

M. D. O.K.

### LEGAL DESCRIPTION

A portion of N.E. 8<sup>th</sup> Street (Platted as Avenue "C") 40' Right-of-Way as dedicated by PROGRESSO according to the plat thereof as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida, described as follows:

BEGINNING at the Southwest corner of Block 257 of said plat run-South 02°34'17" West, 40.00 feet to an intersection with the southerly Right-of-Way line of said N.E. 8<sup>th</sup> Street;

thence run South 87°23'38" East along the southerly Right-of-Way line of said N.E. 8<sup>th</sup> Street, 127.50 feet;

thence run North 02°34'17" East, 40.00 feet to an intersection with the northerly Right-of-Way line of said N.E. 8<sup>th</sup> Street;

thence run North 87°23'38" West (basis of bearings on an assumed meridian) along the northerly Right-of-Way line of said N.E. 8<sup>th</sup> Street, 127.50 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

### NOTES:

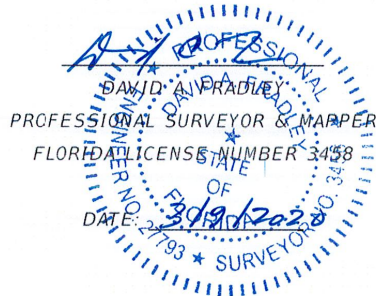
1. NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT BOTH SHEETS.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

### PREPARED BY:



PROPOSED VACATION PORTION OF N.E. 8TH STREET  
40' RIGHT-OF-WAY PER PLAT BOOK 2, PAGE 18, DCR



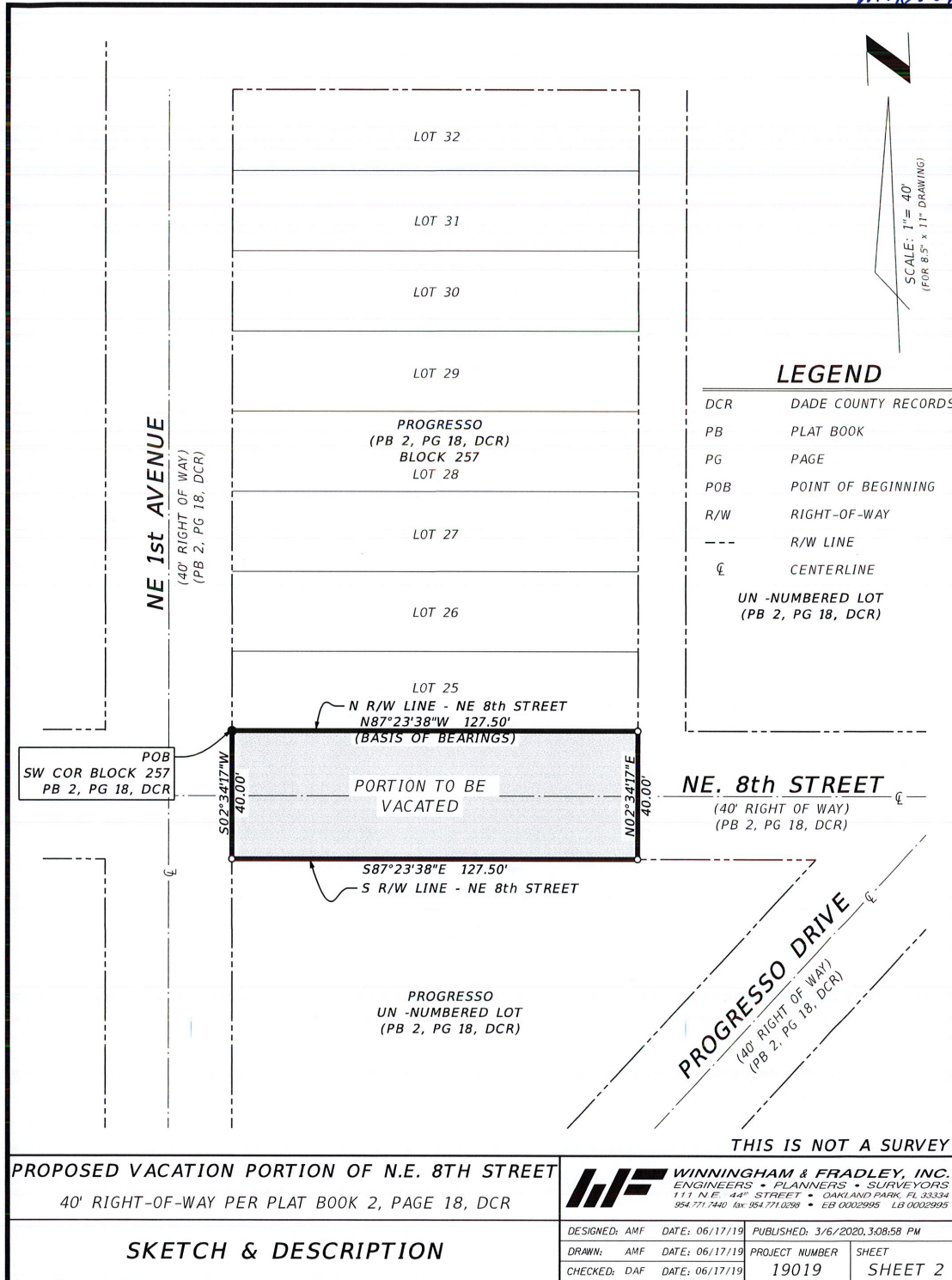
WINNINGHAM & FRADLEY, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 44<sup>th</sup> STREET • OAKLAND PARK, FL 33334  
954.771.7440 fax: 954.771.0298 • EB 0002995 LB 0002995

### SKETCH & DESCRIPTION

DESIGNED: AMF	DATE: 06/17/19	PUBLISHED: 3/6/2020, 3:08:34 PM
DRAWN: AMF	DATE: 06/17/19	PROJECT NUMBER
CHECKED: DAF	DATE: 06/17/19	19019
		SHEET 1

J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\Overall RW Vacation\_Sketch & Legal.dgn(Sheet 1 - Legal)

M.D. OK



J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\Overall RW Vacation\_Sketch & Legal.dgn Sheet 2 - Sketch1

M.D. OK

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SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

### PREPARED BY:

PROFESSIONAL  
DAVID A. FRADLEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NUMBER 3458  
DATE: 3/2/2020

40' NON-EXCLUSIVE UTILITY,  
PEDESTRIAN WALKWAY, AND  
EMERGENCY VEHICLE ACCESS EASEMENT

SKETCH & DESCRIPTION



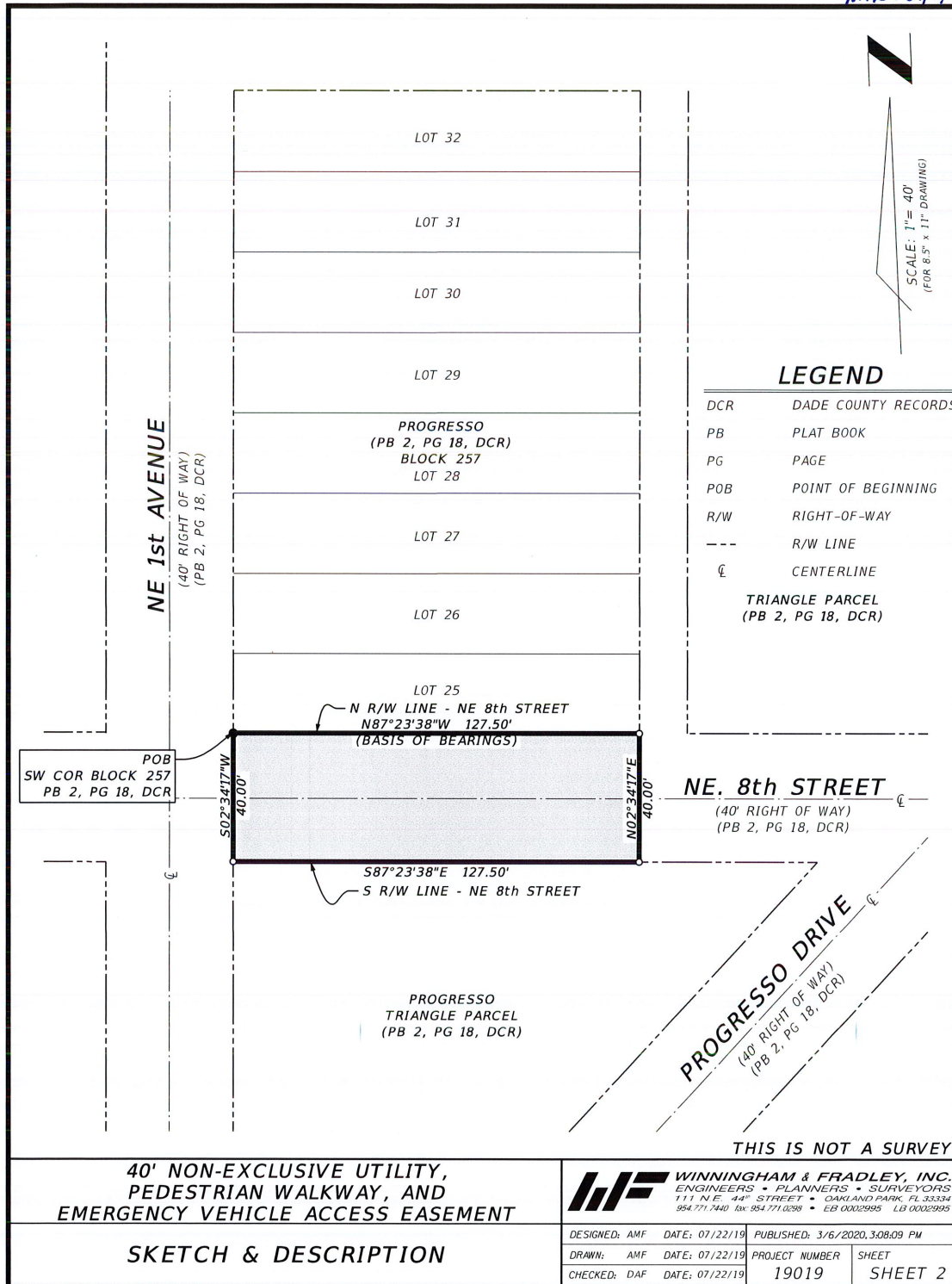
**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 44<sup>th</sup> STREET • OAKLAND PARK, FL 33334  
954.771.7440 fax: 954.771.0298 • EB 0002995 LB 0002995

DESIGNED: AMF	DATE: 07/22/19	PUBLISHED: 3/6/2020, 3:07:49 PM
DRAWN: AMF	DATE: 07/22/19	PROJECT NUMBER
CHECKED: DAF	DATE: 07/22/19	19019
		SHEET
		SHEET 1

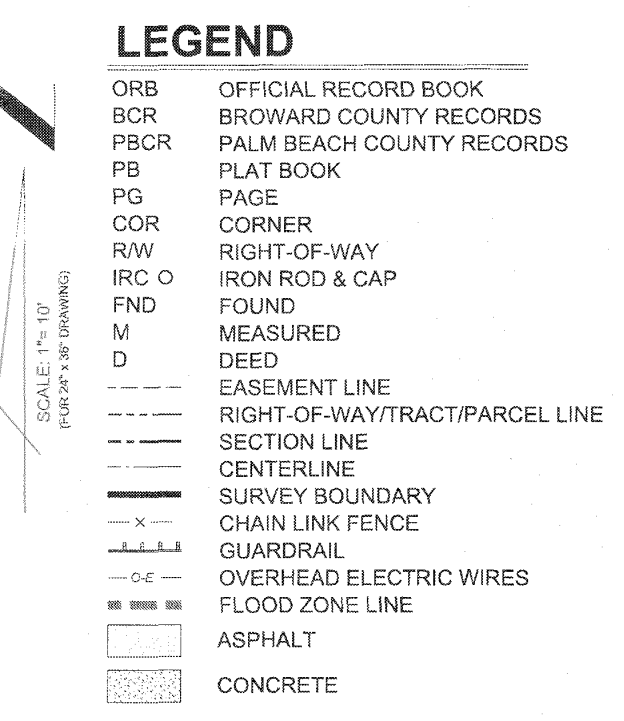
J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\40' Easement Dedication\_Sketch & Legal.dgn(Sheet 1 - Legal)



M.D. O.K.



J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\40' Easement Dedication\_Sketch & Legal.dgn(Sheet 2 - Sketch)

[illegible]





SCALE: 1" = 100'  
FOR 24" x 36" DRAWING

AERIAL  
EXHIBIT

PORTION OF PROGRESSO  
HOLMAN AUTOMOTIVE GROUP, INC.

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

111 N.E. 44th STREET, OAKLAND PARK, FL 33334 TEL: 771-7540 FAX: 771-0206 WWW.WFINC.COM

DESIGNED: DATE: APPROVED: EB-0002995  
LB-0002995

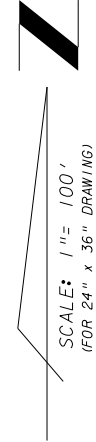
DRAWN: KJA DATE: 06/20/19


CHECKED: DATE: PROJECT NUMBER 19019 SHEET 1 OF 1

DATE: PLOT FILE CREATED: 6/18/2019, 2:43:05 PM

NO.	REVISIONS	DATE





		LAND USE EXHIBIT	
		PORTION OF PROGRESSO HOLMAN AUTOMOTIVE GROUP, INC.	
		 <b>WINNINGHAM &amp; FRADLEY, INC.</b> ENGINEERS • PLANNERS • SURVEYORS <small>171 FLE 440 STREET, OAKLAND PARK, FL 33354 (850) 777-7400 FAX: (850) 777-0500 WWW.HW&amp;F.COM</small>	
		DESIGNED: _____ DATE: _____	APPROVED: _____ EB-00022995 LB-00022995
		DRAWN: KJA DATE: 06/2019	
		CHECKED: _____ DATE: _____	
NO.	REVISIONS	DATE	PLOT FILE CREATED: 6/19/2019 8:24:46 AM PROJECT NUMBER: 19019 SHEET: 111 OF 111



SCALE: 1" = 100'  
8 1/2" x 11" = 200' x 280'

LEGEND	
ABBREVIATION	ZONING DISTRICT
NWRAC-MUe	EAST MIXED USE DISTRICT
NWRAC-MUme	NORTH EAST MIXED USE DISTRICT
PUD	PLANNED UNIT DEVELOPMENT
RAC-UV	URBAN VILLAGE DISTRICT
RMM-25	RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
X-P	EXCLUSIVE USE PARKING LOT

ZONING  
EXHIBIT

PORTION OF PROGRESSO  
HOLMAN AUTOMOTIVE GROUP, INC.

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

111 N.E. 44th STREET, GAITHERSBURG, MD 20878-1111 (301) 948-7771 FAX (301) 948-7771 (301) 948-7771

DESIGNED: DATE: APPROVED: EB-00002995

DRAWN: KJA DATE: 06/20/19 LB-00002995

CHECKED: DATE:

PROJECT NUMBER 19019 SHEET 21 OF 1

NO. REVISIONS DATE

PLOT FILE CREATED: 6/19/2019 9:57:26 AM



SCALE : 1 in. = 300 feet.

February AD 311 R. P. O'Connor  
My Commission Expires June 13 1972



Requested By: james barfield Printed: 6/4/2019 2:28 PM



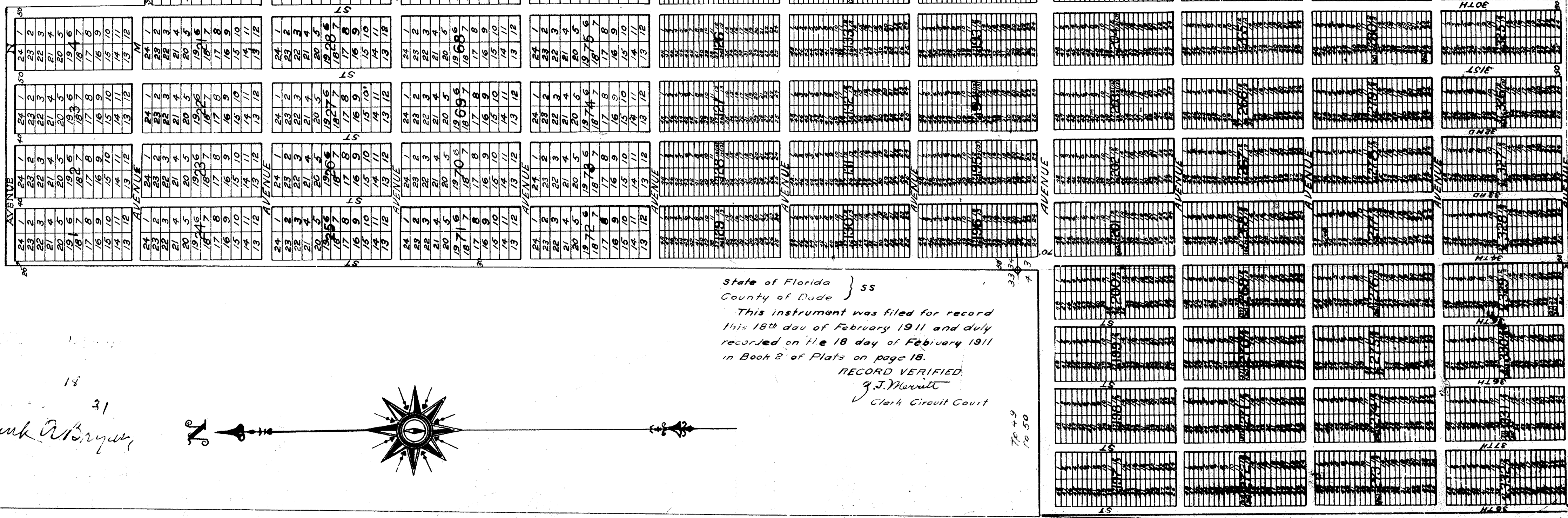
PROG

MIDDLE

Subdivision Map executed by The Florida Fruit Lands Co. a corporation of parts of Sections 34, 35 and 36 Township 49 Range 42 and parts of Sections 1, 2, 3 and 4 Township 50 Range 42 South and East of the Tallahassee meridian, in Dade County State of Florida.

NOTE

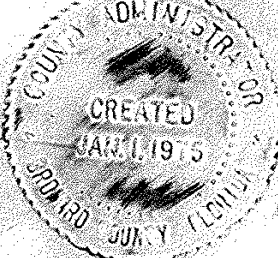
This Map shows only the 12000 Lots to be Distributed to Contract Holders. Each 1/4 Section is divided into 36 lots. A strip 7 1/2 ft wide is reserved across the front of each lot. All other lots are 50 x 135 feet. All other lots are 50 x 135 feet. All streets except those on which with one shown are 40 feet wide.



State of Florida } ss  
County of Dade }  
This instrument was filed for record this 18th day of February 1911 and duly recorded on the 18 day of February 1911 in Book 2 of Plats on page 18.  
RECORD VERIFIED  
J. J. Murrell  
Clerk Circuit Court

STATE OF FLORIDA  
COUNTY OF DAVENPORT

I HEREBY CERTIFY that this is a true and correct copy of a map as filed on the same. Subscribed and sworn to before me on the 18th day of February 1911, at the City of Dade County, Florida.  
Notary Public for Dade County, Florida.  
J. J. Murrell



Larry Miller





NE 8<sup>th</sup> Street Right of Way, Looking East



NE 8<sup>th</sup> Street Right of Way, Looking West





Property located north of NE 8<sup>th</sup> Street Right of Way



Property located south of NE 8<sup>th</sup> Street Right of Way