

INSTRUMENT PREPARED BY:



LB# 7282

PHONE: 305-822-6062 \* FAX: 305-827-9669

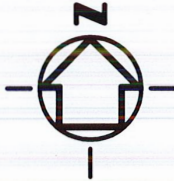
6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL 33014

JOB NUMBER: RP19-1379

# SKETCH AND LEGAL DESCRIPTION

SCALE: 1" = 60'



## ADDRESS:

701-745 NW 5 AVENUE, FORT LAUDERDALE  
FLORIDA 33311 (FOLIO #4942-34-06-9460)

## ZONING:

CURRENT ZONING DESIGNATION: I (General Industrial)

PROPOSED ZONING DESIGNATION: B-3 (Heavy Commercial/  
Light Industrial Business)

## LEGAL DESCRIPTION:

Lots 7 through 24 inclusive, Block 281, of  
"PROGRESSO", according to the Plat thereof,  
as recorded in Plat Book 2, Page 18, of the  
Public Records of Dade County, Florida; said  
lands now situate, lying and being in Broward  
County, Florida.

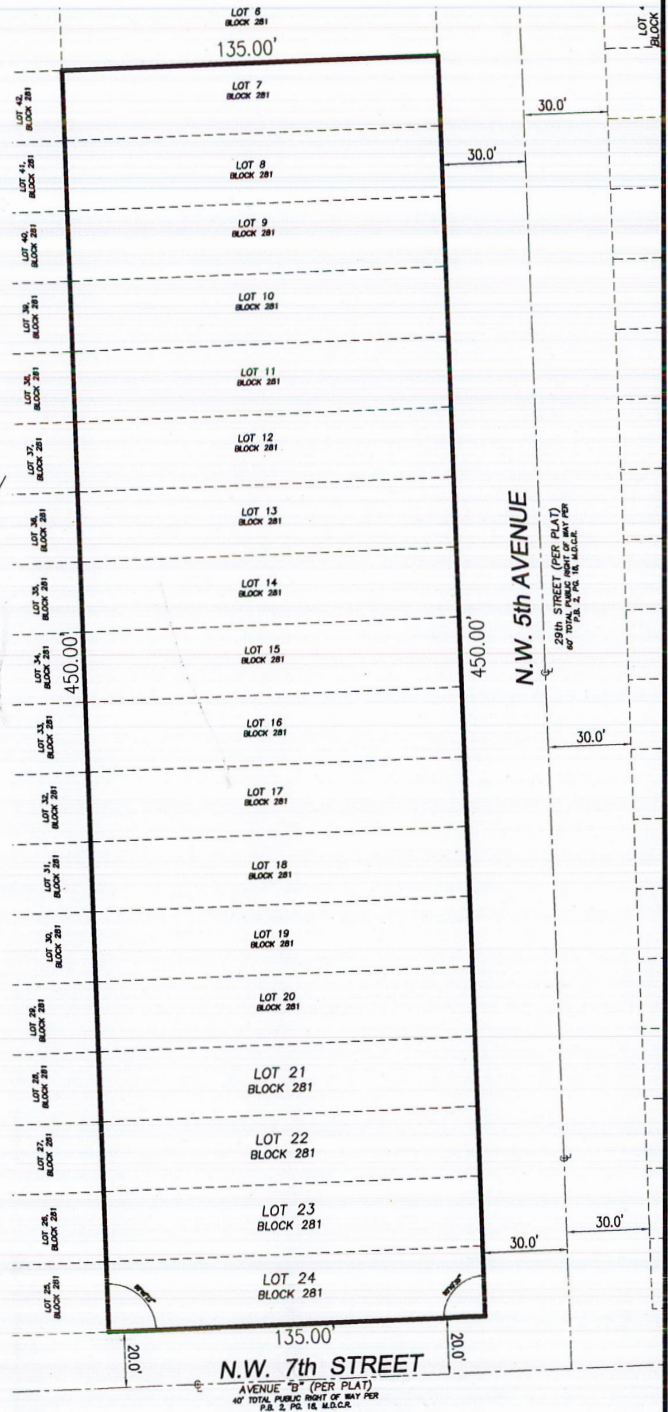
## SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only  
a GRAPHIC DEPICTION of the description  
shown hereon.
- 2) The North arrow shown hereon is  
based on record plat of "PROGRESSO", as  
recorded in Plat Book 2, at Page 18, of  
the Public Records of Dade County, Florida
- 3) Not valid without the signature and the  
original raised seal of a Florida Licensed  
Surveyor and Mapper. Additions or  
deletions to survey maps or reports by  
other than the signing party or parties  
are prohibited without written consent of  
the signing party or parties.
- 4) There may be additional Restrictions not  
shown on this survey that may be found  
in the Public Records of this County,  
Examination of ABSTRACT OF TITLE will  
have to be made to determine recorded  
instruments, if any affecting this property.
- 5) No Title search has been performed to  
determine if there are any conflict existing  
or arising out of the creation of the  
Easements, Right of Ways, Parcel  
Descriptions, or any other type of  
encumbrances that the herein described  
legal may be utilized for.

## SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that  
this drawing is a true and correct representation of the SKETCH  
AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance  
with the applicable provisions of Chapter 5J-17, Florida  
Administrative Code:



Jacob Gornis  
Professional Surveyor & Mapper  
State of Florida Reg. No. 6231  
Dated: January 6, 2020