

1 RESOLUTION NO. 2022-

2 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
3 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2022-V-02, VACATING  
4 TWO 15-FOOT DRAINAGE EASEMENTS LYING WITHIN LOTS 1 AND 2 OF BREWER  
5 PLAT TWO (PLAT BOOK 175, PAGE 53); AND PROVIDING FOR SEVERABILITY AND  
6 AN EFFECTIVE DATE

7  
8 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
9 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
10 Broward County Governmental Center, located at 115 South Andrews Avenue, Fort  
11 Lauderdale, Florida, on October 11, 2022, at 10:00 a.m., to consider the advisability of  
12 renouncing and disclaiming the rights of Broward County ("County") and the public and  
13 to vacate and annul two 15-foot drainage easements lying within lots 1 and 2 of Brewer  
14 Plat Two (Plat Book 175, Page 53), all included in the Public Records of the Broward  
15 County, Florida, and generally located on the east side of University Drive between  
16 Northwest 72 Street and Northwest 70 Court in the City of Parkland, Florida, said lands  
17 situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached  
18 hereto; and;

19  
20 WHEREAS, after hearing all interested parties and determining that the proposed  
21 action will not materially interfere with the County road system or adversely affect the  
22 interests of the citizens of Broward County, and will not affect the ownership of or deprive

23 any person of convenient access to his/her premises, in accordance with  
24 Section 177.101, Florida Statutes (as amended from time to time), it was determined that  
25 it would be in the best interest of all concerned to vacate and annul the rights of the County  
26 and the public to and in the aforementioned land as described in Exhibit A, all situate,  
27 being, and lying in Broward County, Florida, NOW, THEREFORE

28

29 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
30 BROWARD COUNTY, FLORIDA:

31

32 Section 1. Vacation and Annulment

33 Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and  
34 annuls the rights of the County and the public to the land set forth in Vacation  
35 Petition No. 2022-V-02 as described in Exhibit A, all situate, being, and lying in Broward  
36 County, Florida

37

38 Section 2. Severability.

39 If any portion of this Resolution is determined by any court to be invalid, the invalid  
40 portion will be stricken, and such striking will not affect the validity of the remainder of this  
41 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
42 legally applied to any individual, group, entity, property, or circumstance, such  
43 determination will not affect the applicability of this Resolution to any other individual,  
44 group, entity, property, or circumstance.

45





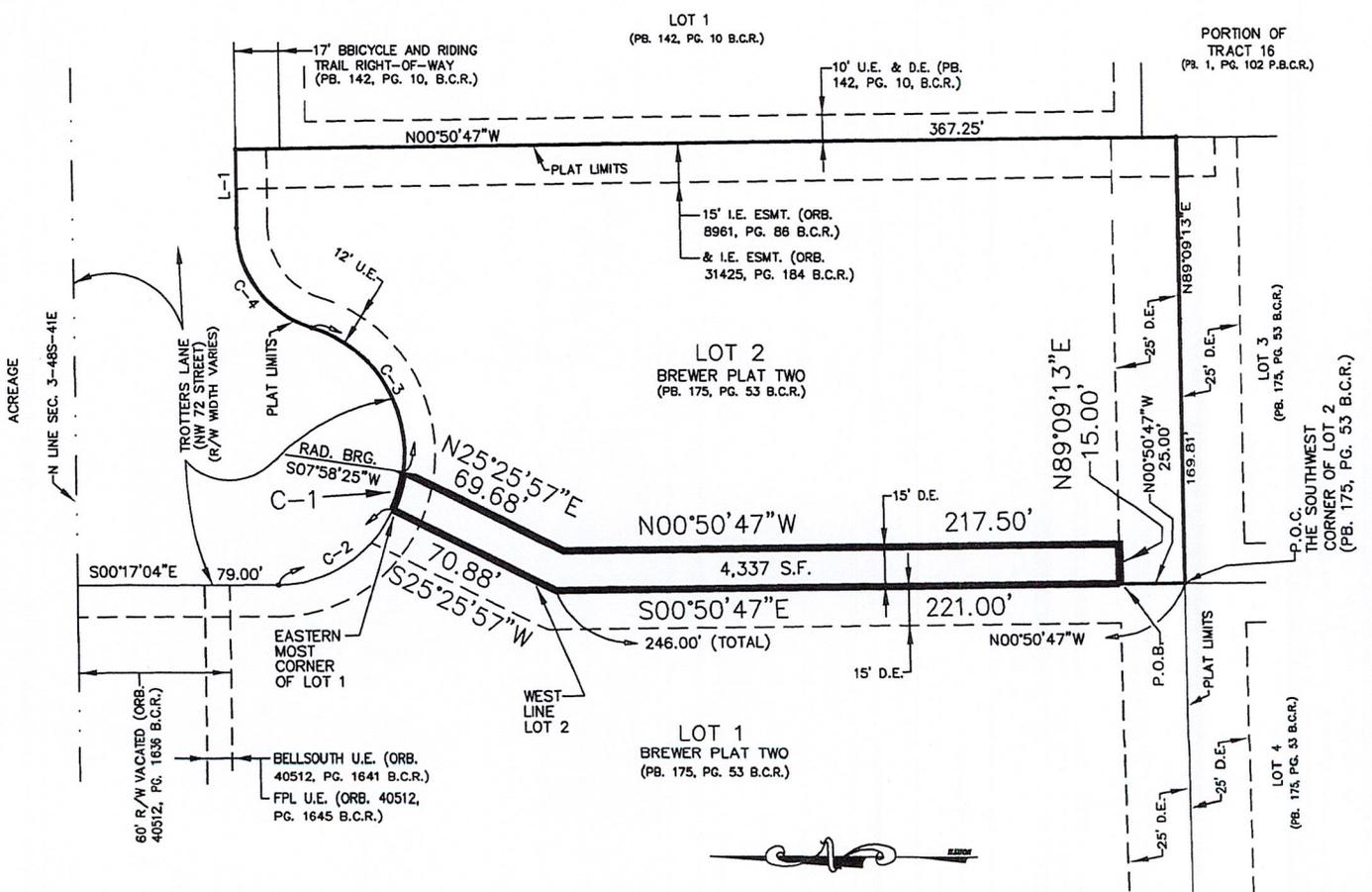
### SKETCH AND DESCRIPTION

**LEGEND:**  
 R = RADIUS  
 D = CENTRAL ANGLE  
 L = ARC LENGTH  
 PG. = PAGE  
 PB. = PLATBOOK  
 S.F. = SQUARE FEET  
 ESMT. = EASEMENT  
 SEC. = SECTION  
 R/W = RIGHT OF WAY  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 RAD. BRG. = RADIAL BEARING  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 FPL = FLORIDA POWER & LIGHT  
 ORB. = OFFICIAL RECORD BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 P.B.C.R. = PALM BEACH COUNTY RECORDS

LINE TABLE	CURVE TABLE
L-1 N89°42'56"E 30.00'	C-1 D=17°27'28" R=50.00' L=15.23'
	C-2 D=64°16'59" R=50.00' L=56.10'
	C-3 D=81°28'04" R=50.00' L=71.09'
	C-4 D=73°12'31" R=40.00' L=51.11'

--- = NON-VEHICULAR ACCESS LINE

- NOTES:**
1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
  2. BEARINGS SHOWN HEREON ARE BASED ON BREWER PLAT TWO (PB. 175, PG. 53 B.C.R.)
  3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
  4. EASEMENTS SHOWN HEREON ARE PER BREWER PLAT TWO (PB. 175, PG. 53 B.C.R.) UNLESS NOTED OTHERWISE.



**PEB**  
**PAUL E. BREWER & ASSOCIATES, INC.**  
 12321 N.W. 35th Street  
 Coral Springs, FL 33065  
 PH: (954) 753-5210  
 FAX: (954) 753-9813  
 brewer@bellsouth.net

SCALE	1" = 60'
F.B./PG.	FILE
DRAWN BY	AFF
CK'D BY	
JOB NO.	21-33 LOT 2

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 11/2/21

*Paul E. Brewer*  
 PAUL E. BREWER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3240

**NOTE:**

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

REVISIONS	DATE	BY	CK'D	F.B./PG.

**SKETCH AND DESCRIPTION**

DESCRIPTION: (VACATE DRAINAGE EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 2, BREWER PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°50'47" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°50'47" WEST, A DISTANCE OF 217.50 FEET; THENCE NORTH 25°25'57" EAST, A DISTANCE OF 69.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 07°58'25" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'28", A DISTANCE OF 15.23 FEET TO A WEST CORNER OF LOT 2, ALSO BEING THE EASTERN MOST CORNER OF LOT 1, OF THE SAID BREWER PLAT TWO;

THENCE SOUTH 25°25'57" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 70.88 FEET;

THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,337 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

**NOTE:**

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SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	FILE					
DRAWN BY:	AFF					
CKD. BY:						
JOB NO:	21-33-LOT 2					



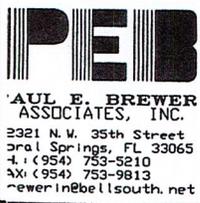
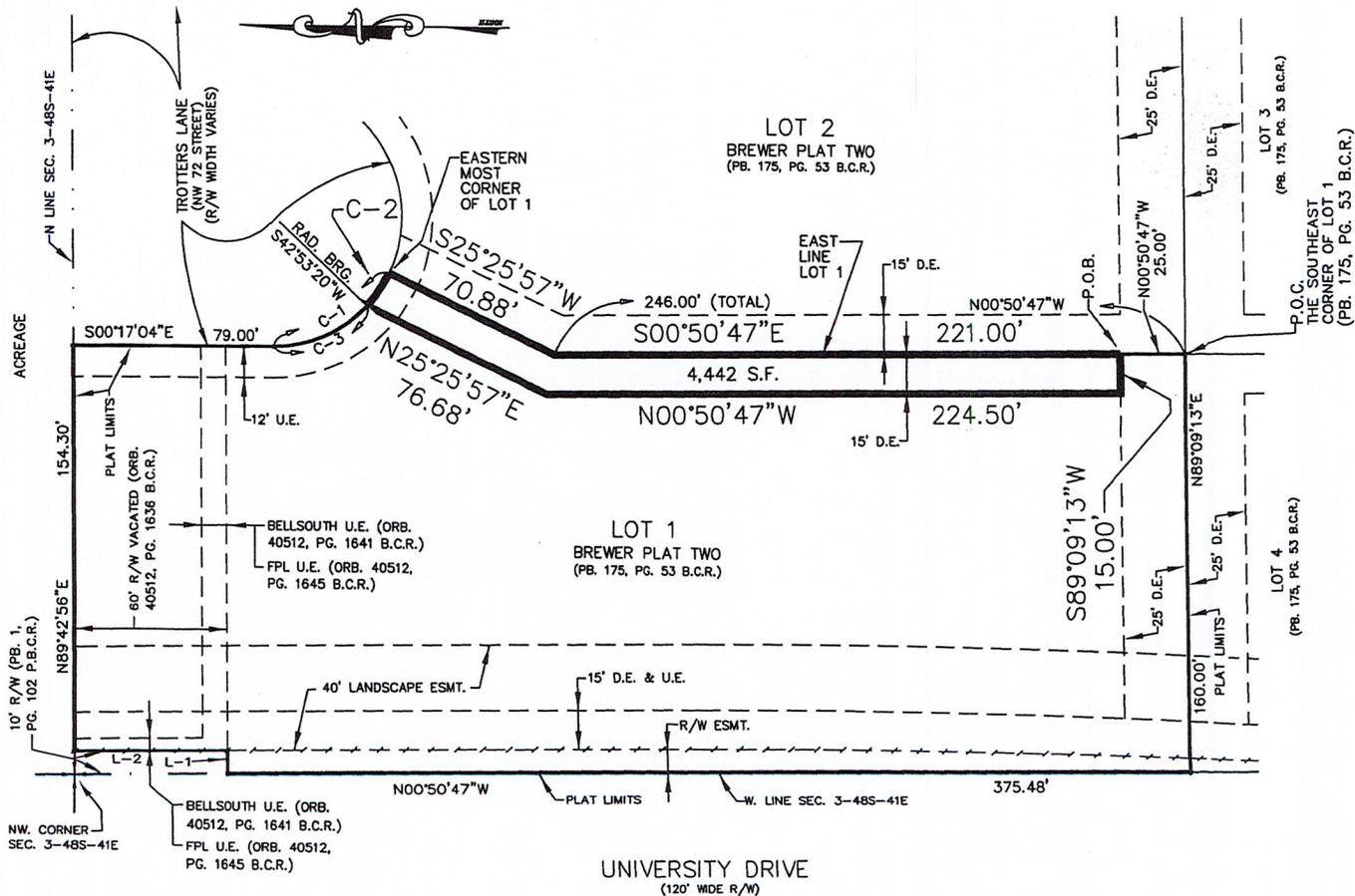
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 P.B.C.R. = PALM BEACH COUNTY RECORDS

LINE TABLE	CURVE TABLE
L-1	C-1
S89°42'56"W 10.00'	D=64°16'59" R=50.00' L=56.10'
L-2	C-2
S00°50'47"E 60.00'	D=17°27'27" R=50.00' L=15.23'
	C-3
	D=46°49'32" R=50.00' L=40.87'

--- = NON-VEHICULAR ACCESS LINE

- NOTES:
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SCALE	1" = 60'
F.B./PG.	FILE
DRAWN BY	AFF
CK'D BY	
JOB NO.	21-33 LOT 1

CERTIFICATION:  
 I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

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REVISIONS		DATE	BY	CK'D	F.B./PG.

SKETCH AND DESCRIPTION

DESCRIPTION: (VACATE DRAINAGE EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, BREWER PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;  
 THENCE NORTH 00°50'47" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 15.00 FEET;  
 THENCE NORTH 00°50'47" WEST, A DISTANCE OF 224.50 FEET;  
 THENCE NORTH 25°25'57" EAST, A DISTANCE OF 76.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 42°53'20" WEST;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'27", A DISTANCE OF 15.23 FEET TO THE EASTERN MOST CORNER OF SAID LOT 1;  
 THENCE SOUTH 25°25'57" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.88 FEET;  
 THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,442 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



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FB/PG:	FILE					
DRAWN BY:	AFF					
CKD. BY:						
JOB NO:	21-33-LOT 1					

SECTION AND DESCRIPTION

DESCRIPTION (VACATE DRAINAGE EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 00°50'47" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°09'13" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°50'47" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 25°28'57" EAST, A DISTANCE OF 78.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 45°23'20" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'27", A DISTANCE OF 15.23 FEET TO THE EASTERN MOST CORNER OF SAID LOT 1; THENCE SOUTH 25°25'57" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.88 FEET; THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,442 SQUARE FEET MORE OR LESS.

REVISIONS

NO.	DATE	DESCRIPTION

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

✓ 2022-V-02  
 Right of way approved - Public RW  
 Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 5/5/22

