

1 RESOLUTION NO. 2022-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 AUTHORIZING A PUBLIC HEARING REGARDING
5 VACATION PETITION NO. 2021-V-12, VACATING A
6 PORTION OF A FIFTY FOOT RIGHT-OF-WAY LYING
7 WITHIN THE LIMITS OF TARA PLAT (PLAT BOOK 162
8 PAGE 20), AND DIRECTING THE CLERK TO PUBLISH
9 NOTICE OF SUCH HEARING.

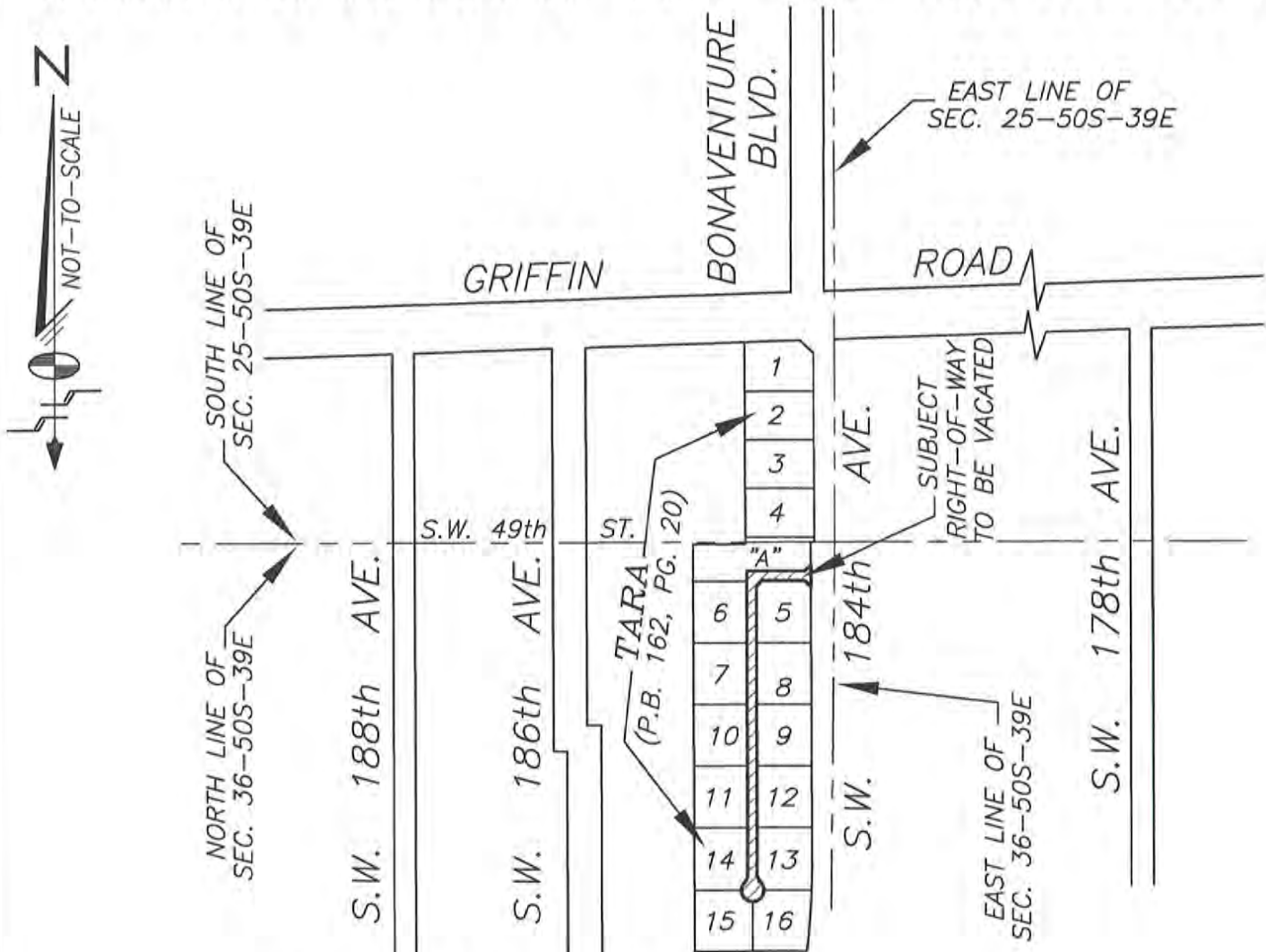
10 WHEREAS, it has been requested that the Board of County Commissioners of
11 Broward County, Florida ("Board"), vacate a portion of a fifty foot right-of-way lying within
12 the limits of Tara Plat, as recorded in Plat Book 162, Page 20, of the Public Records of
13 Broward County, Florida, said lands situate, being, and lying in Broward County, Florida,
14 described in Exhibit A, attached hereto; and

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

18 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00
19 A.M., on June 14, 2022, in Room 422 of the Broward County Governmental Center,
20 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the
21 release of this interest.

22 BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby
23 authorized and directed to publish said notice of public hearing in the Sun-Sentinel
24

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED
A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.



LOCATION SKETCH

LEGEND:

- | | |
|---------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT |
| P.O.B. DENOTES POINT OF BEGINNING | D.E. DENOTES DRAINAGE EASEMENT |
| P.B. DENOTES PLAT BOOK | MAINT. DENOTES MAINTENANCE |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | EASMT. DENOTES EASEMENT |
| PG. DENOTES PAGE | DRAIN. DENOTES DRAINAGE |
| PGS. DENOTES PAGES | NVAL DENOTES NON-VEHICULAR ACCESS LINE |
| B.C.R. DENOTES BROWARD COUNTY RECORDS | --- DENOTES NON-VEHICULAR ACCESS LINE |
| ⊙ DENOTES CENTER LINE | SEC. DENOTES SECTION |
| R/W DENOTES RIGHT-OF-WAY | |

EXHIBIT "A"
SHEET 1 OF 5 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER No. 212123

DATE: OCT. 9, 2020

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Ronald A. Fritz
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

COUNTY COMMENTS

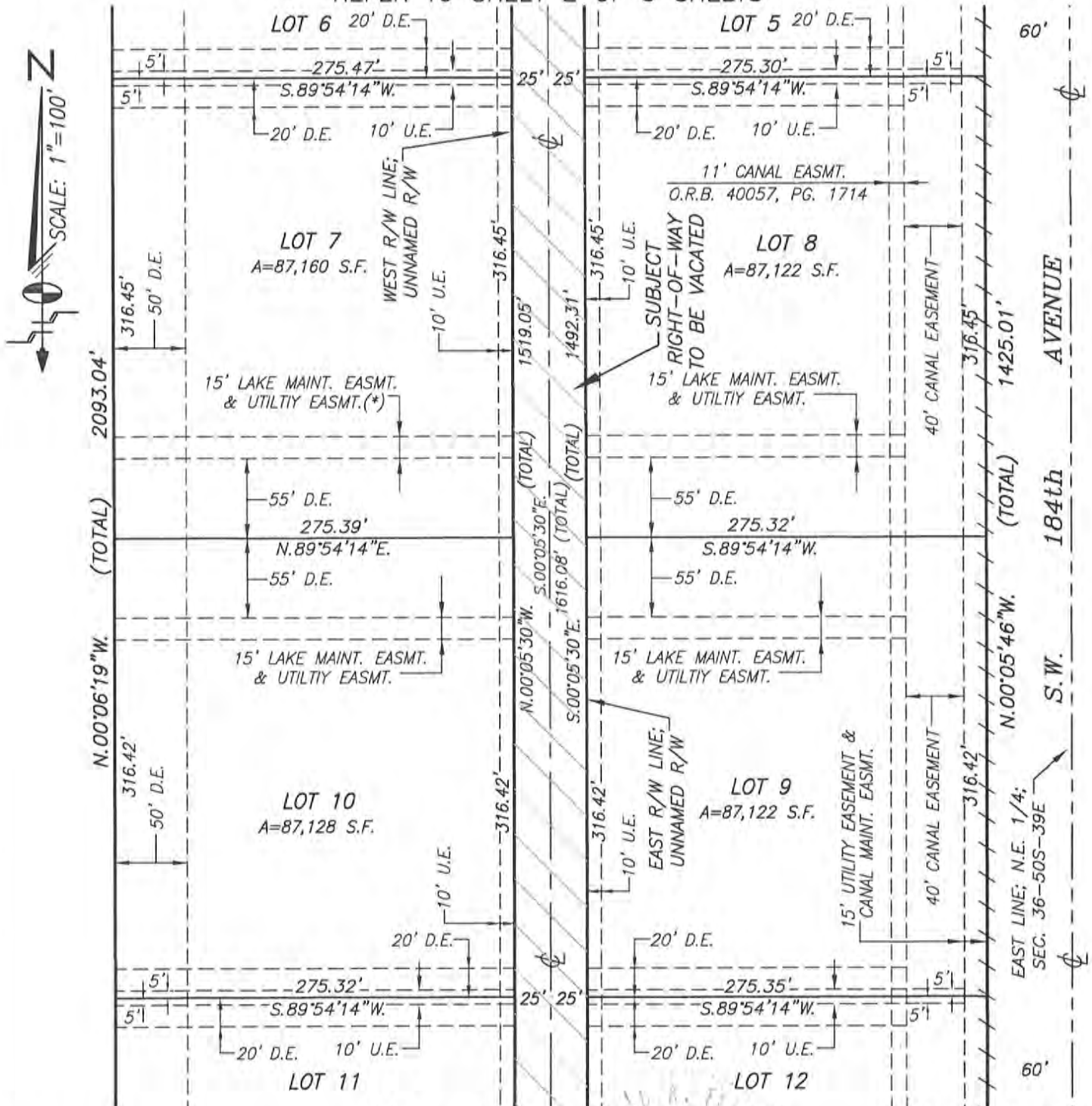
12/13/21 #212841

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED

A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.

REFER TO SHEET 2 OF 5 SHEETS



REFER TO SHEET 4 OF 5 SHEETS

EXHIBIT "A"
SHEET 3 OF 5 SHEETS

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LEGAL DESCRIPTION TO ACCOMPANY SKETCH

THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED

A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.

LEGAL DESCRIPTION:

ALL OF THOSE CERTAIN UNNAMED RIGHTS-OF-WAY, COMMONLY KNOWN AS SOUTHWEST 184th TERRACE (DOWNEY DRIVE) AND SOUTHWEST 49th STREET, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 6, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY, FOR 53.28 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST FOR 295.25 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 14 SECONDS EAST FOR 42.46 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE MOST EASTERLY LINE OF TRACT "A", AS SHOWN ON THE SAID PLAT OF "TARA", FOR 110.05 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 46 SECONDS WEST FOR 42.46 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST FOR 215.23 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 14 SECONDS WEST FOR 42.46 FEET; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY, FOR 1492.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 287 DEGREES 56 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 301.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF TANGENCY; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID UNNAMED RIGHT-OF-WAY, FOR 1519.05 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: AKAI ESTATES LLC
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THE AREA CONTAINED WITHIN THE LIMITS OF THE HEREIN DESCRIBED RIGHT-OF-WAY IS 105,626 SQUARE FEET, MORE OR LESS (2.425 ACRES, MORE OR LESS).

EXHIBIT "A"
SHEET 5 OF 5 SHEETS



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12/13/21 #212841

**Broward County Engineering Division
Right of Way Section**

1 North University Drive, Suite 3008
Plantation, Fl. 33324-2038

2021-V-12

Right of way approved - Public RW

Right of way approved - Private Road

By: CATHERINE

By: DONN

Digitally signed by CATHERINE
DONN
Date: 2021.12.20 15:21:34 -05'00'