

RESOLUTION NO. 2022-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2022-V-02, VACATING TWO 15-FOOT DRAINAGE EASEMENTS LYING WITHIN LOTS 1 AND 2 OF BREWER PLAT TWO (PLAT BOOK 175, PAGE 53), AND DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH HEARING.

WHEREAS, it has been requested that the Board of County Commissioners of Broward County, Florida ("Board"), vacate and annul two 15-foot drainage easements lying within lots 1 and 2 of Brewer Plat Two, as recorded in Plat Book 175, Page 53, of the Official Records of Broward County, Florida, and generally located on the east side of University Drive between Northwest 72 Street and Northwest 70 Court in the City of Parkland, Florida, said lands situate, being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto; and

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

BE IT RESOLVED by the Board that a public hearing shall be held at 10:00 a.m., on October 11, 2022, in Room 422 of the Broward County Governmental Center, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and annulment of this interest.

BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby authorized and directed to publish said notice of public hearing in the Sun-Sentinel newspaper at least two (2) weeks prior to said date, inviting interested persons to appear and be heard at the place and time herein specified.

ADOPTED this day of , 2022.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Deanna Kalil 07/28/2022
Deanna Kalil (date)
Assistant County Attorney

By: /s/ Maite Azcoitia 07/28/2022
Maite Azcoitia (date)
Deputy County Attorney

DK/gmb
Exhibit 2 - PH Resolution Authorizing Vacation 20-V-13
07/29/2022
#44000

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.

MAP OF BOUNDARY SURVEY

FOR: R&D PARKLAND LL.C

DESCRIPTION:

LOTS 1 AND 2, BREWER PLAT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE(S) 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,
CONTAINING 126,151 SQUARE FEET OR 2.896 ACRES MORE OR LESS.

SURVEY NOTES:

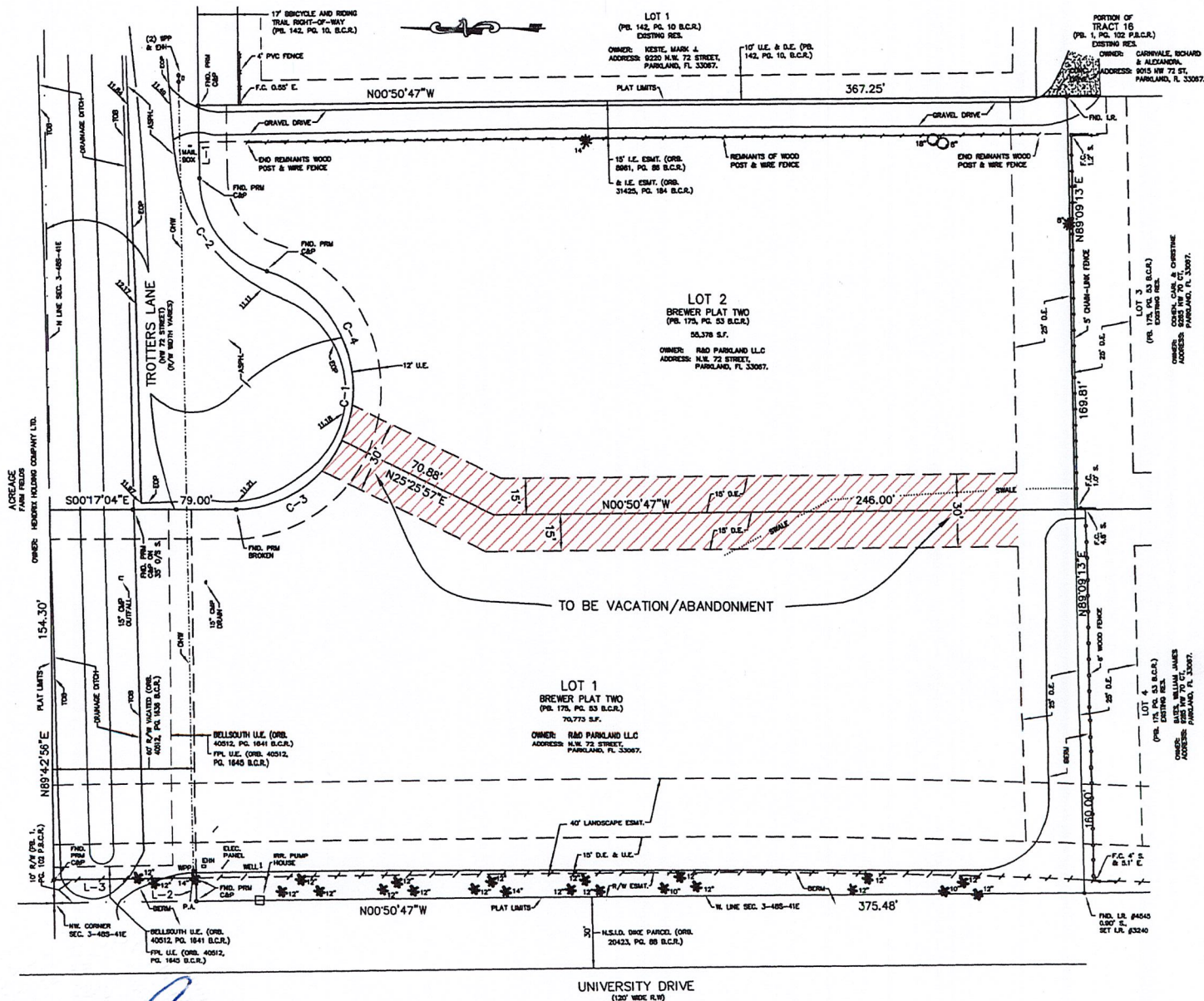
- ALL PROPERTY CORNERS ARE SET LK 6240 UNLESS NOTED OTHERWISE.
THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE
SIGNATURE AND EMBOSSED SEAL OF A CERTIFIED SURVEYOR.
BEARINGS SHOWN HEREON ARE BASED ON BREWER PLAT TWO (PWS 176, PGS. 53 & 54 B.C.A.).
THESE BEARINGS WERE OBTAINED FROM RECORDS OF THE COUNTY CLERK'S OFFICE.
INVESTIGATED NO LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
LOCATIONS OF ALL ADJACENT OWNERS HAVE BEEN OBTAINED FROM RECORDS OF THE COUNTY CLERK'S OFFICE.
BENCHMARK: PIER BENCHMARKS AS SHOWN ON THE BREWER PLAT TWO (PWS 176, PGS. 53 & 54 B.C.A.)
(ELEV.=13.40 MGD 1920) OR (ELEV.=11.80 MGD 1988) USING A VERTICAN COORDINATION
STATION WITH AN ELEVATION OF 11.80 MGD 1988.
EASMENTS SHOWN HEREON ARE PER BREWER PLAT TWO (PWS 176, PGS. 53 & 54 B.C.A.).
THE LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM WARRANTY DEED AS RECORDED
UNDER INSTRUMENT #11516202, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
IT IS HEREBY DECLARED THAT THERE ARE NO OTHER INTERESTS IN THIS LAND EXCEPT THOSE
THAT MAY BE EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD THAT EFFECT
THE RIGHTS OF ANY PERSON.

12011C0135H
THE N.F.P. FLOOD MAPS # 12011C0155H HAS DESIGNATED
THE HEREON DESCRIBED LAND TO BE IN ZONE "AH"
BASE EL. = 13.0
COMMUNITY NO. 120051 PANELS NO. 0135 H & 0156 H
EFFECTIVE DATE: 8/18/14
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD)
NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND:

[illegible]

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL



CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYORS AND MAPPERS ACTADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 33-17 OF THE FLORIDA ADMINISTRATIVE CODE, PARS. 472.007, FLORIDA STATUTES, AS AMENDED.

DATED: 5/23/71

PROFESSIONAL LAND SURVEYOR
WITH CERTIFICATION NO. _____

LOTS 1 AND 2
BREWER PLAT TWO
(PB. 175, PG. 53 B.C.R.)

NOTED

THE UNDERSIGNED AND PAUL E. BRENNER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EVIDENCES, RIGHTS OF WAY, SECTION LINES, ADJACENTS AND OTHER MATTERS, AND FURTHER, THIS INFORMATION IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LARSEN STATES HEREON WORK NOT ABSTRACTED FOR RIGHTS OF WAY AND OR SURVEYS OF RECORD

SCALE:	1" = 20'
FB/PG:	ELECTRONIC & FILE
DRAWN BY:	W.D.K.
CHECK BY:	
JOB NO.	21-33

REVISIONS	DATE	BY	CHKD	FE/PG
ADD PROPOSED EXISTENT ABANDONMENT	11.16.04	CEY	PER	ENG

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:

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



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

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

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 R/W
☐ Right of way approved - Private Road

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

THIS IS A PRELIMINARY PLAT OF A RIGHT OF WAY FOR A PUBLIC ROAD, AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BROWARD COUNTY ENGINEERING DIVISION. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BROWARD COUNTY ENGINEERING DIVISION.

SECTION 1
CORNER, FLORIDA, CONTAINING 4.321 SQUARE FEET MORE OR
LESS OF LAND SITUATE, LING AND BEING IN BROWARD
TO THE POINT OF BEGINNING
WEST LINE OF SAID LOT 3' A DISTANCE OF 331.00 FEET
THENCE SOUTH 00.20+11, EASY, CONTINUING ALONG THE
EAST LOT 3' A DISTANCE OF 30.38 FEET
THENCE SOUTH 32.32+21, WEST, ALONG THE WEST LINE OF
BEFORE BY LOT TWO
BEING THE EASTERN MOST CORNER OF LOT 1 OF THE SAID
DISTANCE OF 12.32 FEET TO A WEST CORNER OF LOT 3' A
DISTANCE OF 20.00 FEET AND A CURVATURE VALUE OF 11.31, 38, A
THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A
SOUTH 01.29, 32, WEST
THE NORTH' AND TO SAID POINT A BEARING LINE BEARS
TO A POINT ON THE ARC OF A CIRCULAR CURVE CONVEYAL TO
THENCE NORTH 32.32, 21, EASY, A DISTANCE OF 98.03 FEET
THENCE NORTH 00.20+11, WEST, A DISTANCE OF 31.20 FEET
THENCE NORTH 88.08+13, EASY, A DISTANCE OF 12.00 FEET
LOT 3' A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING
THENCE NORTH 00.20+11, WEST, ALONG THE WEST LINE OF SAID
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3'

SECTION 2
CORNER, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS
BEAT BOOK 112, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, ACCORDING TO THE BEAT THEREOF, AS DESCRIBED BY
THEY TO FOOT, MORE STRIP OF LAND LING WITHIN LOT 3' BEING
DESCRIPTION (AUSCULC SURVEYOR'S ESTATEMENT)

SKETCH AND DESCRIPTION

SKETCH AND DESCRIPTION

LEGEND:

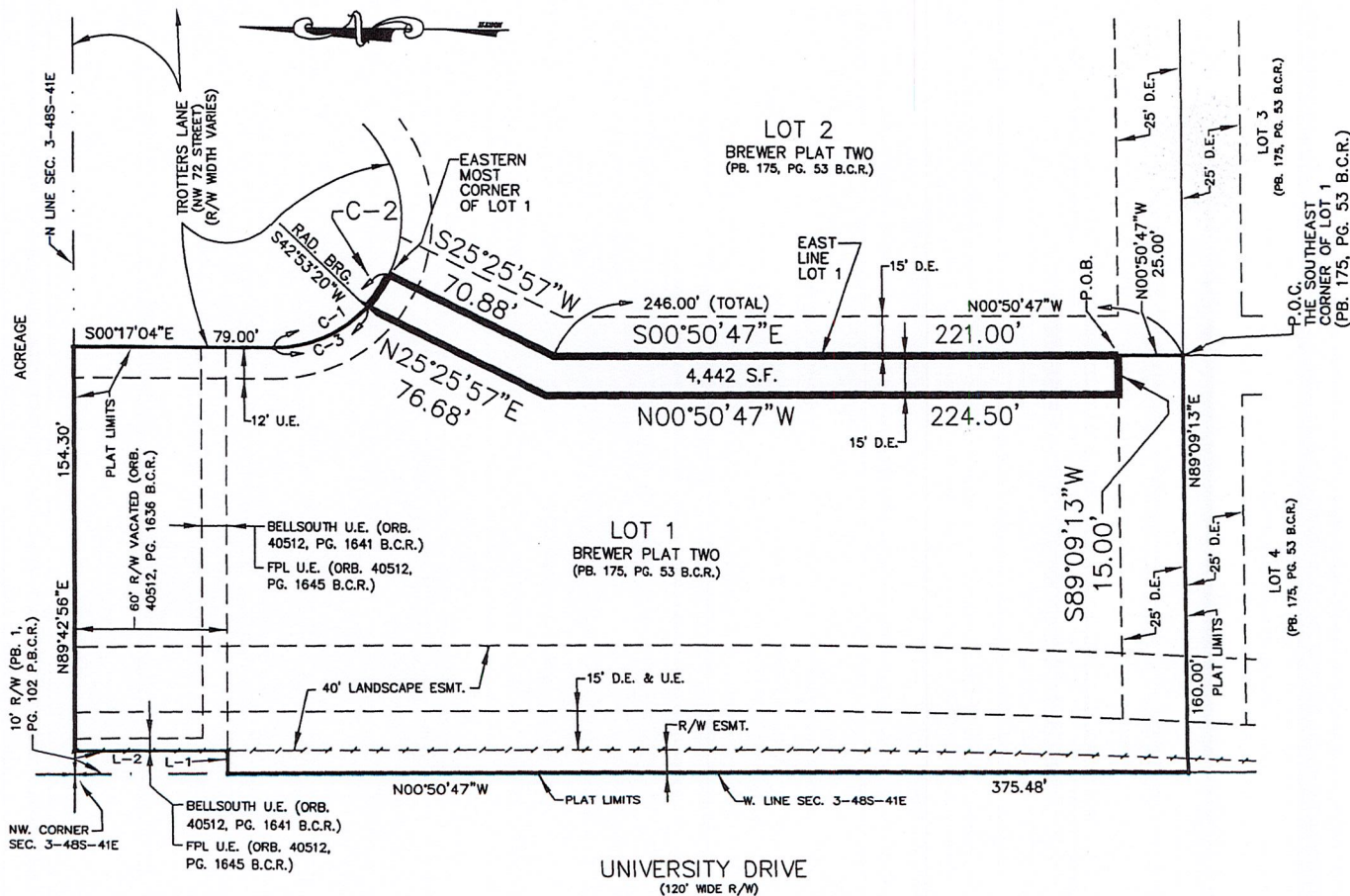
R = RADIUS
D = CENTRAL ANGLE
L = ARC LENGTH
PG. = PAGE
PB. = PLATBOOK
S.F. = SQUARE FEET
ESMT. = EASEMENT
SEC. = SECTION
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
RAD. BRG. = RADIAL BEARING
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
FPL = FLORIDA POWER & LIGHT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

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

--- = NON-VEHICULAR ACCESS LINE

NOTES:

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



AUL E. BREWER
ASSOCIATES, INC.
3321 N.W. 35th Street
Oral Springs, FL 33065
T: (954) 753-5210
AX: (954) 753-9810
ewer.in@bellsouth.net

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.

DATED: 11/2/21

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.

SHEET 1 OF 2

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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SCALE: N/A

FB/PG: FILE

DRAWN BY: AFF

CKD. BY:

JOB NO:
21-33-LOT 1

REVISIONS

DATE

BY

CKD

FB/PG

✓ 2022-V-02

☐ Right of way approved - Public RW
☐ Right of way approved - Private Road

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