

RESOLUTION NO. 2022-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA ("BOARD"), AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2021-V-11, ABANDONING TWO SEPARATE PORTIONS OF PINE ISLAND ROAD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK 5897, PAGE 811, AND OFFICIAL RECORDS BOOK 45192, PAGE 612), AND VACATING THREE SEPARATE PLATTED 12-FOOT UTILITY EASEMENTS LYING WITHIN PARCEL B, OF COLONY WEST SHOPPING PLAZA PLAT (PLAT BOOK 84, PAGE 25), AND DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH HEARING.

WHEREAS, it has been requested that the Board abandon two separate portions of the North Pine Island Road right-of-way recorded in Official Records Book 5897, Page 811, and Official Records Book 45192, Page 612; and vacate and annul three separate platted 12-foot utility easements lying within Parcel B of Colony West Shopping Plaza Plat (Plat Book 84, Page 25), all included in the Public Records of Broward County, Florida, said lands situate, being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Sections 336.09 and 177.101, Florida Statutes, Chapter 5, Article IX, of the Broward County Code of Ordinances, and Section 27.68 of the Broward County Administrative Code, this Board is required to hold a public hearing before said property may be abandoned, annulled, and vacated, NOW, THEREFORE,

SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD

A PORTION OF THE EXISTING RIGHT-OF-WAY OF NORTHWEST 88th AVENUE (PINE ISLAND ROAD) LYING ADJACENT TO PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE ALONG THE NORTH LINE OF SAID COLONY WEST SHOPPING PLAZA, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF NW 70th AVENUE, SAID LINE BEING THE BASE OF BEARING FOR THIS DESCRIPTION, ON A BEARING OF SOUTH 89°32'31" WEST A DISTANCE OF 166.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND THE POINT OF BEGINNING, SAID NORTH LINE SHOWN AS BEARING NORTH 89°01'50" WEST ON AN ASSUMED MERIDIAN AS INDICATED ON SAID PLAT;

THENCE SOUTHWESTERLY ON SAID CURVE TO THE LEFT AND ON SAID NORTH LINE OF PARCEL "A" ALONG A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°23'14" FOR AN ARC DISTANCE OF 42.06 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 41°21'01" EAST A DISTANCE OF 37.27 TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 215.1+/- SQUARE FEET.

SAID PORTION INDICATED AS PARCEL 101A AS RECORDED IN OFFICIAL RECORDS BOOK 45192 PAGE 612 PUBLIC RECORDS OF BROWARD COUNTY.

SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS IS NOT A SURVEY.
2. ALL REFERENCES TO RECORDED DOCUMENTS ARE RECORDED IN THE BROWARD COUNTY PUBLIC RECORDS.
3. THE BEARING BASE FOR THE DESCRIPTION IS THE NORTH LINE OF THE COLONY WEST SHOPPING PLAZA, AS RECORDED IN PB 84 PG 25, SHOWN AS BEARING S89°32'31"W

FOR THE FIRM, BY:


MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

12/20/2021

SHEET 1 OF 2 SHEETS

DATE: 03/03/2020

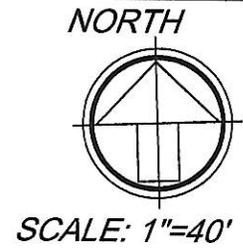
PROJECT NO: 1138				
REVISE PER REVIEW BY HIGHWAY CONST. AND ENG. DIVISIONS	AF	12-20-2021	MDS	
REVISIONS	DWN	DATE	CHKD	

SDA SHAH
DROTOS

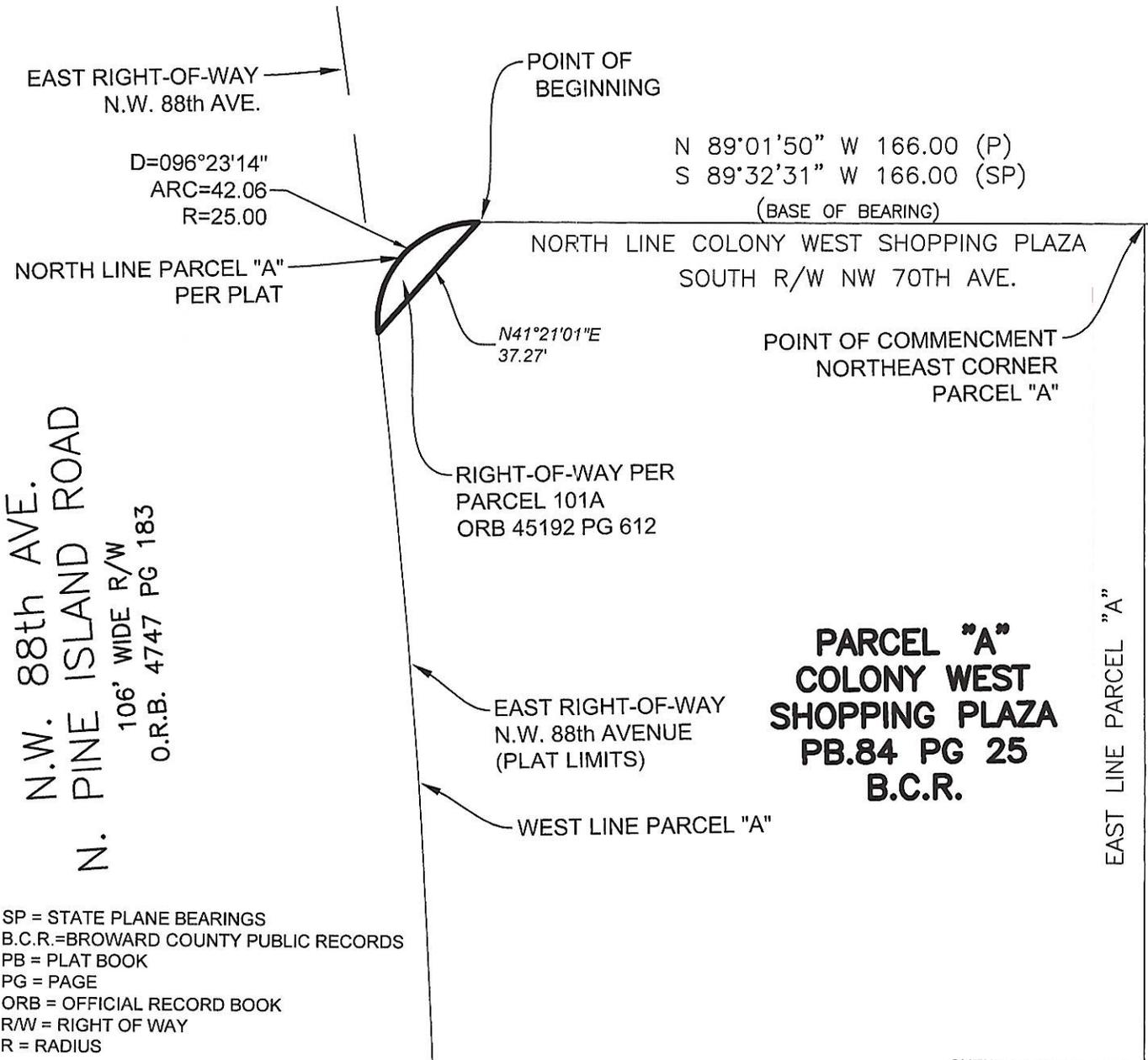
& ASSOCIATES
ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD



NW 70th STREET



N.W. 88th AVE.
N. PINE ISLAND ROAD
106' WIDE R/W
O.R.B. 4747 PG 183

PARCEL "A"
COLONY WEST SHOPPING PLAZA
PB.84 PG 25
B.C.R.

SP = STATE PLANE BEARINGS
B.C.R.=BROWARD COUNTY PUBLIC RECORDS
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORD BOOK
R/W = RIGHT OF WAY
R = RADIUS

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SHEET 2 OF 2 SHEETS

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X:\Cadd\Survey\1138A-TAMARAC.APTS. COLONY WEST SHOPPING SKETCH-DESC 70th STREET-BUS STOP updated-1138A-70th STREET-ABANDON_STATE PLANE.dwg

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

2021-V-11

Right of way approved - Public RAW

Right of way approved - Private Road

By: CATHERINE

Digitally signed by CATHERINE
DONN
Date: 2021.12.27 13:56:05'00'

By: DONN

SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD

A PORTION OF THE EXISTING RIGHT-OF-WAY OF NORTHWEST 88th AVENUE (PINE ISLAND ROAD) LYING ADJACENT TO PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A" OF THE COLONY WEST SHOPPING PLAZA AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE ALONG THE NORTH LINE OF SAID COLONY WEST SHOPPING PLAZA, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF NW 70th AVENUE ON A BEARING OF SOUTH 89°32'31" WEST A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING, SAID NORTH LINE SHOWN AS BEARING NORTH 89°01'50" WEST ON AN ASSUMED MERIDIAN AS INDICATED ON SAID PLAT;

THENCE CONTINUE SOUTH 89°32'31" WEST ON THE WESTERLY PROJECTION OF THE NORTH LINE OF PARCEL "A" A DISTANCE OF 28.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH WEST 88th AVENUE (PINE ISLAND ROAD) TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (WHOSE RADIUS POINT BEARS SOUTH 82°30'07" WEST);

THENCE SOUTHEASTERLY ALONG THE EAST RIGHT-OF-WAY OF NW 88th AVENUE ON A CURVE HAVING A RADIUS OF 2,453.00 FEET, A CENTRAL ANGLE OF 00°39'10", FOR AN ARC DISTANCE OF 27.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (WHOSE RADIUS POINT BEARS NORTH 83°09'26" EAST);

THENCE NORTHEASTERLY ON A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°23'14", FOR AN ARC DISTANCE OF 42.06 FEET TO THE POINT OF BEGINNING.

SAID PORTION HAVING AN AREA OF 173.1+/- SQUARE FEET.
SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

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2. ALL REFERENCES TO RECORDED DOCUMENTS ARE RECORDED IN THE BROWARD COUNTY PUBLIC RECORDS.
3. THE BEARING BASE FOR THE DESCRIPTION IS THE NORTH LINE OF THE COLONY WEST SHOPPING PLAZA, AS RECORDED IN PB 84 PG 25, SHOWN AS BEARING S89°32'31"W

FOR THE FIRM BY:

(Signature)
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

12/20/2021

DATE: 03/03/2020

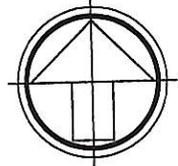
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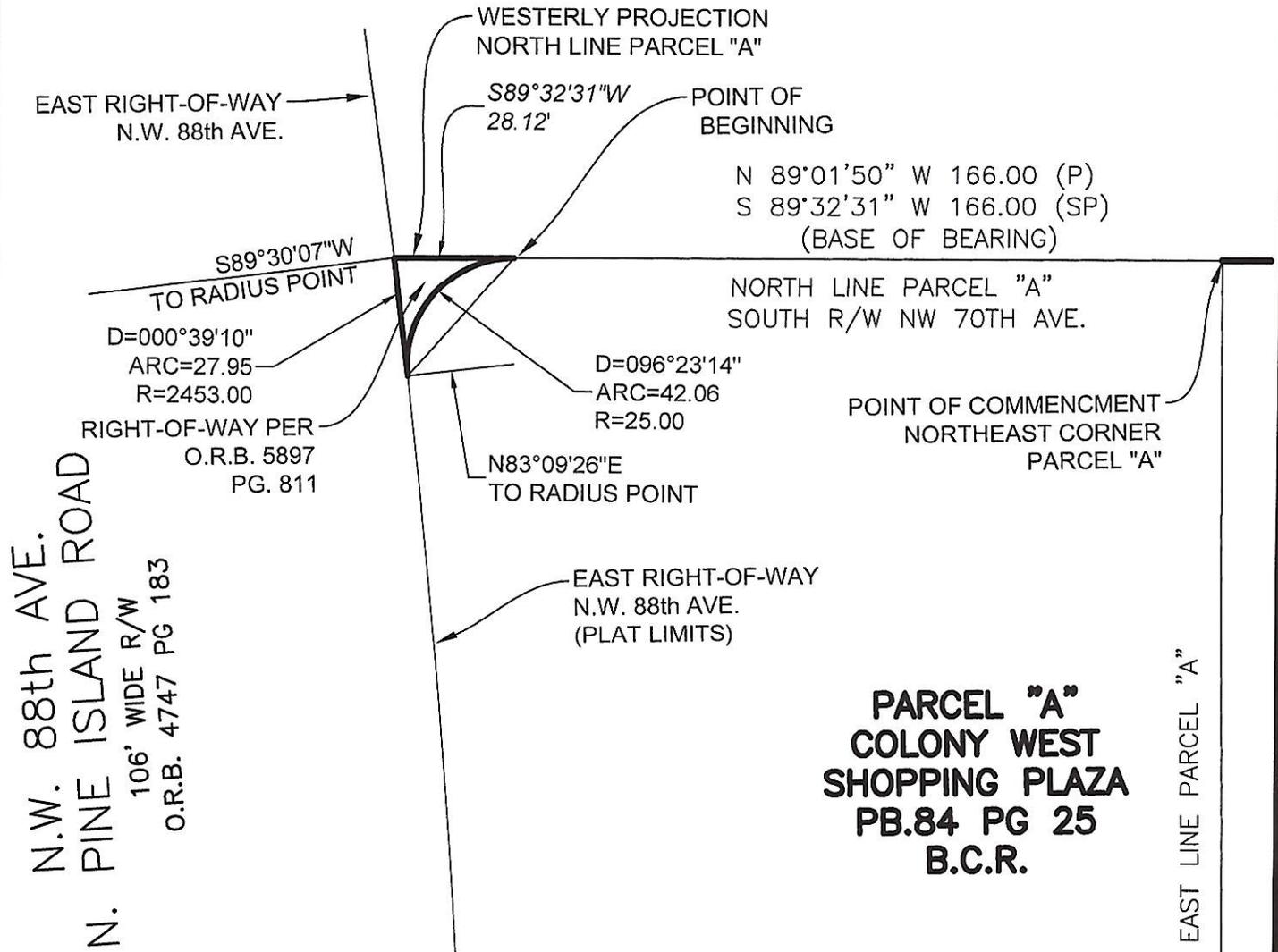
SKETCH OF DESCRIPTION NW 88TH AVE-PINE ISLAND ROAD

NORTH



SCALE: 1"=40'

NW 70th STREET



SP = STATE PLANE BEARINGS
B.C.R.=BROWARD COUNTY PUBLIC RECORDS
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Broward County Engineering Division
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1 North University Drive, Suite 3008
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2021-V-11

Right of way approved - Public RAW

Right of way approved - Private Road

By: CATHERINE

Digitally signed by CATHERINE
DONN
Date: 2021.12.27 13:56:05'00'

By: DONN

SKETCH OF DESCRIPTION
A PORTION OF PARCEL B
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR
FOR VACATION OF PLATTED UTILITY EASEMENTS

PORTIONS OF PARCEL "B", OF THE COLONY WEST SHOPPING PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS INDICATED AS 12' UTILITY EASEMENTS ON SAID PLAT, SAID PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89° 01' 50" EAST ALONG THE NORTH LINE OF PARCEL "B" A DISTANCE OF 250.52 FEET TO THE CENTERLINE OF A 12 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING, THE SIDELINES OF SAID EASEMENT LYING 6 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON SAID PLAT;

THENCE SOUTH 00° 58' 10" WEST, ALONG SAID CENTERLINE, 10.00 FEET;

THENCE SOUTH 76°16'20" EAST ALONG SAID CENTERLINE, 126.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE; THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO LIE PARALLEL TO SAID CENTERLINE.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 89° 01' 50" WEST ALONG THE NORTH LINE OF PARCEL "B" A DISTANCE OF 78.00 FEET TO THE CENTERLINE OF A 12 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING, THE SIDELINES OF SAID EASEMENT LYING 6 FEET ON EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON SAID PLAT;

THENCE SOUTH 00° 58' 10" EAST, ALONG SAID CENTERLINE, 12.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO LIE PARALLEL AND AT 90 DEGREES TO SAID CENTERLINE.

TOGETHER WITH:

THE 12 FOOT WIDE UTILITY EASEMENT OF THE COLONY WEST SHOPPING PLAZA, AS RECORDED IN PLAT BOOK 84 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THE EAST 12 FEET OF PARCEL "B", COLONY WEST SHOPPING PLAZA.

SAID LANDS SITUATE IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA.

NOTES:

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FOR THE FIRM, BY:


MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

12/20/2021

DATE: 02/21/2020

SHEET 1 OF 3 SHEETS

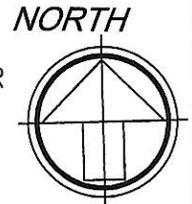
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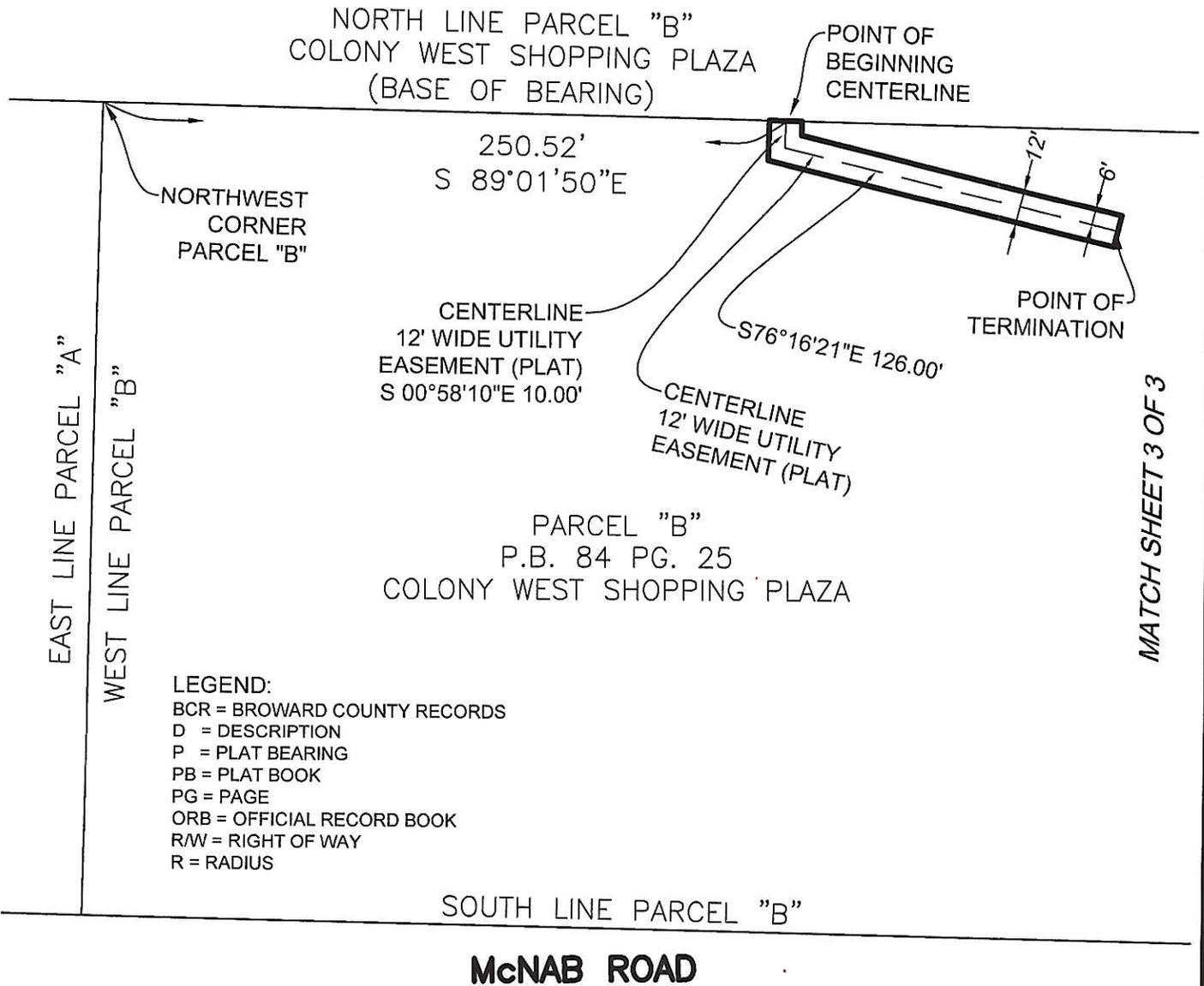
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SKETCH OF DESCRIPTION
A PORTION OF PARCEL B
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR
FOR VACATION OF PLATTED UTILITY EASEMENTS



SCALE: 1"=60'

NW 70TH STREET



LEGEND:
BCR = BROWARD COUNTY RECORDS
D = DESCRIPTION
P = PLAT BEARING
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R/W = RIGHT OF WAY
R = RADIUS

MATCH SHEET 3 OF 3

McNAB ROAD

DATE: 02/21/2020

SHEET 2 OF 3 SHEETS

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SKETCH OF DESCRIPTION
A PORTION OF PARCEL B
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR
FOR VACATION OF PLATTED UTILITY EASEMENTS



SCALE: 1"=60'

NW 70TH STREET

NORTH LINE PARCEL "B"
COLONY WEST SHOPPING PLAZA
(BASE OF BEARING)

POINT OF COMMENCEMENT
NORTHEAST CORNER
PARCEL "B"

POINT OF
BEGINNING
CENTERLINE

CENTERLINE
12' WIDE UTILITY
EASEMENT (PLAT)
S 00°58'10"E 12.00'

POINT OF
TERMINATION

N 89°01'50" W

12'

PARCEL "B"
P.B. 84 PG. 25
COLONY WEST SHOPPING PLAZA

EAST LINE PARCEL "B"
EAST 12' OF PARCEL B
PLAT LIMITS

SOUTH LINE PARCEL "B"

McNAB ROAD

MATCH SHEET 2 OF 3

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