

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:

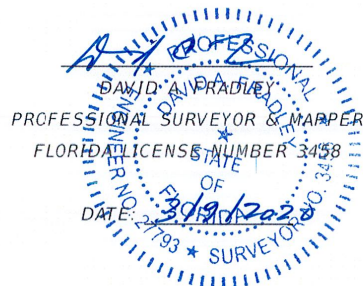
1. NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.
2. THIS SKETCH & LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS & IS NOT COMPLETE WITHOUT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

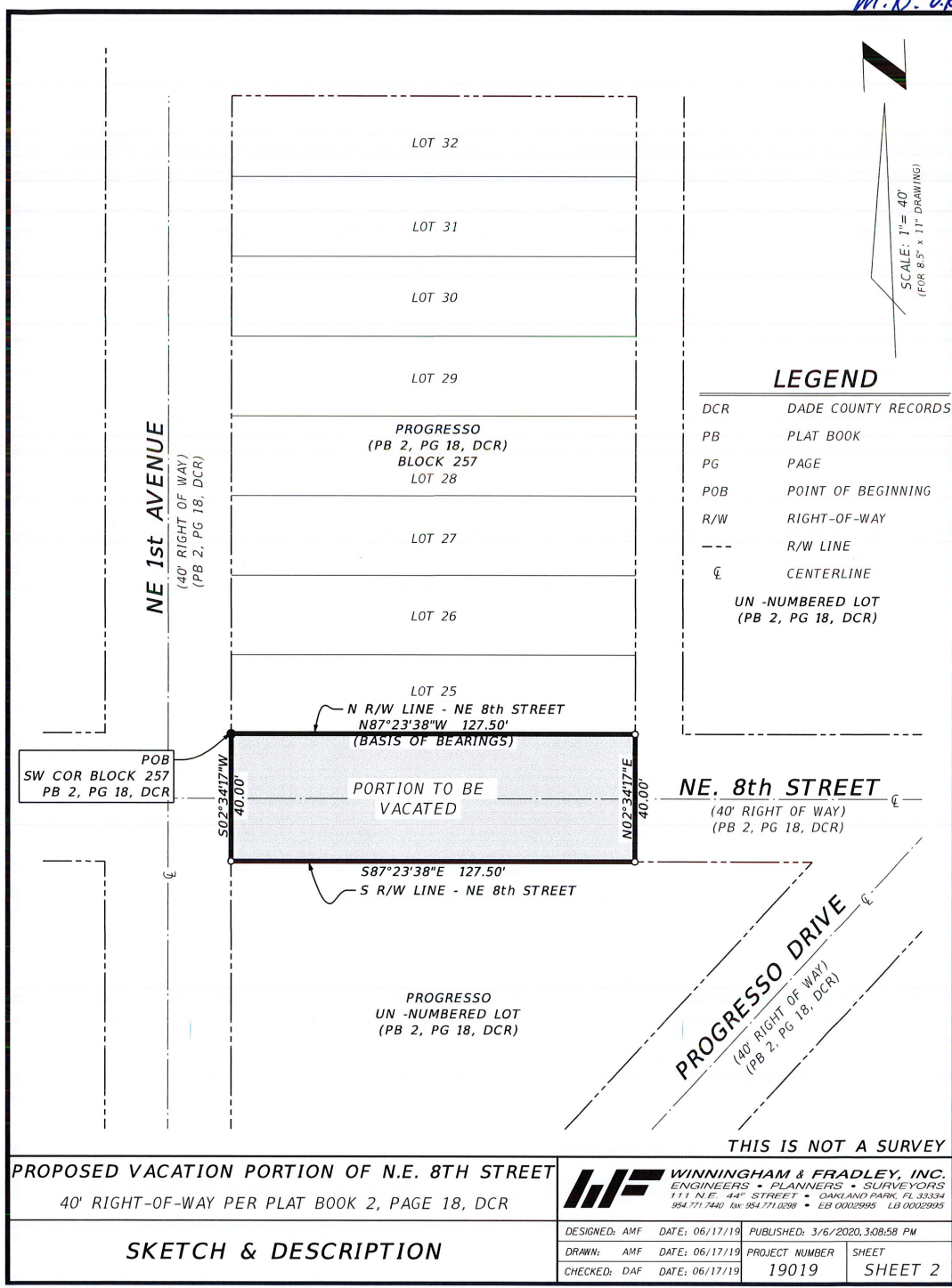
**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 4th STREET • OAKLAND PARK, FL 33334  
954.771.7440 fax: 954.771.0298 • EB 0002995 LB 0002995

### 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
		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\19019-NE 8th Street Vacation\CAD\SRV\Legals\Overall RW Vacation\_Sketch & Legal.dgn(Sheet 2 - Sketch)

M.D. O.K.

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

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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



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

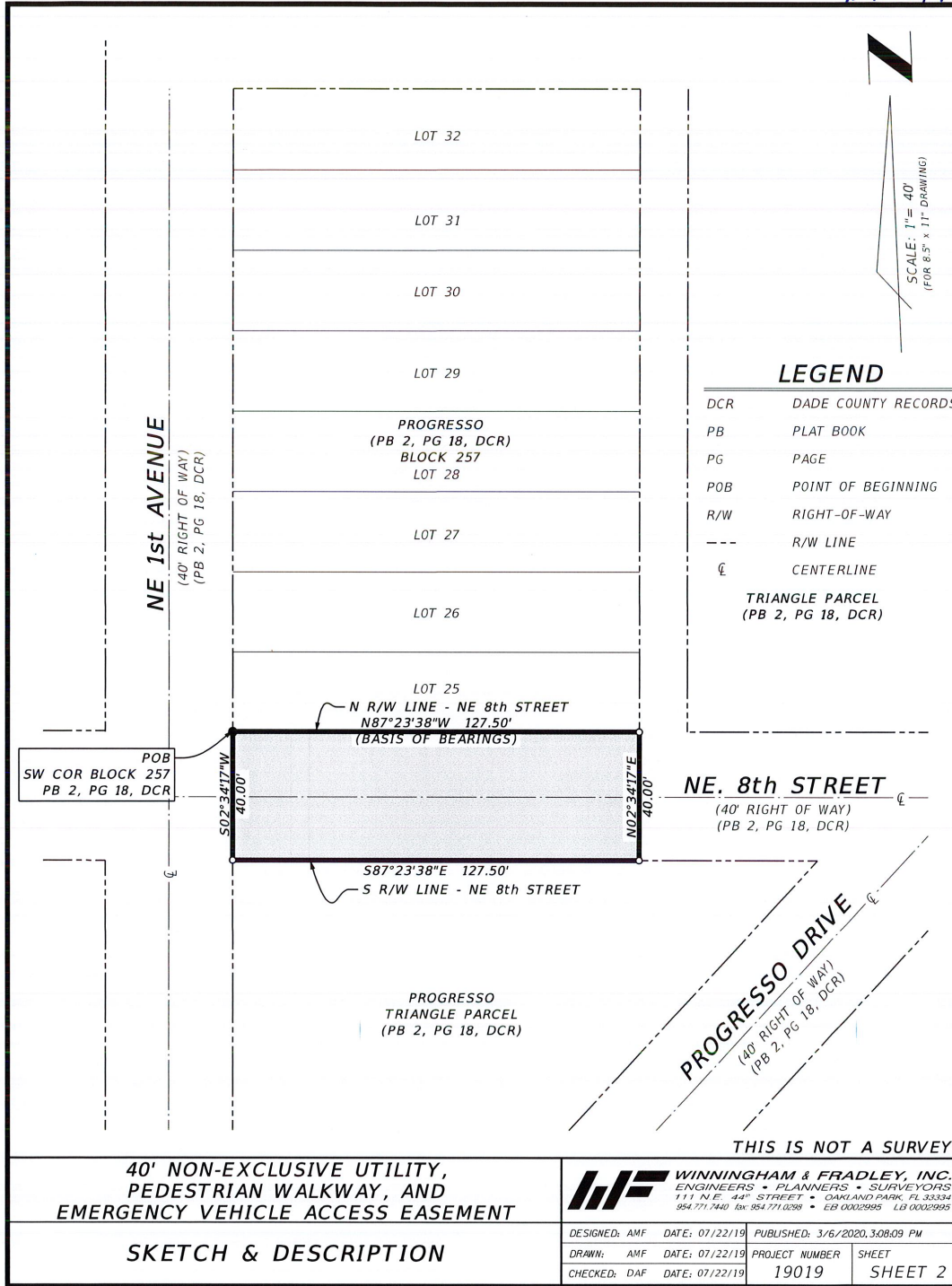
### SKETCH & DESCRIPTION

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

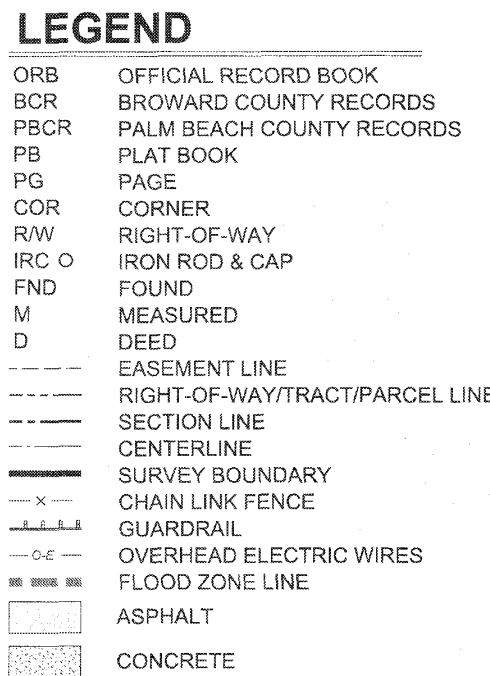
J:\2019\19019-NE 8th Street Vacation\CAD\SRV\Legals\40' Easement Dedication\_Sketch & Legal.dgn(Sheet 1 - Legal)



M.D.O.K.

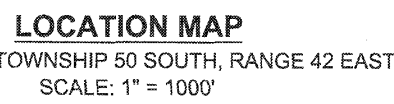


J:\2019\9019-NE 8th Street Vacation\CAD\SRV\Legals\40' Easement Dedication\_Sketch & Legal.dgn Sheet 2 - Sketch



- HOLMAN AUTOMIVE INC.
- CITY OF FORT LAUDERDALE
- GREENSPOON MARDER, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN HEREIN AND THAT THE SURVEYOR IS A MEMBER OF THE AMERICAN LAND TITLE ASSOCIATION TITLE COMPANY TITLE COMMITMENT NO. C0584 FL587 DATED AS OF 07/18/2018 IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE STANDARD DETAIL REQUIREMENTS FOR ALTPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE SHOWN HEREIN. THE SURVEYOR HEREBY CERTIFIES THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE SHOWN HEREIN. THE SURVEYOR HAS NOT UNDERSIGNED FURTHER CERTIFICATES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELIANCE ON THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY WAS ALSO MADE IN ACCORDANCE WITH THE STATE OF FLORIDA MINING AND RECLAMATION PRACTICE FOR LAND SURVEYORS."



A PORTION OF N.E. 8<sup>TH</sup> STREET 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" STREET;

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" STREET;

THENCE RUN SOUTH 87°23'38" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8" STREET, 127.50 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID N.E. 8" STREET;

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" 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.

THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP HAS DETERMINED THE HEREON DESCRIBED LANDS TO BE SITUATED IN FLOOD ZONE X (NOT A SPECIAL FLOOD HAZARD AREA) AS SHOWN ON MAP PANEL NO. 1201IC0369H EFFECTIVE DATE 8-18-2014.

THE LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.

3. THIS SURVEY COMPLIES WITH STANDARDS FOR A BOUNDARY SURVEY AS SET FORTH IN CHAPTER 5J-17.050-.052 FLOOD AREA ADMINISTRATIVE CODE

4. ELEVATIONS SHOWN ARE PREFIXED WITH A PLUS SIGN AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)

5. BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN.

6. DESCRIPTION AS INDICATED HEREON FURNISHED BY CLIENT: THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.

**COMMITMENT DATE: 07/25/2018 AT 06:00 AM**

2. ENCROACHMENT AGREEMENT RECORDED FEBRUARY 11, 1987 RECORDED IN OFFICIAL RECORD BOOK 14936, PAGE 490.

AFFECTS PROPERTY - NOT SHOWN - BLANKET IN NATURE

DAVID A. FRADLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 3458

SEAL

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[illegible]

WEB: [WWW.WINNFRAD.COM](http://WWW.WINNFRAD.COM)  
EB 0002995 LB 0002995

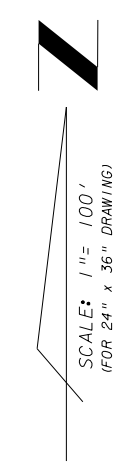
SHEET: 1 OF 1









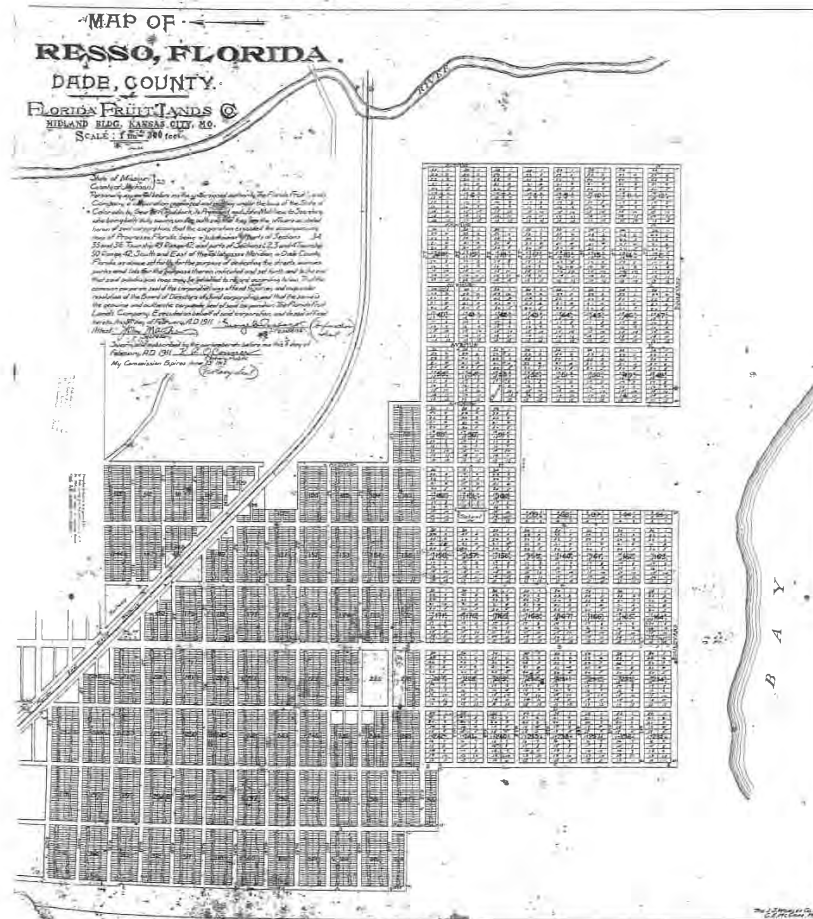


LEGEND	
ABBREVIATION	ZONING DISTRICT
NWRAC-MUe	EAST MIXED USE DISTRICT
NWRAC-MUne	NORTH EAST MIXED USE DISTRICT
PUD	PLANNED UNIT DEVELOPMENT
RAC-UV	URBAN VILLAGE DISTRICT
RMM-25	RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY
X-P	EXCLUSIVE USE PARKING LOT

ZONING EXHIBIT			
PORTION OF PROGRESSO			
HOLMAN AUTOMOTIVE GROUP, INC.			
<b>WINNINGHAM &amp; FRADLEY, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 111 N. W. 4th Street, Suite 200, Fort Lauderdale, FL 33304 • (954) 771-7449 FAX: (954) 771-0508 www.winningham.com			
DESIGNED:	DATE:	APPROVED:	LB 0002995
DRAWN: KJA	DATE: 06/20/19		
CHECKED:	DATE:		
NO.	REVISIONS	DATE	PLOT FILE CREATED: 6/19/2019, 9:31:26 AM
		PROJECT NUMBER	19019
		SHEET	ZI OF I

\\2009\000\NE\_8th Street\vacation\CAD\SRV\Exhibit\vacation\ZONING EXHIBIT.dwg(2/26/2019)





This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 7675879  
 Doc: FLDADE.MPLT 2-00018

Page 2 of 2

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



PROG

27 26  
34 35

See Also 13-2

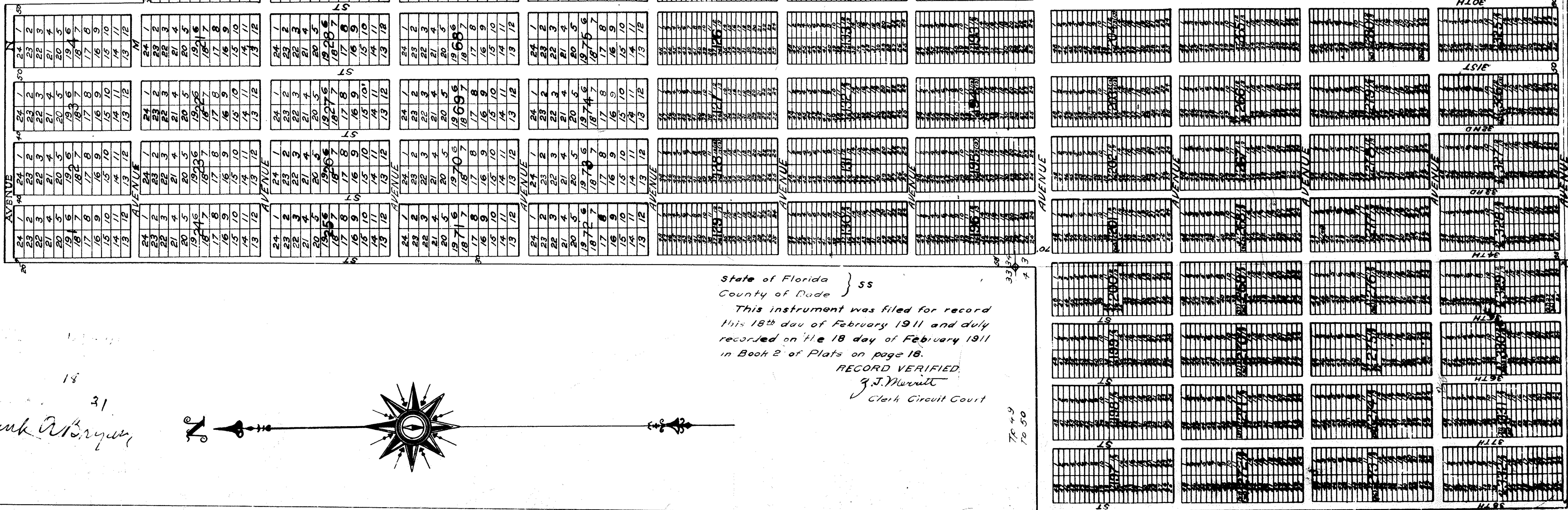
DADE 2-18 TRANS. 25

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 of each Lot A single 1/4 mile 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 width is shown are 40 feet wide.



STATE OF FLORIDA  
COUNTY OF DADE  
I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in the Book 2, Page 18 of the public record in the County Records, and that my hand and official seal in the City of Fort Lauderdale, Fl. this 18th day of February 1911.

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





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