



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

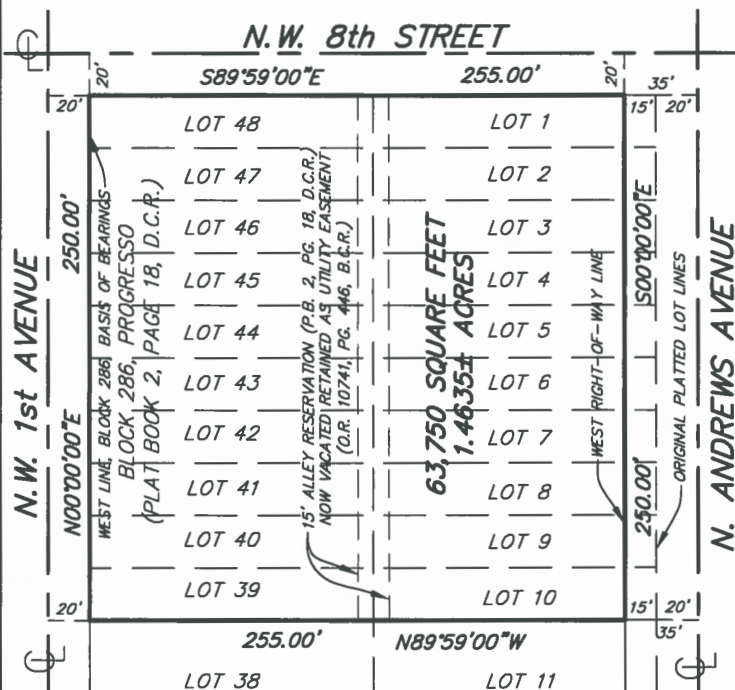
SCALE 1" = 80'

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM: "PUD" TO "NWRAC-MUe"

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, LESS the East 15.00 feet thereof; AND all of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 286, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

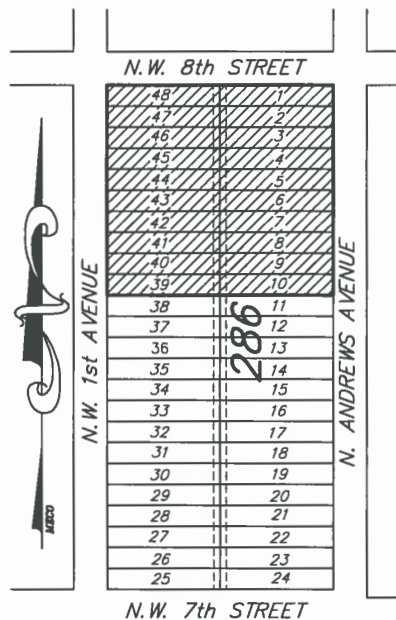
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 63,750 square feet or 1.4635 acres more or less.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Block 286, as North 00°00'00" East.

EXHIBIT "A"



SITE LAYOUT NOT TO SCALE

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 6th day of August, 2020.
Revised this 23rd day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-5399 _____

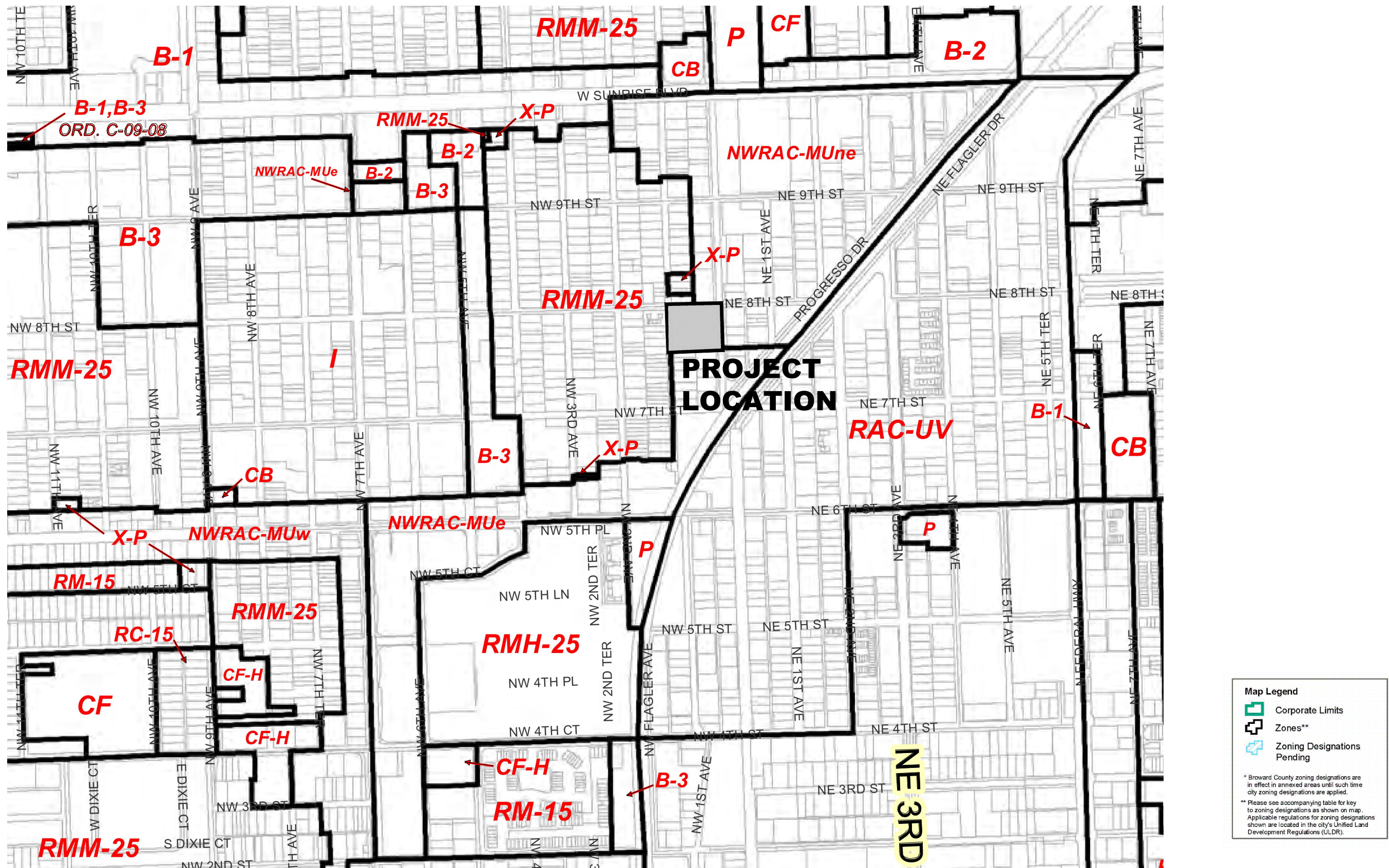
CHECKED BY: _____

REF DWG: 03-3-126

C: \JMMjr\2020\V5399 (REZONE-VAC)

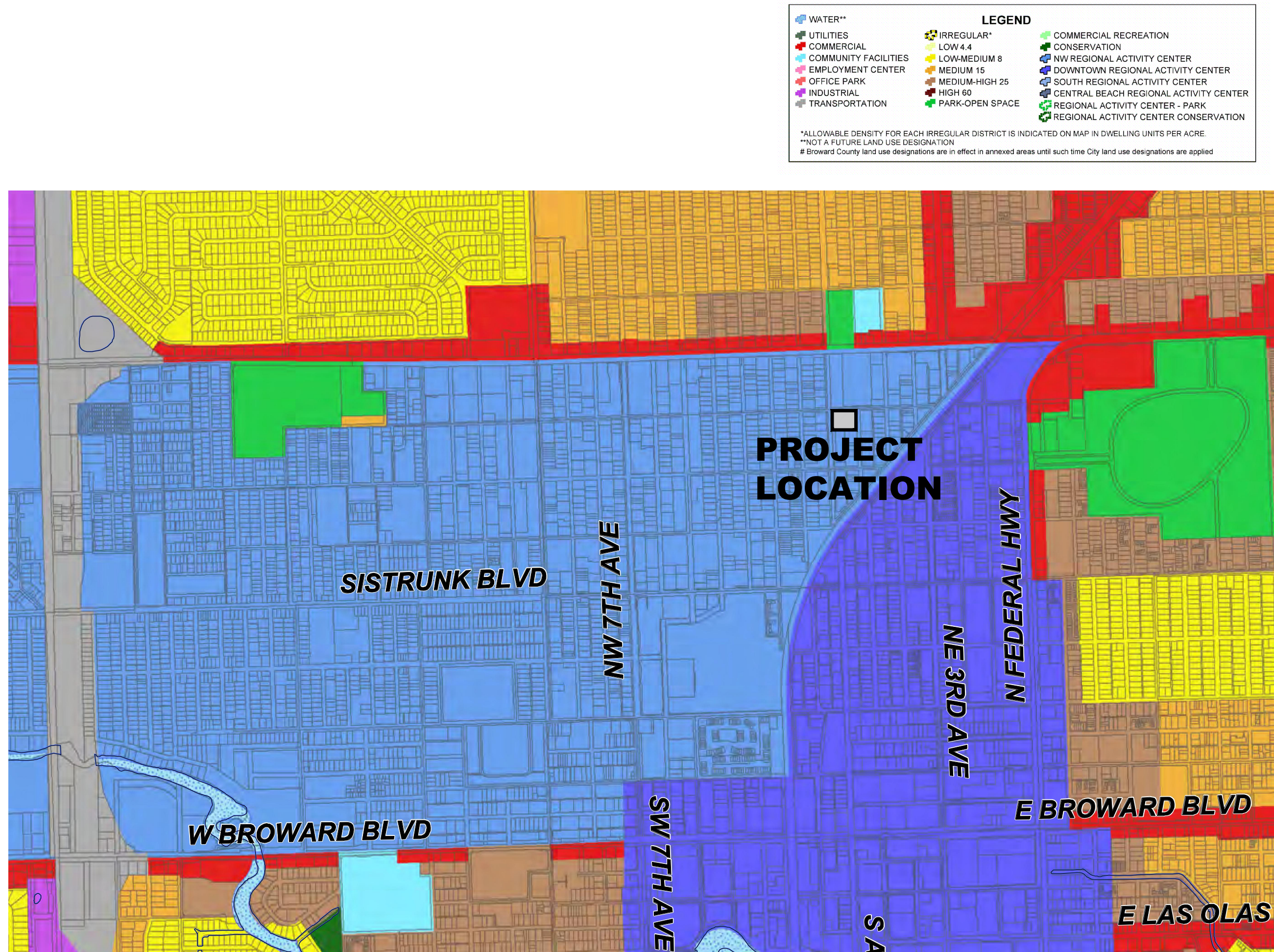
3 ZONING MAP

SCALE: N.T.S.



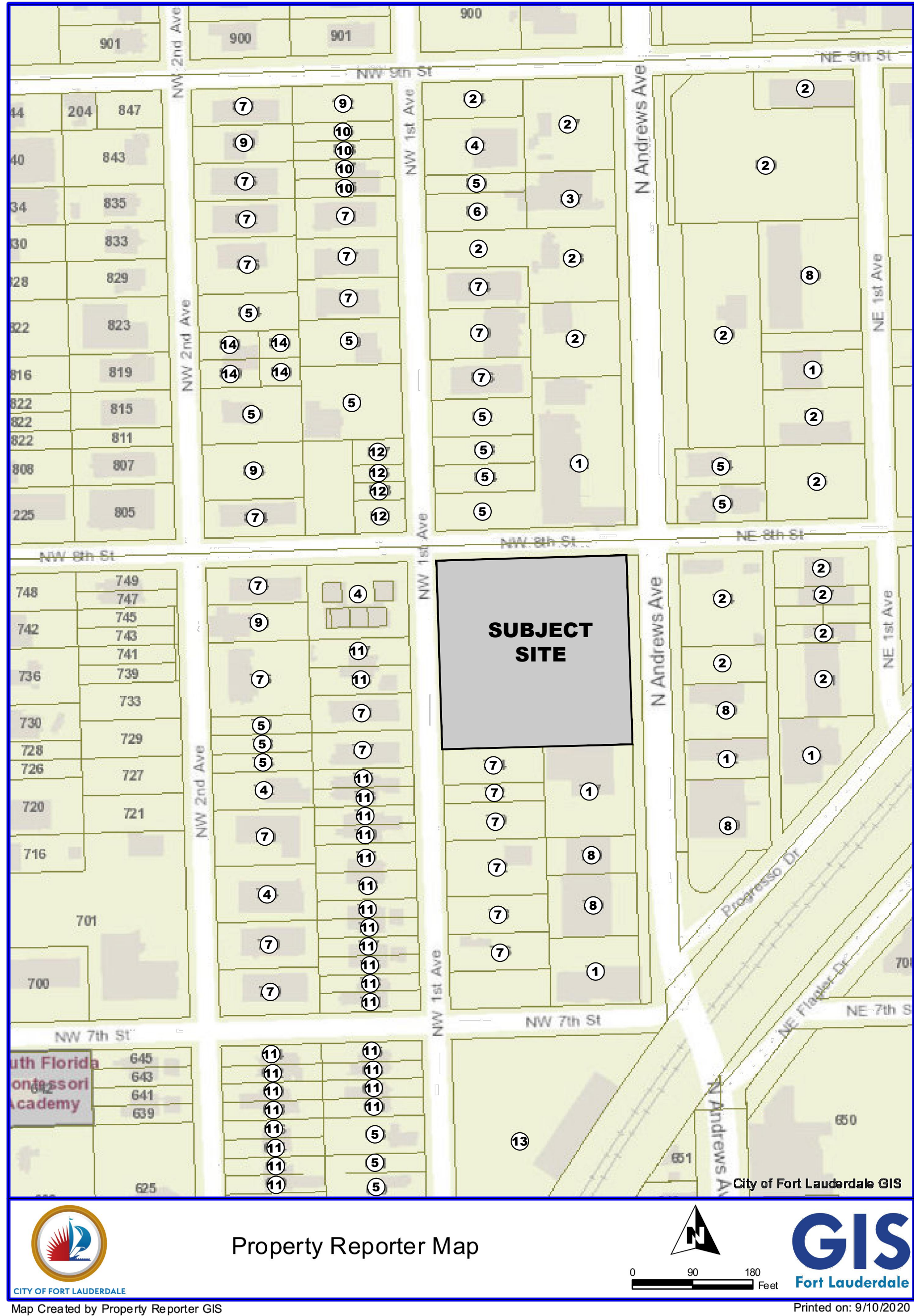
1 FUTURE LAND USE MAP

SCALE: N.T.S.



2 SURROUNDING AREA USES PLAN

SCALE: N.T.S.

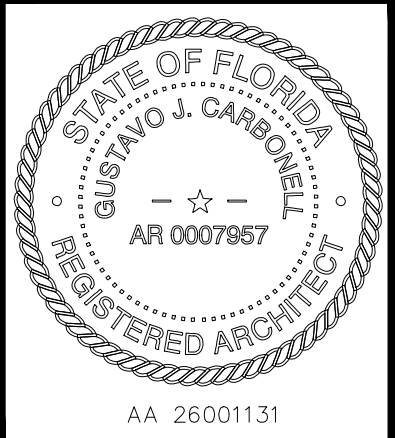


NUMBER	TYPE
①	1 STORY COMMERCIAL
②	1 STORY AUTO SALES
③	1 STORY AUTO BODY
④	2 STORY APARTMENTS
⑤	VACANT
⑥	1 STORY RESIDENTIAL
⑦	1 STORY APARTMENTS
⑧	1 STORY AUTO SERVICE
⑨	1 STORY SINGLE FAMILY HOME
⑩	1 STORY DUPLEX
⑪	2 STORY DUPLEX
⑫	3 STORY TOWNHOUSES
⑬	AUTO JUNK YARD
⑭	2 STORY TOWNHOUSES

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FLORIDA REGISTRATION
AR NO. 0007957
AA NO. 2600131

MIXED USE DEVELOPMENT
" 745 N ANDREWS AVENUE "

FORT LAUDERDALE, FL 33304



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	5/19/2017
SCALE	AS NOTED
JOB NO.	17-052
SHEET	SP-2
OF	SHEETS