

**PLAT REL**

RESOLUTION NO. 2023-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2022-V-07, VACATING A 20 FOOT WIDE UTILITY EASEMENT AND PORTIONS OF A 10 FOOT WIDE UTILITY EASEMENT LYING WITHIN PARCELS A AND B OF THE PENNELL FAMILY PLAT (PLAT BOOK 160, PAGE 23), 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 a 20 foot wide utility easement and portions of a 10 foot wide utility easement lying within Parcels A and B of the Pennell Family Plat, as recorded in Plat Book 160, Page 23, of the Public Records of Broward County, Florida, and generally located on the east side of Northeast 1 Avenue between Northeast 5 Street and North Dixie Highway in the City of Deerfield Beach, 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 March 14, 2023, in Room 422 of the Broward County Governmental Center, located

24 at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and  
25 annulment of this interest.

26

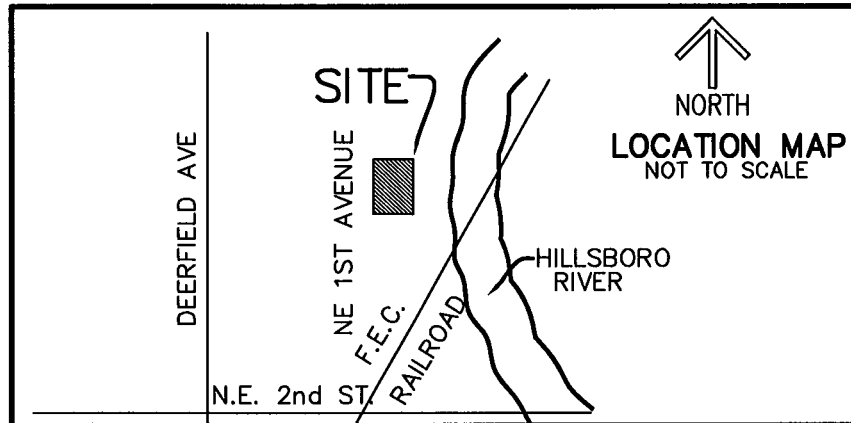
27 BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby  
28 authorized and directed to publish said notice of public hearing in the Sun-Sentinel  
29 newspaper at least two (2) weeks prior to said date, inviting interested persons to appear  
30 and be heard at the place and time herein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

ADOPTED this            day of            , 2023.

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

By: /s/ Alexis I. Marrero Koratich            12/07/2022  
         Alexis I. Marrero Koratich            (date)  
         Assistant County Attorney

By: /s/ Maite Azcoitia            12/07/2022  
         Maite Azcoitia            (date)  
         Deputy County Attorney




**NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°42'14" WEST ALONG THE EAST LINE OF THE PLAT OF PENNEL FAMILY PLAT, PLAT BOOK 160, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CAUFVIST2 SK08.DWG

**SHEET 1 OF 4**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley** Digitally signed by David Lindley  
 Date: 2022.10.10 16:50:01 -04'00'

DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954

**EXHIBIT A  
 UTILITY EASEMENT ABANDONMENT  
 SKETCH OF LEGAL DESCRIPTION**

**DESCRIPTION**

BEING A PORTION OF THE UTILITY EASEMENTS SHOWN ON PENNEL FAMILY PLAT, PLAT BOOK 160, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL B, AS SAME IS SHOWN ON SAID PLAT, RUN THENCE NORTH 00°45'06" WEST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'06" WEST, A DISTANCE OF 280.28 FEET; THENCE SOUTH 88°59'53" WEST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 130.61 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°59'53" EAST, A DISTANCE OF 140.62 FEET; THENCE SOUTH 00°45'06" EAST, A DISTANCE OF 290.28 FEET; THENCE SOUTH 88°59'53" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'17" EAST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°42'17" EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 170.73 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 88°36'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 160.74 FEET; THENCE NORTH 00°42'17" WEST ALONG THE SAID WEST LINE OF PARCEL A, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT THE NORTHEAST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'14" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°42'14" EAST ALONG SAID EAST LINE AND THEN ALONG THE EAST LINE OF PARCEL B AS SAME IS SHOWN ON SAID PLAT, A DISTANCE OF 648.80 FEET; THENCE SOUTH 88°59'53" WEST (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 10.00 FEET; THENCE NORTH 00°42'14" WEST, A DISTANCE OF 436.23 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 286.52 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 286.55 FEET; THENCE NORTH 00°42'14" WEST. A DISTANCE OF 192.50 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CAUFVIST2 SK07.DWG

SHEET 2 OF 4



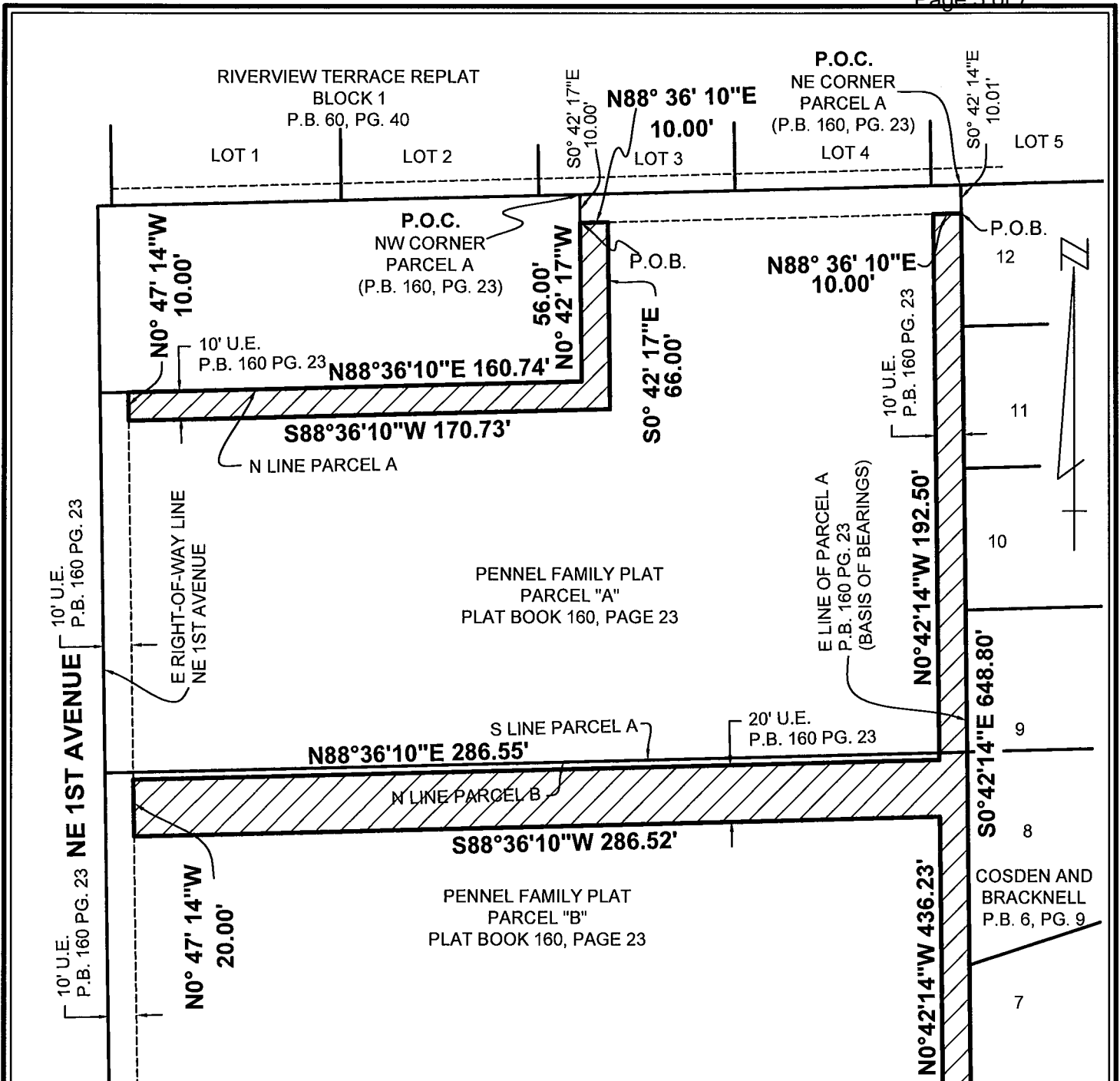
**CAULFIELD & WHEELER, INC.**

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REGISTERED LAND  
SURVEYOR NO. 5005  
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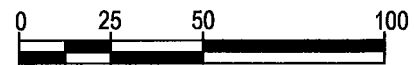
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**LEGEND**

- PG. - PAGE
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- R/W - RIGHT-OF-WAY
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.C. - POINT OF COMMENCEMENT

**MATCH LINE**



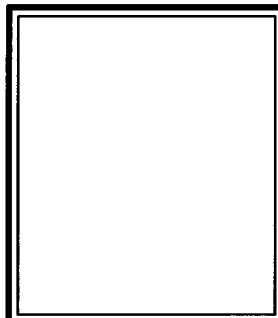
GRAPHIC SCALE IN FEET

SCALE 1"=50'

**THIS IS NOT A SURVEY**

**SHEET 3 OF 4**

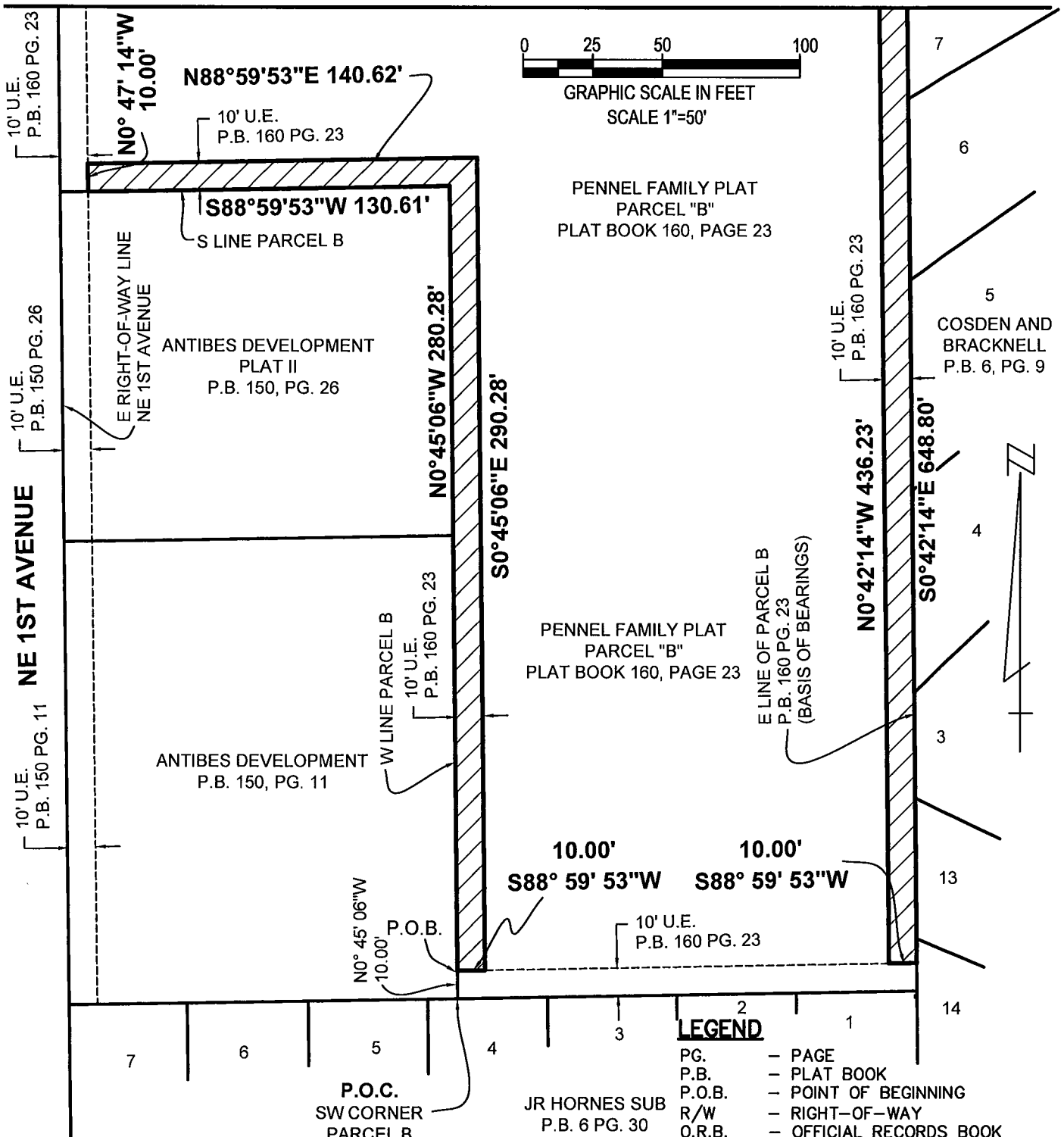
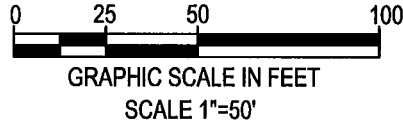
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MATCH LINE

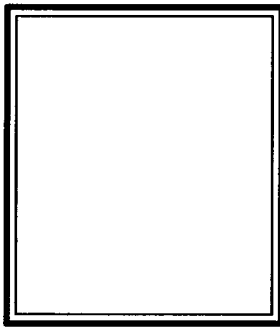


- LEGEND**
- PG. - PAGE
  - P.B. - PLAT BOOK
  - P.O.B. - POINT OF BEGINNING
  - R/W - RIGHT-OF-WAY
  - O.R.B. - OFFICIAL RECORDS BOOK
  - P.O.C. - POINT OF COMMENCEMENT

THIS IS NOT A SURVEY (P.B. 160, PG. 23)

SHEET 4 OF 4

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SKETCH OF LEGAL DESCRIPTION**

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, Fl. 33324-2038

- 2022-V-07  
 Right of way approved - Public RW  
 Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 10/11/22