

1 RESOLUTION NO. 2022-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 REGARDING VACATION PETITION NO. 2021-V-12,
5 VACATING A PORTION OF A FIFTY FOOT RIGHT-OF-WAY
6 LYING WITHIN THE LIMITS OF TARA PLAT (PLAT BOOK
7 162, PAGE 20); AND PROVIDING FOR SEVERABILITY AND
8 AN EFFECTIVE DATE.

9 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised
10 in accordance with law, a public hearing was held in the Commission Meeting Room 422,
11 Broward County Governmental Center, located at 115 South Andrews Avenue,
12 Fort Lauderdale, Florida, on June 14, 2022, at 10:00 a.m., to consider the
13 advisability of renouncing and disclaiming the rights of Broward County ("County")
14 and the public and to vacate and annul a portion of a fifty foot right-of-way lying within
15 the limits of Tara Plat (Plat Book 162, Page 20), included in the Public Records of
16 Broward County, Florida, and generally located at the southwest corner of Griffin Road
17 and Southwest 184 Avenue in the Town of Southwest Ranches, Florida, said lands
18 situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached
19 hereto; and

20 WHEREAS, after hearing all interested parties and determining that the
21 proposed action will not materially interfere with the County road system or
22 adversely affect the interests of the citizens of Broward County, and will not affect the
23 ownership of or deprive any person of convenient access to his/her
24 premises, in accordance with Section 177.101, Florida Statutes (as amended
from time to time), it was determined that it would be in the best interest of all concerned
to vacate and annul the rights of the County

1 and the public to and in the aforementioned land as described in Exhibit A, all situate,
2 being, and lying in Broward County, Florida, NOW, THEREFORE,

3
4 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
5 BROWARD COUNTY, FLORIDA ("BOARD") THAT:

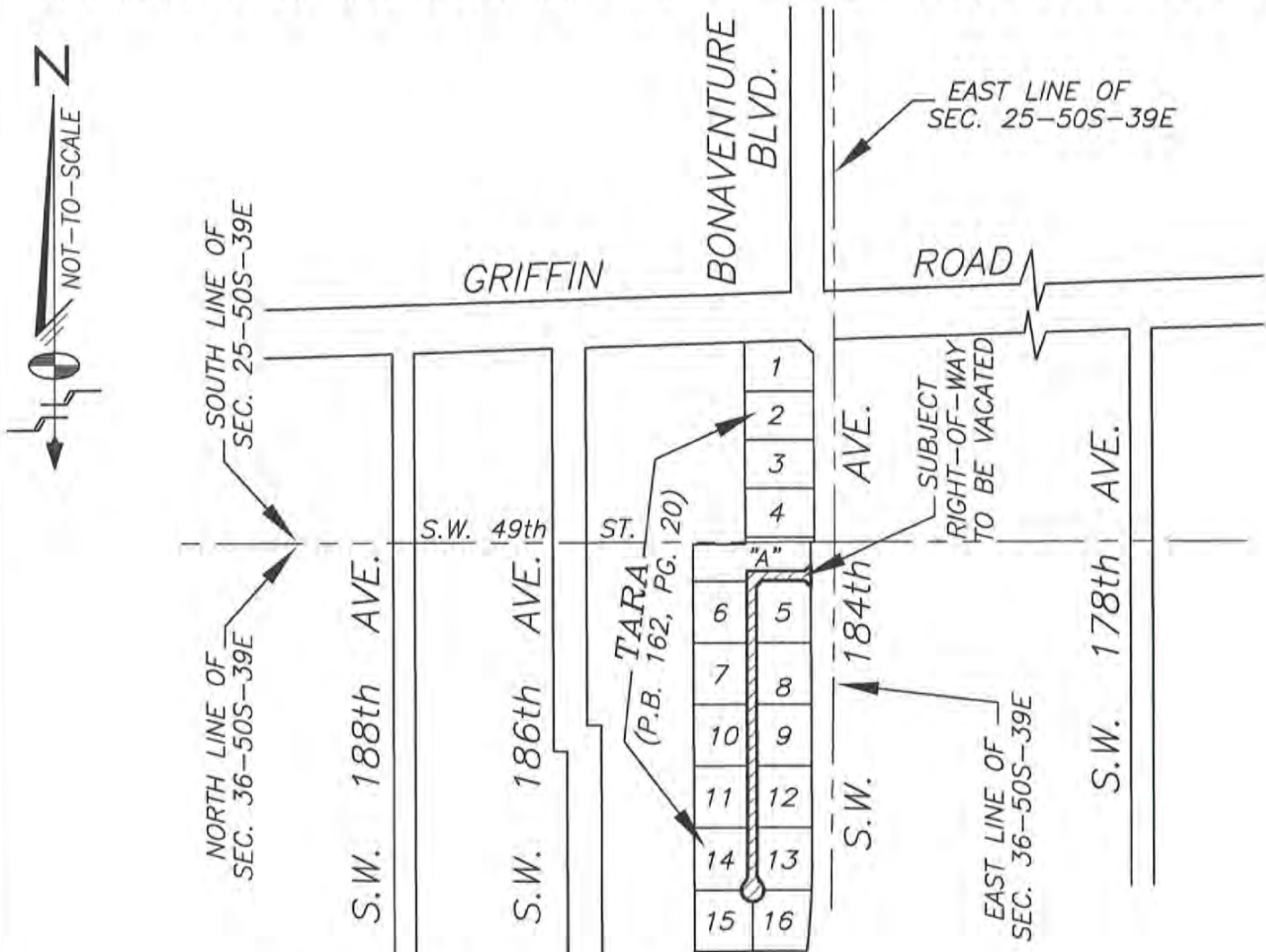
6
7 Section 1. Vacation and Annulment.

8 Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and
9 annuls the rights of the County and the public to the land set forth in Vacation Petition
10 No. 2021-V-12, as described in Exhibit A, all situate, being, and lying in Broward County,
11 Florida.

12
13 Section 2. Severability.

14 If any portion of this Resolution is determined by any court to be invalid, the invalid
15 portion will be stricken, and such striking will not affect the validity of the remainder of this
16 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
17 legally applied to any individual, group, entity, property, or circumstance, such
18 determination will not affect the applicability of this Resolution to any other individual,
19 group, entity, property, or circumstance.

**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

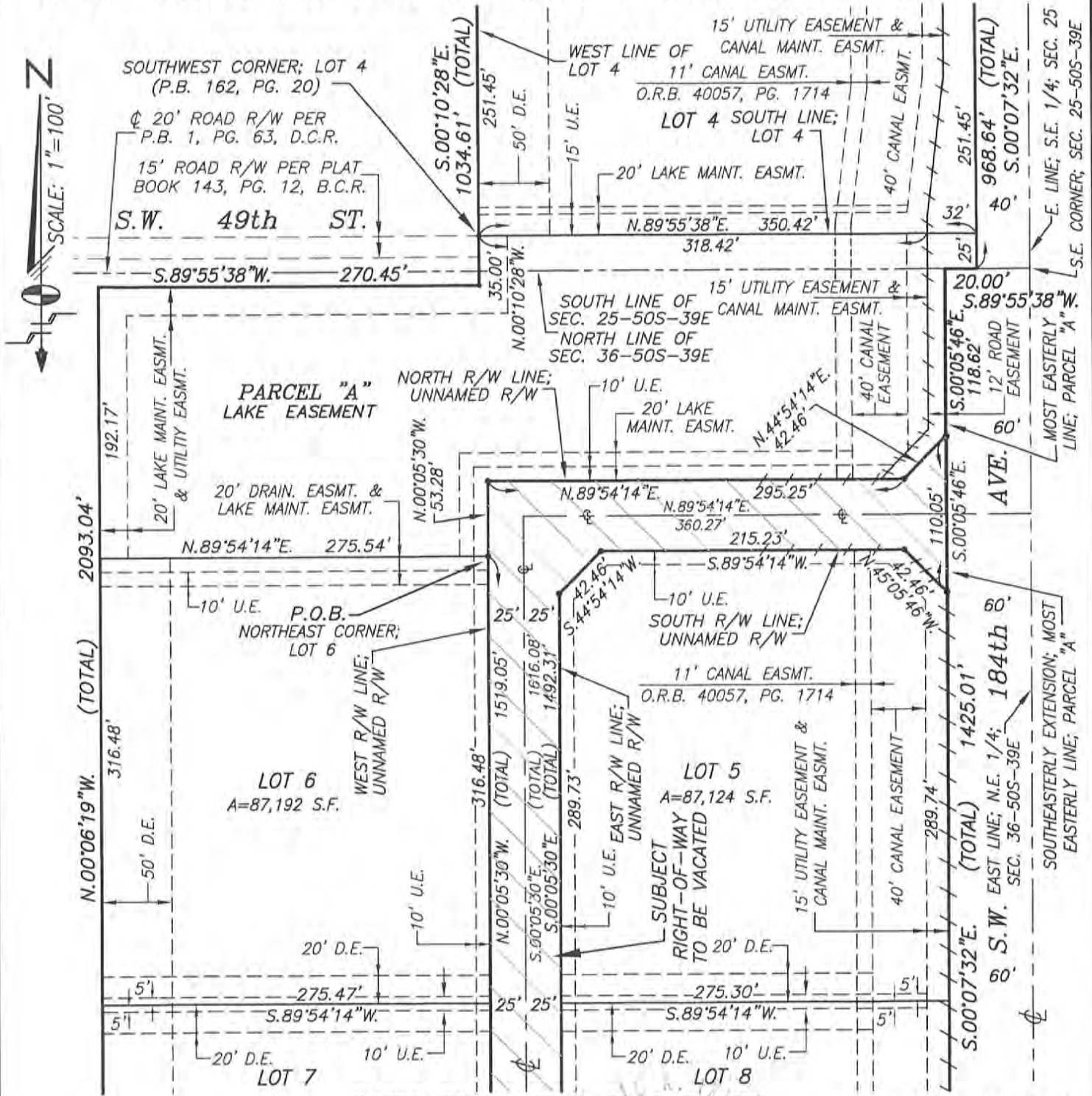
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

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 3 OF 5 SHEETS

EXHIBIT "A"
SHEET 2 OF 5 SHEETS

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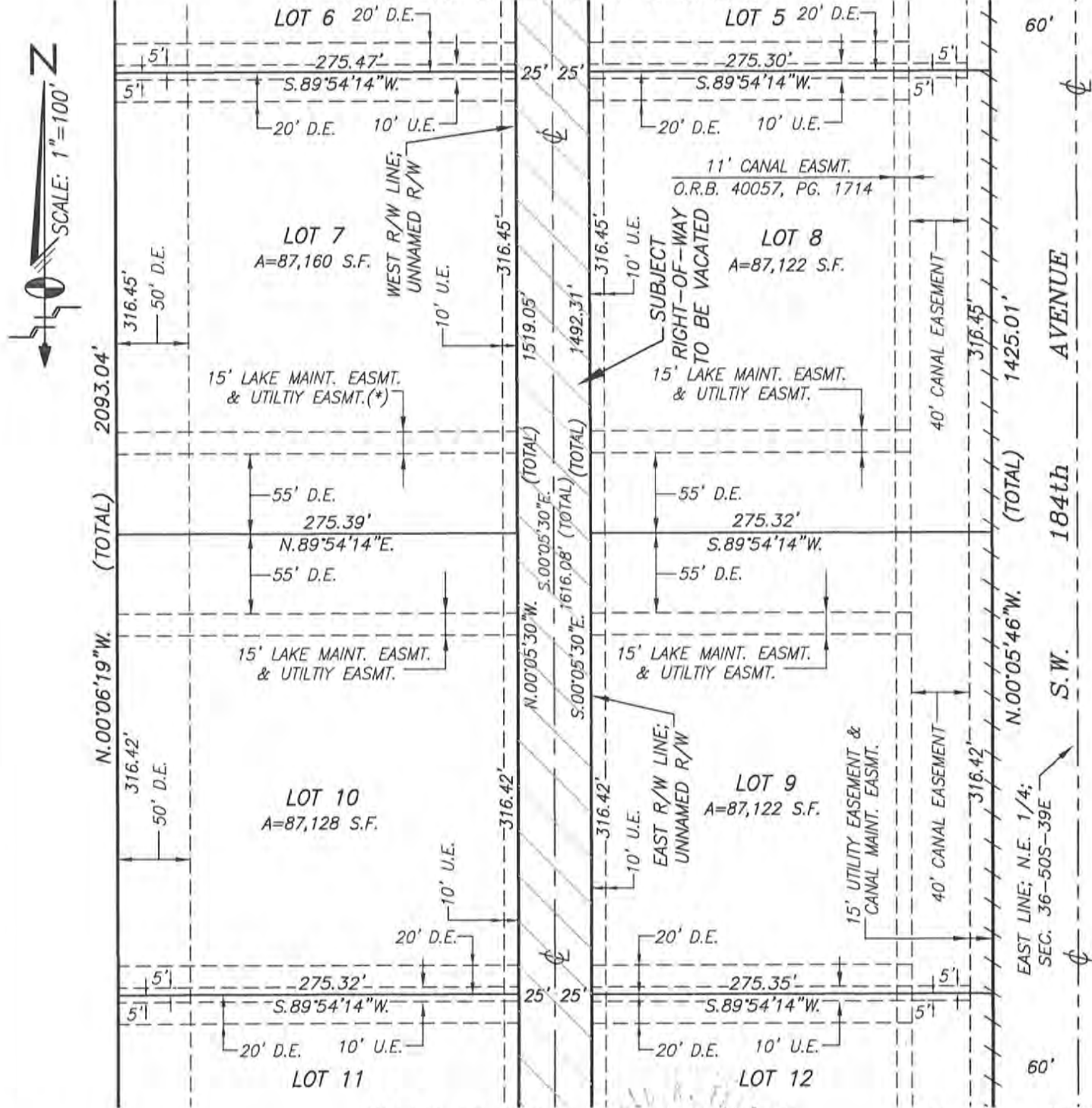
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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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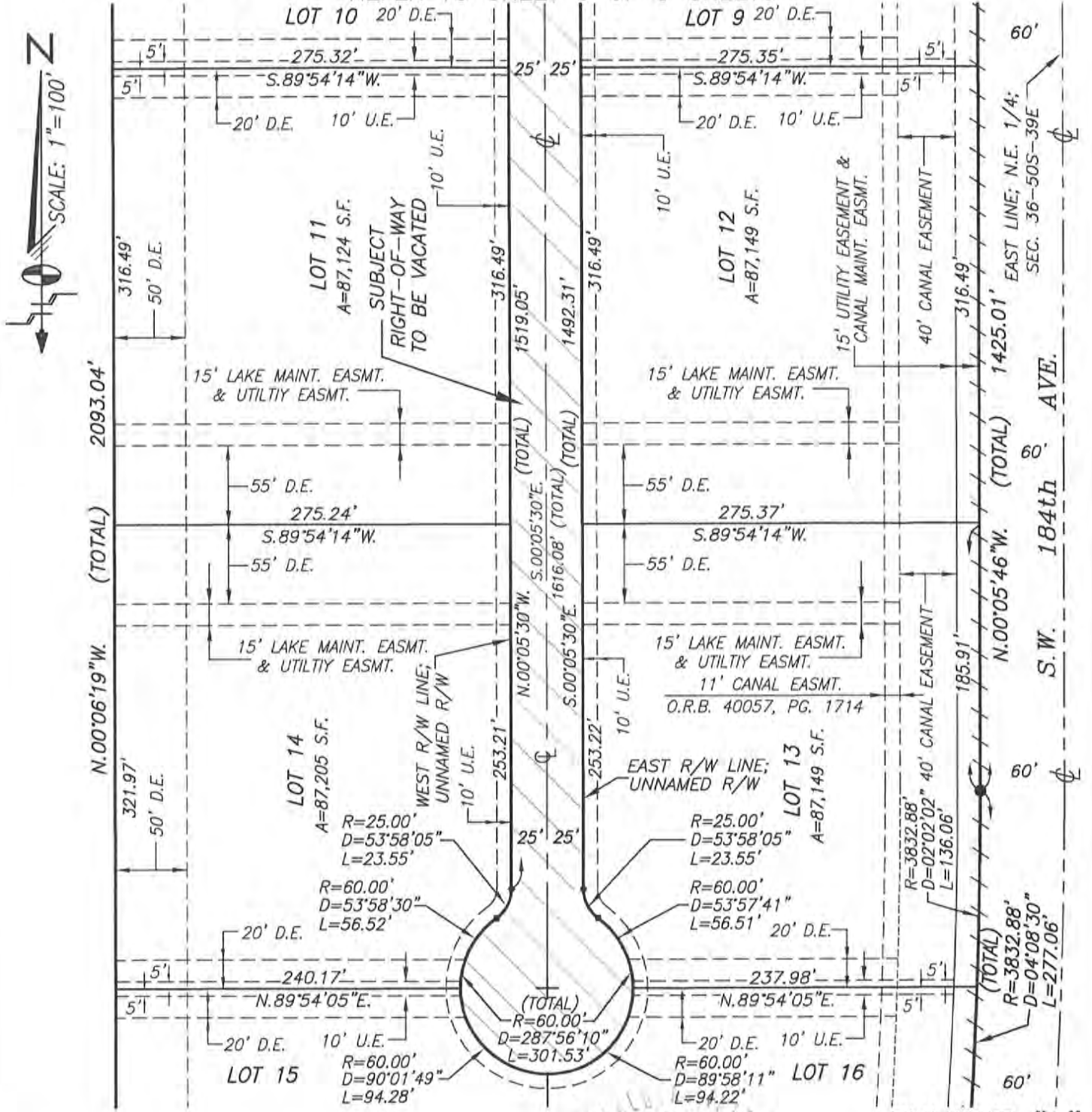
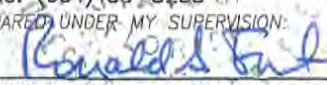


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COUNTY COMMENTS
12/13/21 #212841

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).

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SHEET 5 OF 5 SHEETS



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

REVISIONS

COUNTY COMMENTS

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
DONN

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