

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.

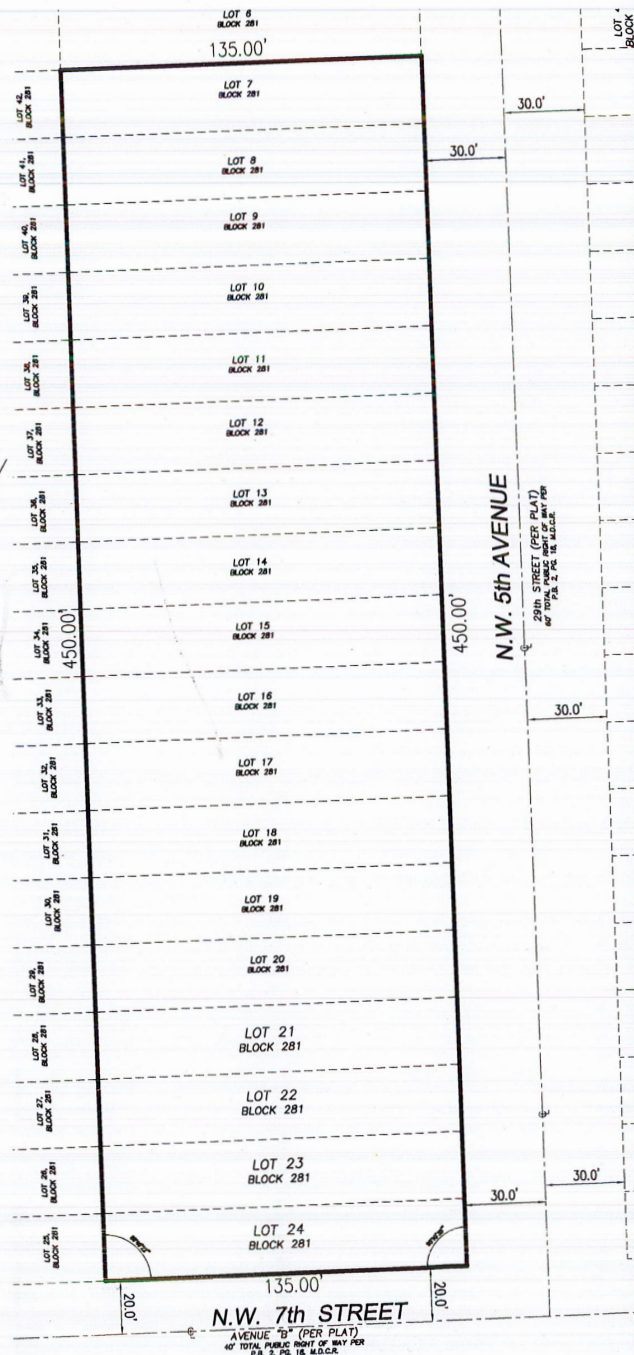
SURVEYOR'S NOTES:

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