

1 RESOLUTION NO. 2021-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO  
4 AUTHORIZE PUBLIC HEARING TO VACATE A PORTION  
5 OF A 35-FOOT RIGHT-OF-WAY AND A VARIABLE WIDTH  
6 UTILITY EASEMENT LYING WITHIN PARCEL A OF THE  
7 SOLOMON OFFICE PARK PLAT (PLAT BOOK 121, PAGE  
8 13) AND DIRECTING THE CLERK TO PUBLISH NOTICE  
9 OF SUCH HEARING; VACATION PETITION NO. 2020-V-02.

10 WHEREAS, it has been requested that the Board of County Commissioners  
11 of Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a  
12 portion of a 35-foot Right-of-Way and a variable width utility easement lying  
13 within Parcel A of Solomon Office Park Plat, as recorded in Plat Book 121, Page 13  
14 of the Public Records of Broward County and is located at 7850 Pasadena Boulevard  
15 in the City of Pembroke Pines, said lands situate, being and lying in Broward  
16 County, Florida, described as follows:

17 Sketch and legal descriptions attached hereto and made a part hereof as  
18 Exhibit A

19 WHEREAS, pursuant to Chapter 5, Article IX of the Broward County Code of  
20 Ordinances, this Board is required to hold a Public hearing before said property may  
21 be vacated, abandoned and closed, NOW, THEREFORE,

22 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00  
23 A.M., on Tuesday, February 9, 2021, in Room 422 of the Broward County Governmental  
24 Center located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the

1 vacation and abandonment of this property.

2

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

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9 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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FOR: VENTURA POINTE HOUSING, LP

EXHIBIT "A"

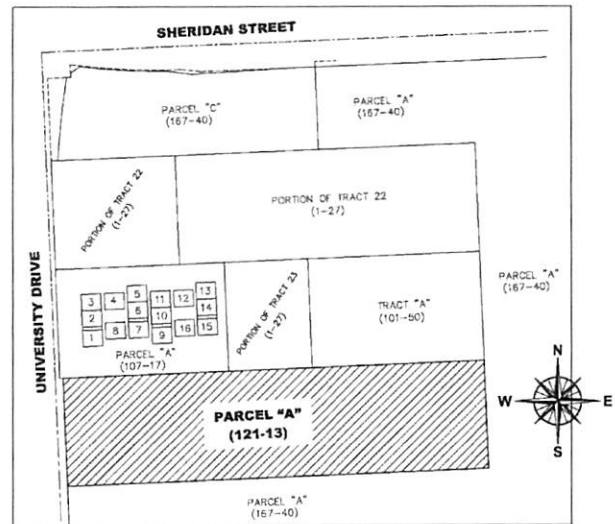
SKETCH AND DESCRIPTION  
ROAD & UTILITY EASEMENT VACATION

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL A, SOLOMON OFFICE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE ROAD AND UTILITY EASEMENT AS SHOWN ON SAID PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 02°21'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 290.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 02°21'28" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 87°27'52" EAST, A DISTANCE OF 121.78 FEET; THENCE NORTH 82°37'19" EAST, A DISTANCE OF 301.42 FEET; THENCE NORTH 87°38'30" EAST, A DISTANCE OF 337.95 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE BACK OF AN EXISTING CONCRETE SIDEWALK; THENCE SOUTH 01°38'48" EAST, A DISTANCE OF 9.83 FEET; THENCE SOUTH 87°36'27" WEST, A DISTANCE OF 337.77 FEET; THENCE SOUTH 82°37'19" WEST, A DISTANCE OF 301.03 FEET; THENCE SOUTH 87°28'08" WEST, A DISTANCE OF 122.23 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 7,589 SQUARE FEET OR 0.174 ACRES MORE OR LESS.



**LOCATION MAP**

Not to Scale

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE WEST LINE OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST IS ASSUMED TO BEAR NORTH 02°21'28" WEST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Craven Thompson & Associates, Inc.  
LICENSED BUSINESS NUMBER #271

*Raymond Young*  
MAR 30 2021

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2015\15-0011\_SOLOMON OFFICE PARK\DRAWNGS\SD\_ROADWAY ESMT VAC 2+JB

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

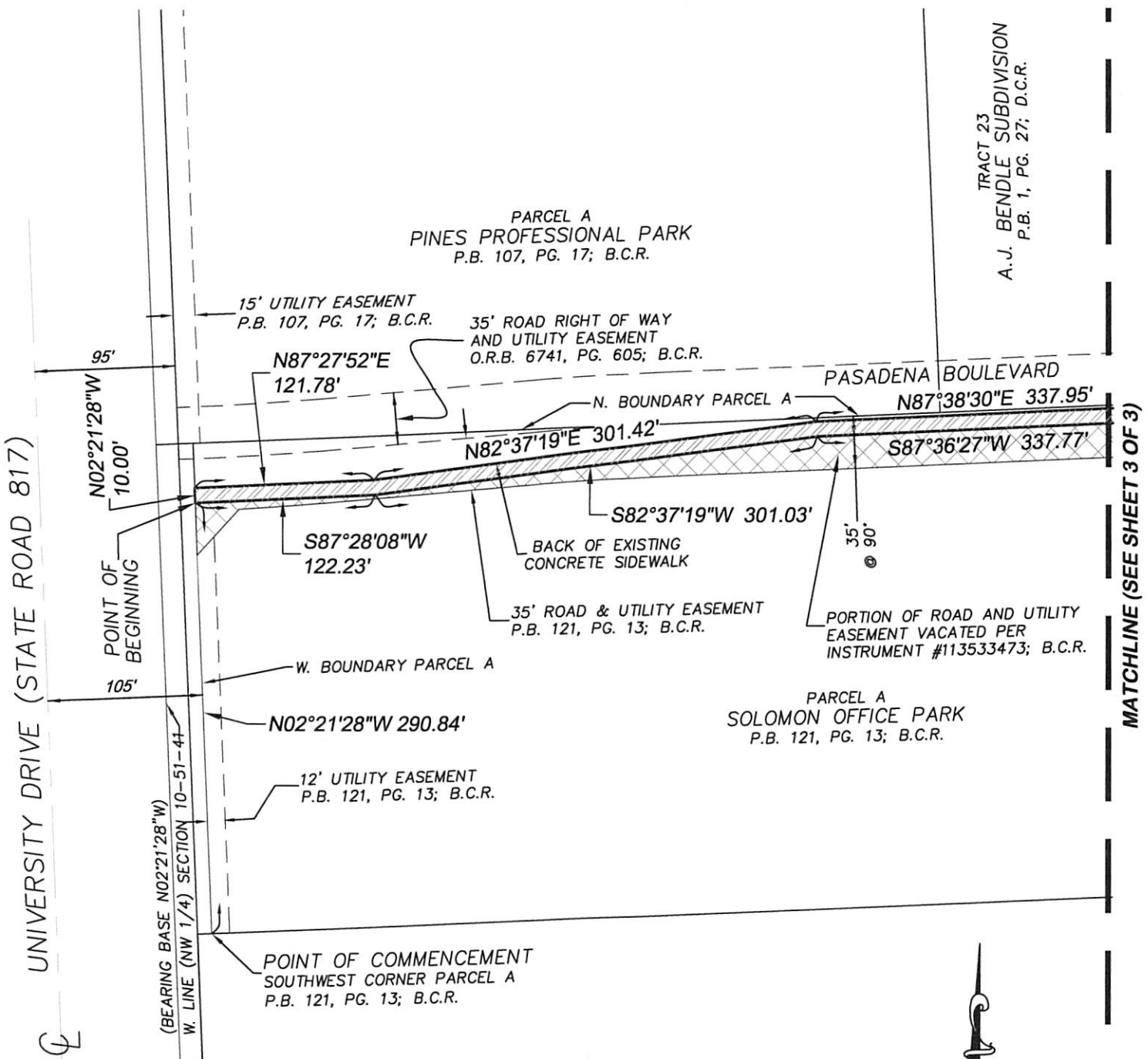
UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER CITY COMMENTS	1/6/20	RY	CD
2. REVISE PER COUNTY COMMENTS	3/27/20	JB	RY

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2020

JOB NO.: 15-0011-005-02	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: NM	DATED: 10-30-19

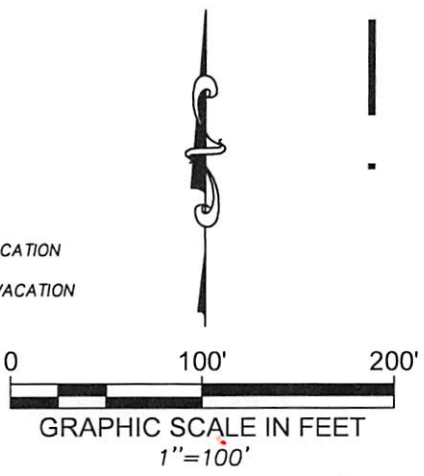
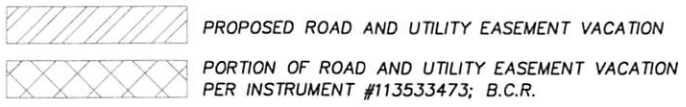
# EXHIBIT "A"

## ROAD & UTILITY EASEMENT VACATION



**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- C CENTERLINE
- D.C.R. DADE COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- NON-VEHICULAR ACCESS LINE

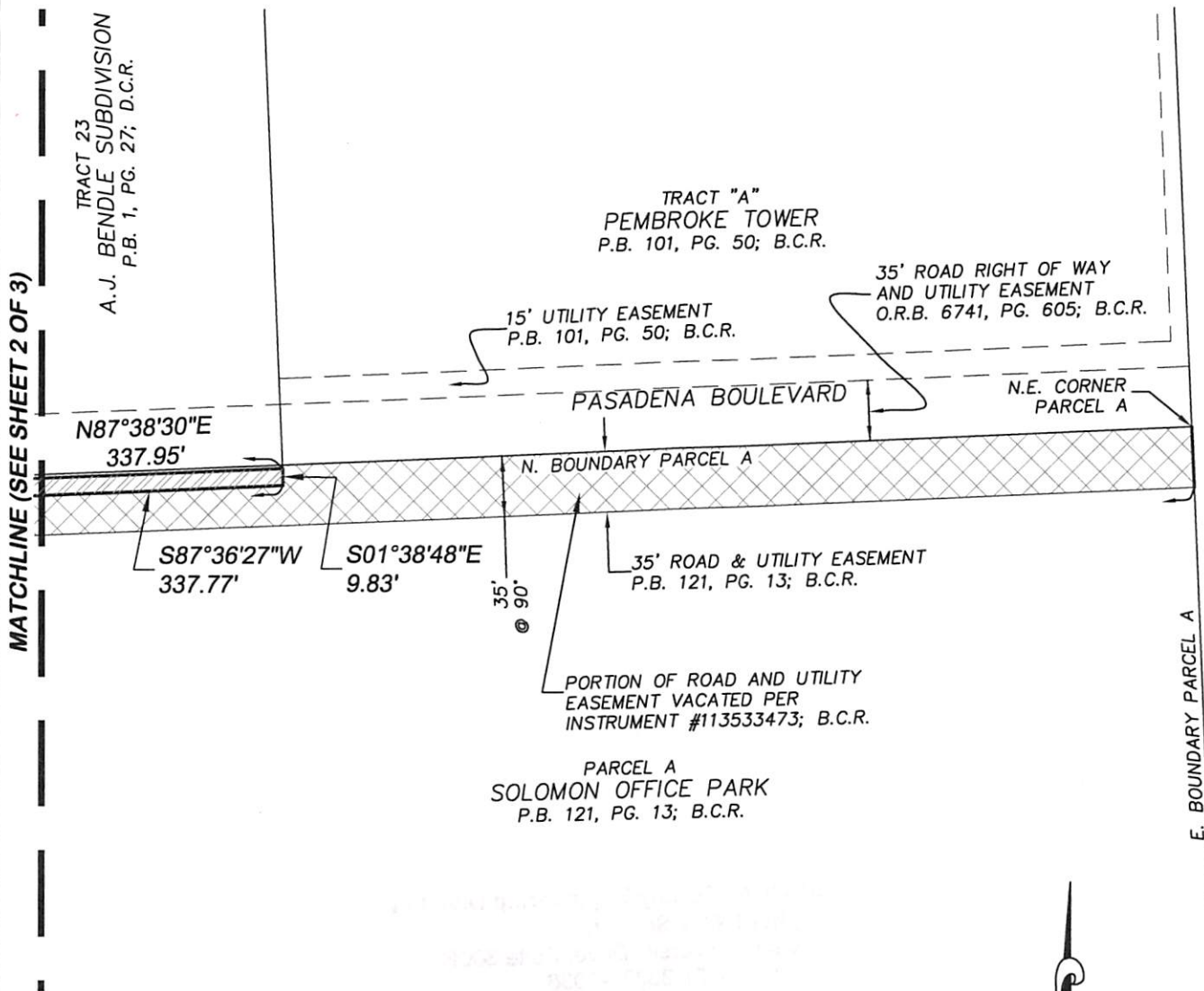


MAR 30 2021

R:\SURVEY\2015\15-0011\_SOLOMON OFFICE PARK\DRAWINGS\SD\_ROADWAY ESMT VAC 2+JB

	<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b>	JOB NO.: 15-0011-05-02	SHEET 2 OF 3 SHEETS
	ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271	DRAWN BY: RY	F.B. N/A PG. N/A
	MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2020	CHECKED BY: NM	DATED: 10-30-19

# EXHIBIT "A" ROAD & UTILITY EASEMENT VACATION





MATCHLINE (SEE SHEET 2 OF 3)

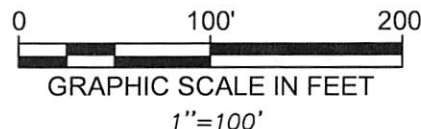
PARCEL A  
WALNUT CREEK REPLAT NO. 1  
P.B. 168, PG. 18; B.C.R.

### LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTERLINE
- D.C.R. DADE COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE

----- NON-VEHICULAR ACCESS LINE

-  PROPOSED ROAD AND UTILITY EASEMENT VACATION
-  PORTION OF ROAD AND UTILITY EASEMENT VACATION PER INSTRUMENT #113533473; B.C.R.



MAR 30 2021

R:\SURVEY\2015\15-0011\_SOLOMON OFFICE PARK\DRAWINGS\SD\_ROADWAY ESMT VAC 2+JB

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JOB NO.: 15-0011-005-02	SHEET 3 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: NM	DATED: 10-30-19