



Environmental Protection and Growth Management Department
 Planning and Development Management Division
 1 N. University Drive, Suite 102-A, Plantation, FL 33324
 Phone 954-357-6666 FAX 954-357-6521

Office Use Only
 Date Application Accepted:
 8/14/2020

Application Number: 2020-V-06

APPLICATION FOR VACATION AND ABANDONMENT

- A. Vacation of Plats, or any Portion Thereof (BCAC 25.99)
- B. Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)
- C. Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

PETITIONER INFORMATION	
Petitioners (Owners): Exeter 4250 Coral Ridge LLC	
Petitioner 1: Exeter 4250 Coral Ridge LLC	Folio(s):
Address: 101 W. Elm Street	Phone: 954-527-2443
Address (cont'd): Suite 600	Fax:
City, State Zip: Conshohocken, PA 19428	Email:
Important: Proof of Property Ownership required. Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).	

AGENT INFORMATION	
Agent for Petitioners: Greenspoon Marder LLP	
Contact Person: Deena Gray, Esq.	Phone 1: 954-527-2443
Address: 200 East Broward Boulevard	Phone 2:
Address (cont'd): Suite 1800	Fax:
City, State Zip: Ft. Lauderdale, FL 33301	Email: deena.gray@gmlaw.com
Note: Proof of Agent Authorization by Petitioners required.	

PROPERTY INFORMATION	
Vacation Requested: (brief description) Vacation of platted 1-foot non-access easement along Coral Ridge Drive. See attached.	
Section: 18	Township: 48 South Range: 41 East
Approximate Street Address: 4250 Coral Ridge Drive, Coral Springs, FL 33065	
Location: <input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Municipal Services District
Folio Number(s): 484118040010	
Plat: Plat Book 101, Page 4 Coral Springs R+D Electrical Park	
Surveyor/Mapper: Sun-Tech Engineering, 954-777-3123	
Legal Description Attached: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Short	Zoning: IRD- Industrial Park Land Use: Industrial
Reason for Vacation (be specific): Vacation of the easement will allow for the dedication of an NVAL at the same location. See attached.	
First Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, previous Application No:

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 4:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 5:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 6:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 7:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 8:	Folio(s):
Address:	Phone:
Address (cont'd):	Fax:
City, State Zip:	Email:

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

8-29-19 Exeter 4250 Coral Ridge LLC
Date Petitioner



Witness


Witness

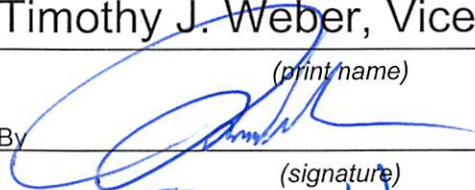
Date Petitioner

Witness

Witness

Timothy J. Weber, Vice President

(print name)

By 

(signature)
Jason Hanson

(Witness print name)
Stephen Mellet

(Witness print name)

(print name)
By _____
(signature)

(print signer's name)

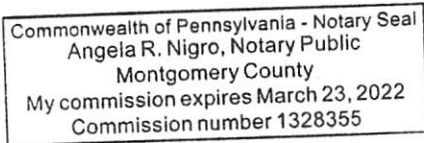
PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State Pennsylvania
County Montgomery

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____
Timothy J. Weber _____ (name)
as Vice President _____ (title)
of Exeter 4250 Coral Ridge LLC _____ (name of entity),
a Limited Liability Corporation _____ (type of corporation/partnership/government),
on behalf of the business or government entity, who being first duly sworn by me this day, deposes and states that s/he is authorized on behalf of the business or government entity as Petitioner(s) in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me this 20th day of August
2019 by Timothy J. Weber
who is personally known to me or has produced _____
as identification.

NOTARY
(SEAL)



Notary Signature: Angela R. Nigro
Print Name: Angela R. Nigro
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 3/23/22
Serial No., if any: _____

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Exeter 4250 Coral Ridge LLC

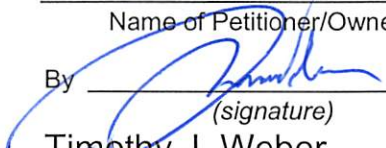
_____, the property owner(s) of property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned. my/our Folio Number(s) is/are as follows: 484118040010
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Greenspoon Marder LLP
 Address: 200 East Broward Boulevard, Suite 1800
 City, State Zip: Ft. Lauderdale, FL 33301
 Telephone: 954-527-2443
 Contact Person: Deena Gray, Esq.

Exeter 4250 Coral Ridge LLC

Name of Petitioner/Owner(s)

By 
 (signature)
Timothy J. Weber
 (print name)


29th day of August, 2019

State Pennsylvania
 County Montgomery

The foregoing instrument was acknowledged before me this 29th day of August, 2019, by Timothy J. Weber who is personally known to me or has produced _____ as identification.

NOTARY
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
 Angela R. Nigro, Notary Public
 Montgomery County
 My commission expires March 23, 2022
 Commission number 1328355

Notary Signature: 
 Print Name: Angela R. Nigro
 Notary Public in and for the County and State last aforesaid.
 My Commission Expires: 3/23/22
 Serial No., if any: _____

NARRATIVE FOR EASEMENT VACATION

Exeter 4250 Corral Ridge LLC (“Applicant”) has submitted the vacation of a 1’ non-access easement platted on the **Coral Springs R&D Electrical Park Plat (PB 101, Page 4)**. The Applicant is seeking to complete construction of an industrial facility on the Plat.

The Applicant requests an easement vacation to allow for the dedication of a 1’ NVAL along Coral Ridge Drive to replace an existing 1’ non-access easement on the plat. At the time of the property’s platting, the City of Coral Springs dedicated a non-access easement instead of an NVAL. While both non-access easements and NVAL’s serve essentially the same function, the County and City have moved towards dedicating NVAL’s instead of non-access easements. The Applicant is requesting this vacation to align itself with current County and City practices and has already submitted the NVAL amendment application for this matter, which is being processed by the County.