

PLAT REL

RESOLUTION NO. 2023-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2022-V-05, VACATING PORTIONS OF A 10 FOOT WIDE UTILITY EASEMENT LYING WITHIN THE WESTERNMOST AND SOUTHERNMOST PORTIONS OF PARCEL A OF THE SPRINGS-MCKENZIE PLAT (PLAT BOOK 165, PAGE 7); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room 422, Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on March 14, 2023, at 10:00 a.m., to consider the advisability of vacating and annulling portions of a 10 foot wide utility easement lying within the westernmost and southernmost portions of Parcel A of the Springs-Mckenzie Plat, as recorded in Plat Book 165, Page 7, of the Public Records of Broward County, Florida, and located approximately 640 feet north of the northwest corner of Sawgrass Boulevard and Lyons Road in the City of Coconut Creek, Florida, said lands situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached hereto; and

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

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

29

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

32

33 Section 1. Vacation and Annulment

34 Pursuant to Section 177.101, Florida Statutes, and Chapter 5,  
35 Article IX, of the Broward County Code of Ordinances, said Board hereby vacates and  
36 annuls the rights of the County and the public to the land set forth in Vacation  
37 Petition No. 2022-V-05 as described in Exhibit A, all situate, being, and lying in Broward  
38 County, Florida.

39 Section 2. Severability.

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



**DESCRIPTION:**

A PORTION OF THAT CERTAIN DEDICATED 10.00 FOOT WIDE UTILITY EASEMENT LYING IN PARCEL "A", SPRINGS – MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 00°24'54" WEST A DISTANCE OF 10.00 FEET TO THE NORTH SIDELINE OF THAT CERTAIN DEDICATED 10.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT AND VACATED AND ABANDONED PER CITY OF COCONUT CREEK ORDINANCE NO. 2019-018 AND RECORDED IN INSTRUMENT NUMBER 116529969 OF SAID BROWARD COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°24'54" WEST A DISTANCE OF 493.77 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED AND RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO THE EAST SIDELINE OF SAID 10.00 FOOT WIDE UTILITY EASEMENT; THENCE ALONG SAID EAST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 493.70 FEET TO THE AFORESAID NORTH SIDELINE; THENCE ALONG SAID NORTH SIDELINE, SOUTH 89°37'06" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 4,937 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST LINE OF PARCEL "A" IS SHOWN TO BEAR NORTH 00°24'54" WEST.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 26, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

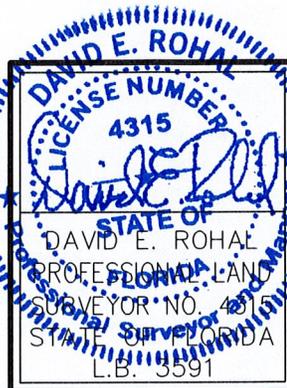
**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE – SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**SPRINGS – MCKENZIE PLAT  
 UTILITY EASEMENT ABANDONMENT (WEST)  
 SKETCH AND DESCRIPTION**



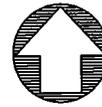
DAVID E. ROHAL  
 LICENSE NUMBER 4315  
 STATE OF FLORIDA  
 PROFESSIONAL LAND SURVEYOR NO. 4315  
 SURVEYOR OF BROWARD COUNTY  
 L.B. 3591

DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8281-VACWEST

**EXHIBIT "A"**

**PARCEL "A"**  
**SPRINGS - MCKENZIE PLAT**

(P.B. 165, PG. 7, BCR)



NORTH LINE OF WARRANTY DEED  
(I.N. 116166642)

**GRAPHIC SCALE**



1 INCH = 80 FEET

10. U.E.  
(P.B. 165, PG. 7, BCR)

10.00'  
N90°00'00"E

10. U.E.  
(P.B. 165, PG. 7, BCR)

EAST SIDELINE 10' U.E.

**10' UTILITY EASEMENT  
TO BE ABANDONED**

**PARCEL "A"**  
**SPRINGS - MCKENZIE PLAT**

(P.B. 165, PG. 7, BCR)

**LEGEND:**

- BCR - BROWARD COUNTY RECORDS
- I.N. - INSTRUMENT NUMBER
- L.B. - LICENSED BUSINESS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ORB - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- U.E. - UTILITY EASEMENT

REGENCY LAKES AT COCONUT CREEK  
(P.B. 157, PG. 23, BCR)

N00°24'54"W 493.77'

S00°24'54"E 493.70'

WEST LINE PARCEL "A"  
(BASIS OF BEARINGS)

10' U.E. (P.B. 165, PG. 7) (HATCHED AREA)  
VACATED PER CITY ORDINANCE NO. 2019-018  
(I.N. 116529969)

S89°37'06"W  
10.00'

12' U.E. (ORB 45025, PG. 221)

NORTH SIDELINE 10' U.E.

P.O.B.

10.00'  
N00°24'54"W

P.O.C.  
S.W. CORNER  
PARCEL "A"  
(P.B. 165, PG. 7, BCR)

**SAWGRASS EXCHANGE PLAT**

(P.B. 165, PG. 2, BCR)

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 7/26/2021

DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 8281-VACWEST

SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT ABANDONMENT (WEST)  
SKETCH AND DESCRIPTION

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF THE 10 FOOT UTILITY EASEMENT, LYING ALONG THE SOUTH LINE OF PARCEL "A" AND TRACT "GB-1", SPRINGS - MCKENZIE PLAT, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; , A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE N89°37'06"E, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND TRACT "GB-1", A DISTANCE OF 626.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 12' UTILITY EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID WEST LINE, N00°24'54"W, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A LINE 10 FOOT NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF PARCEL "A" AND TRACT "GB-1", ALSO BEING THE NORTH LINE OF THE SOUTH 10 FEET OF SAID PARCEL "A" AND TRACT "GB-1"; THENCE, ALONG SAID NORTH LINE S89°37'06"W, A DISTANCE OF 626.00 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 10 FEET EAST OF PARALLEL WITH THE WEST LINE OF SAID PARCEL "A"; THENCE, ALONG SAID PARALLEL LINE, S00°24'54"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,260 SQUARE FEET OR 0.1437 ACRES MORE OR LESS.

SAID LANDS LYING IN SECTIONS 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL "A", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING N89°37'06"E.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 27, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley** Digitally signed by David Lindley  
 Date: 2022.07.14 15:30:59 -04'00'

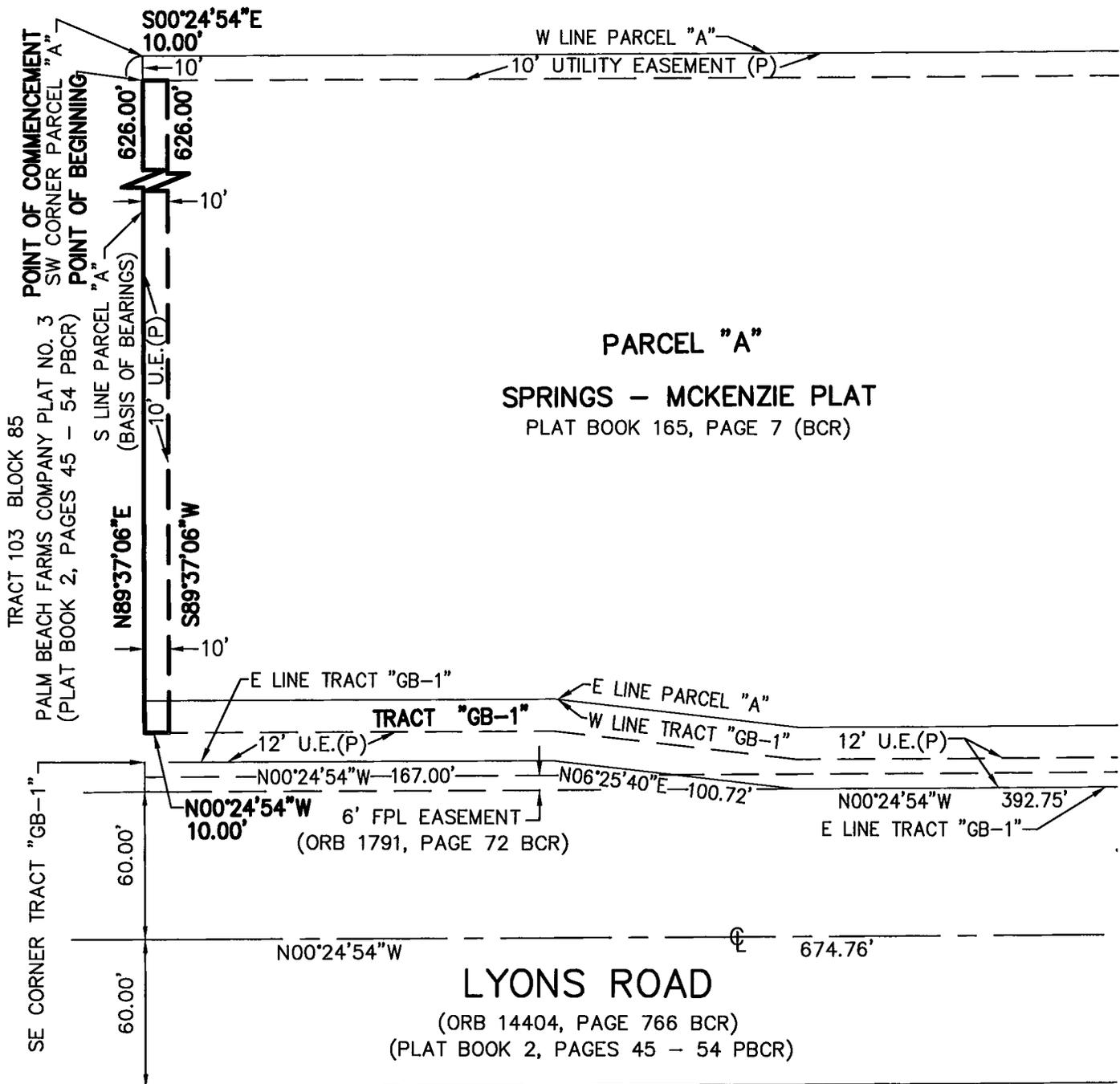
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DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	02/27/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8281-10UES

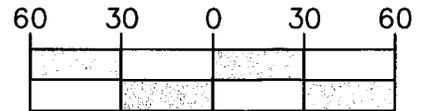
**PARCEL "A" SPRINGS - MCKENZIE PLAT  
SOUTH 10' UTILITY EASEMENT  
SKETCH OF DESCRIPTION**

EXHIBIT "A"



**LEGEND:**

- BCR-DENOTES BROWARD COUNTY RECORDS
- FPL-FLORIDA POWER & LIGHT COMPANY
- ORB-DENOTES OFFICIAL RECORD BOOK
- (P)-PLAT
- PBCR-DENOTES PALM BEACH COUNTY RECORDS
- U.E.-DENOTES UTILITY EASEMENT



GRAPHIC SCALE  
(IN FEET)

SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**PARCEL "A" SPRINGS - MCKENZIE PLAT**  
**SOUTH 10' UTILITY EASEMENT**  
**SKETCH OF DESCRIPTION**

DATE	02/27/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=60'
JOB NO.	8281-10UES

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

- 2022-V-05  
 Right of way approved - Public RAW  
 Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 07/18/22