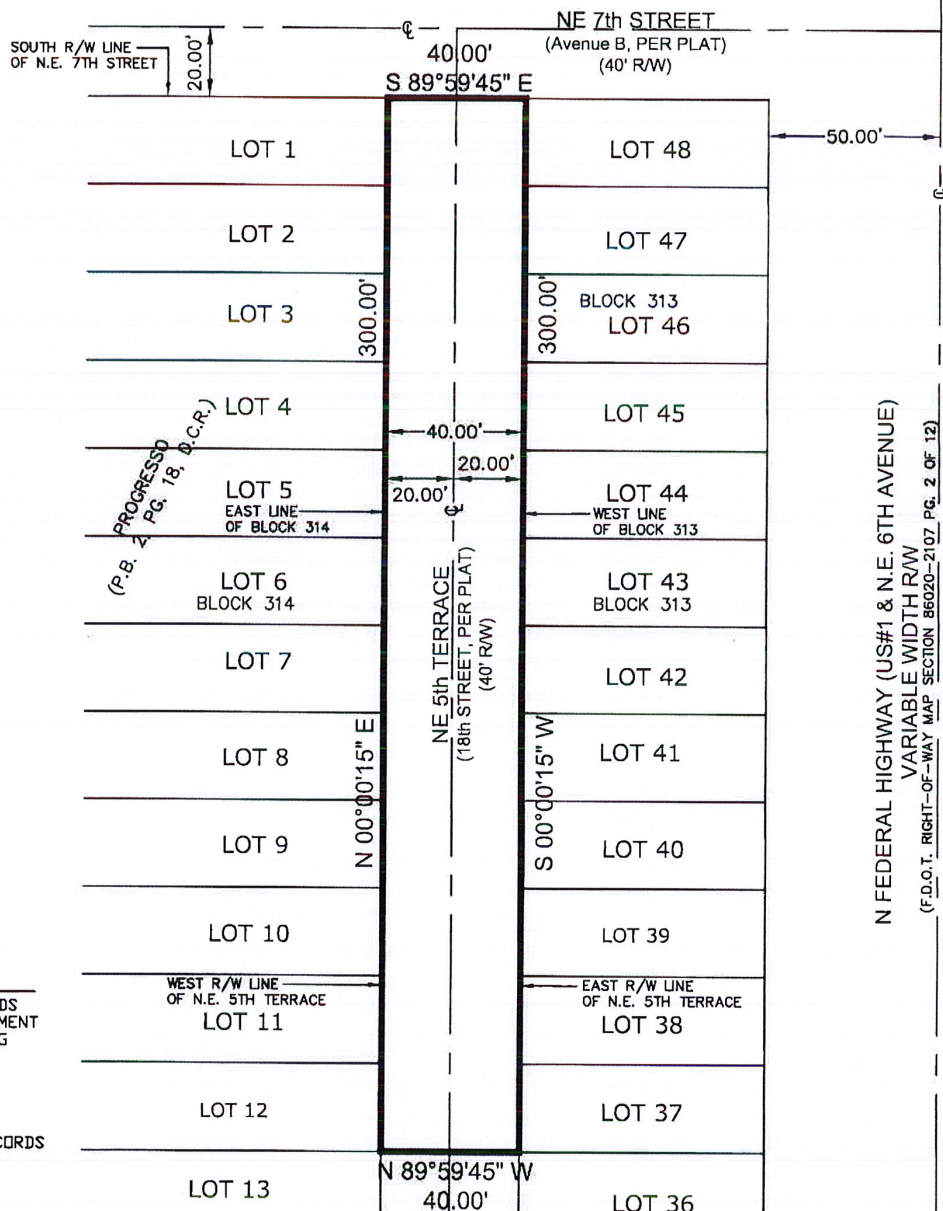
CAM # 19-0989

Exhibit 1

Page 1 of 2

# SKETCH AND DESCRIPTION

M.D. O.K.



## LEGEND:

D. C. R. DADE COUNTY RECORDS  
P. O. C. POINT OF COMMENCEMENT  
P. O. B. POINT OF BEGINNING  
P. B. PLAT BOOK  
PG. PAGE  
C CENTERLINE  
R/W RIGHT-OF-WAY  
B. C. R. BROWARD COUNTY RECORDS

THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

## REVISIONS

DATE BY CKD

PORTION OF  
N.E. 5TH TERRACE  
(TO BE VACATED)

## SCALE:

1" = 50'

## FB/PG:

N/A

## DRAWN BY:

RM

## CKD. BY:

TD

## JOB NO:

18-014 SE 5TH

CAD. FILE: F:\dwgs\  
18-jobs\18-014\  
Sketch and Descriptions

## DATE:

3/16/19

## PROJ. FILE:

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Exhibit 1

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