

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO
4 AUTHORIZE PUBLIC HEARING TO VACATE A 10-FOOT
5 UTILITY EASEMENT LYING WITHIN PARCEL A OF THE
6 PARK PLAZA SHOPPES (PLAT BOOK 166, PAGE 30) AND
7 DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH
8 HEARING; VACATION PETITION NO. 2018-V-28.

9 WHEREAS, it has been requested that the Board of County Commissioners of
10 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a 10-foot
11 utility easement lying within Parcel A of Park Plaza Shoppes, according to the Plat thereof
12 as recorded in Plat Book 166, Page 30 of the Public Records of Broward County and is
13 generally located at northwest corner of Miramar Parkway and Flamingo Road in the City
14 of Miramar, said lands situate, being and lying in Broward County, Florida, described as
15 follows:

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

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

21
22 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M.,
23 on Tuesday, October 6, 2020, in Room 422 of the Broward County Governmental Center
24

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

3

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.

8

9 ADOPTED this ____ day of _____, 20__.

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

SKETCH AND DESCRIPTION

(NOT A FIELD SURVEY)

LEGAL DESCRIPTION (UTILITY EASEMENT TO BE VACATED)

A PORTION OF THE 10.00 FOOT WIDE UTILITY EASEMENT LOCATED ALONG THE NORTH LINE OF PARCEL "A" OF PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN NORTH 89°37'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 351.35 FEET TO THE NORTHEAST CORNER OF THE LANDS IDENTIFIED AS THE OVERALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1514.88 FEET TO A POINT ON A LINE LYING 20.00 FEET WEST OF AND PARALLEL TO, THE EAST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°49'56" EAST, ALONG SAID WEST PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID 10.00 FOOT WIDE UTILITY EASEMENT; THENCE DEPARTING SAID WEST PARALLEL LINE, RUN SOUTH 89°37'19" WEST, ALONG SAID SOUTH UTILITY EASEMENT LINE, A DISTANCE OF 1515.14 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304; THENCE DEPARTING SAID SOUTH UTILITY EASEMENT LINE, RUN NORTH 00°22'41" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.


SAID LANDS CONTAINING 0.348 ACRES, MORE OR LESS.

REVISIONS:

ADDRESS COMMENTS: 2019-04-26 BY: JDH

04/26/2019

DATE


JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER LISTED HEREON.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE SURVEY MEASUREMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF PARCEL A HAS A BEARING OF NORTH 89°37'19" EAST.
4. OTHER EASEMENTS OF RECORD ARE NOT SHOWN.

SHEET 1 OF 2

SEE SHEET 2 FOR SKETCH



**FARNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 63RD ROAD - WILLOWOOD, FL 34785 - (352) 748-3128

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

Drawing name: S:\SURVEY NEW\BROWARD\BROWARD AND PLANNING\17-003\CHL30 FILES\UTILITY EASEMENT VACATE SURSKETCH REVISED 2019-04-26.dwg 8:37:11 Sketch by Jhallick Apr 26, 2019 7:06am

SKETCH AND DESCRIPTION

(NOT A FIELD SURVEY)

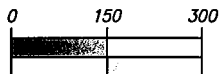
NOTE: OTHER EASEMENTS OF RECORD NOT SHOWN

LEGEND:

R/W	RIGHT OF WAY
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
○	CHANGE IN DIRECTION



NORTH



1 INCH = 300 FEET

POD 14 AT MONARCH LAKES
PLAT BOOK 167, PAGE 42

20' LANDSCAPE
BUFFER YARD
EASEMENT &
UTILITY EASEMENT

EAST LINE OF THE
NORTHEAST 1/4
OF SECTION 26,
TOWNSHIP 51 SOUTH,
RANGE 40 EAST

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

POINT OF COMMENCEMENT

NW CORNER OF PARCEL A

POINT OF BEGINNING

NE CORNER, ORB
44245, PG 1304

NORTH LINE OF PARCEL A
(BEARING BASE)

N89°37'19"E 1514.88'

POINT LYING 20.00 FEET
WEST OF THE EAST
LINE OF PARCEL "A"

S01°49'56"E 10.00'

10' UTILITY
EASEMENT

**N89°37'19"E
351.35'**

N00°22'41"W 10.00'

S89°37'19"W 1515.14'

WEST PARALLEL LINE

SOUTH LINE, UTILITY EASEMENT

UTILITY EASEMENT TO
BE VACATED
(±0.348 ACRES)

EAST LINE OF PARCEL A

EAST LINE, ORB
44245, PG 1304

A PORTION OF PARCEL "A"
PARK PLAZA SHOPPES
PLAT BOOK 166, PAGE 30

15' UTILITY EASEMENT

PARCEL "A" PER PLAT BOOK
166, PG 30

MONARCH PROFESSIONAL
CENTRE
OVERALL LAND PER
ORB 44245,
PG 1304

"MANACA PARCEL"
INSTRUMENT
#112833376

PARCEL "A" PER PLAT BOOK
166, PG 30

SOUTH LINE OF PARCEL A

"GAS STATION PARCEL"
ORB 46306,
PG 643

"BLR PARCEL"
ORB 34276,
PG 1643

PARCEL "B" RIGHT-OF-WAY
DEDICATION PER PLAT BOOK
166, PG 30

MIRAMAR PARKWAY

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH RIGHT-OF-WAY LINE,
MIRAMAR PARKWAY

SOUTH LINE OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 51 SOUTH,
RANGE 40 EAST

3

SOUTH BROWARD DRAINAGE DISTRICT CANAL NO. 3

(130' R/W PER DB 670, PG 200, DB 749, PG 250, ORB 3015, PG 420, & ORB 4635, PG 811)

(260' WIDE PUBLIC RIGHT-OF-WAY)

FLAMINGO ROAD (STATE ROAD NO. 823)

SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION



**FARNHAM
& ASSOCIATES, INC.**

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3128

REVISIONS:

ADDRESS COMMENTS: 2019-04-26 BY: JDH

J 4-26-2019

Drawing name: S:\SURVEY\NEW\SURVEY\BROWARD\MIRAMAR AND FLAMINGO\17-003\CIVIL\30 FILES\UTILITY EASEMENT VACATE SURSKETCH_REVISED 2019-04-26.dwg 8:52:11 Sketch Apr 26, 2019 7:07am by: jrallick