

1 RESOLUTION NO. 2020-

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3 A RESOLUTION OF THE BOARD OF COUNTY  
4 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO  
5 AUTHORIZE PUBLIC HEARING TO VACATE TWO 10-  
6 FOOT UTILITY EASEMENTS ON THE PERIMETER OF  
7 PARCEL A, OF THE WORKINGMAN'S NURSERY PLAT  
8 (PLAT BOOK 126, PAGE 22) AND DIRECTING THE CLERK  
9 TO PUBLISH NOTICE OF SUCH HEARING; VACATION  
10 PETITION NO. 2019-V-19

11 WHEREAS, it has been requested that the Board of County Commissioners of  
12 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a two 10-foot  
13 utility easements on the perimeter of Parcel A, of the Workingman's Nursery Plat, as  
14 recorded in Plat Book 126, Page 22 of the Public Records of Broward County and is  
15 located at 4161 W Hillsboro Boulevard in the City of Coconut Creek, said lands situate,  
16 being and lying in Broward County, Florida, described as follows:

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

20 WHEREAS, pursuant to Section 25, Broward Administrative Code, this Board is  
21 required to hold a Public hearing before said property may be vacated, abandoned and  
22 closed, NOW, THEREFORE,

23 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M.,  
24 on Tuesday, October 6, 2020, in Room 422 of the Broward County Governmental Center

1 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation  
2 and abandonment of this property.

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

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

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**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT TO BE VACATED**  
A PORTION OF WORKINGMANS' NURSERY  
(P.B. 126, PG. 22, B.C.R.)  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**LAND DESCRIPTION:**

The East 10.00 feet, LESS the North 15.00 feet and the South 22.00 feet therefrom, WORKINGMAN'S NURSERY, according to the Plat thereof as recorded in Plat Book 126, Page 22 of the Public Records of Broward County, Florida.

**TOGETHER WITH:**

The West 10.00 feet, LESS the North 15.00 feet and the South 12 feet therefrom, WORKINGMAN'S NURSERY Plat thereof as recorded in Plat Book 126, Page 22 of the Public Records of Broward County, Florida.

Said lands situate and being in the City of Coconut Creek, Broward County, Florida and containing 11,356 square feet more or less.

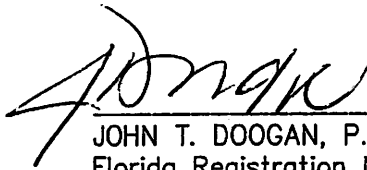
**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, WORKINGMAN'S NURSERY, based on the west line of Parcel A having a bearing of N00°22'32"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; C = Centerline; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor.


**CERTIFICATION:**

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. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 10/11/2019

  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

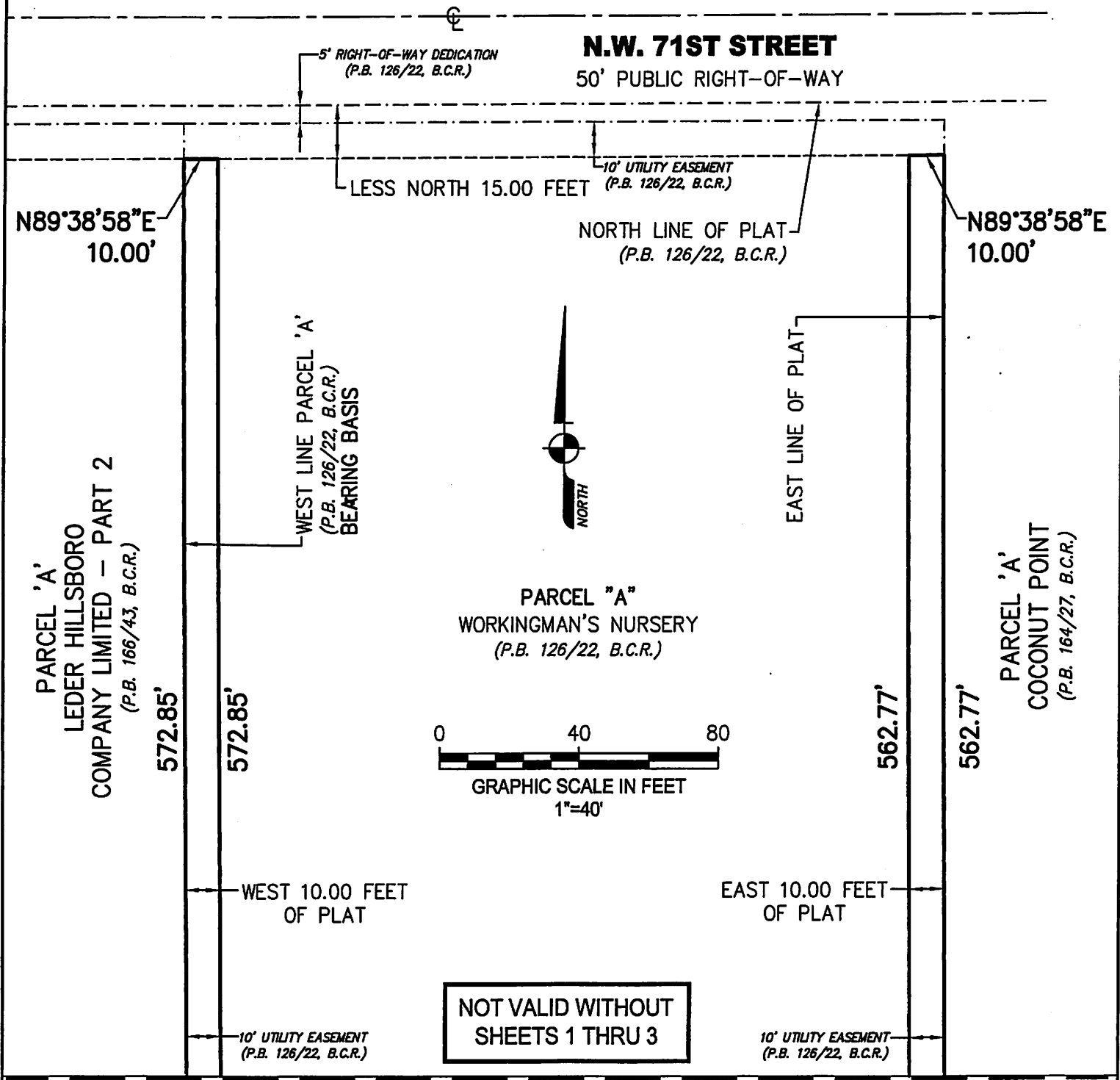
**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	<b>11186</b>
			SCALE:	---
			DATE:	10/10/2019
			BY:	J.S.B.
			CHECKED:	J.T.D.
			F.B.	N/A PG. N/A
SHEET:	<b>1 OF 3</b>			

**SKETCH AND DESCRIPTION  
UTILITY EASEMENT TO BE VACATED**

A PORTION OF WORKINGMANS' NURSERY  
(P.B. 126, PG. 22, B.C.R.)  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Exhibit 2  
Page 4 of 5



**SEE SHEET 3**

REVISIONS



**AVIROM & ASSOCIATES, INC.**  
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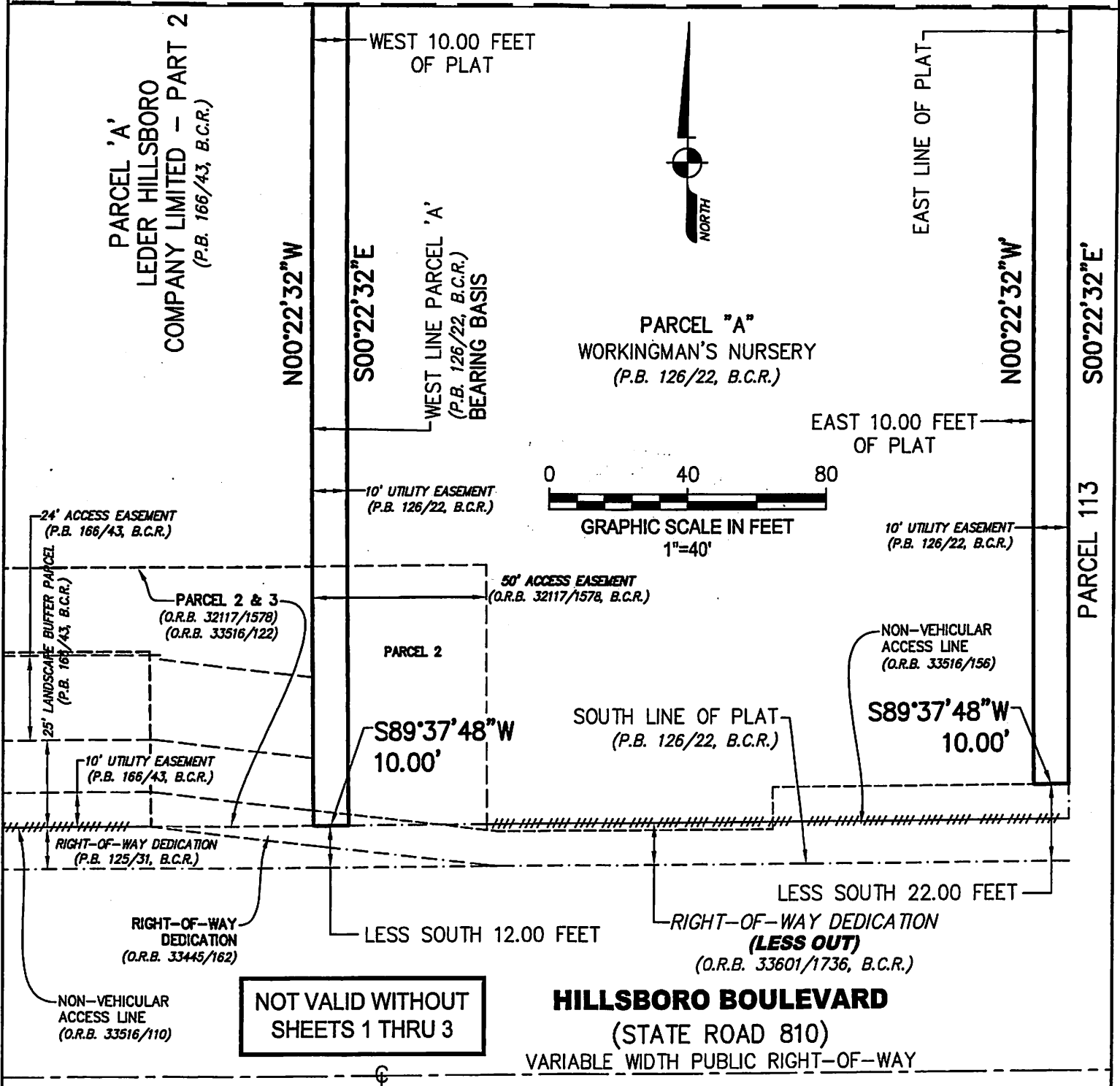
JOB #:	11186
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DATE:	10/10/2019
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CHECKED:	J.T.D.
F.B.	N/A
PG.	N/A
SHEET:	2 OF 3

SKETCH AND DESCRIPTION  
**UTILITY EASEMENT TO BE VACATED**

Exhibit 2  
 Page 5 of 5

A PORTION OF WORKINGMANS' NURSERY  
 (P.B. 126, PG. 22, B.C.R.)  
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**SEE SHEET 2**



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