

1 RESOLUTION NO. 2022-

2 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
3 COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION
4 PETITION NO. 2022-V-02, VACATING TWO 15-FOOT DRAINAGE EASEMENTS
5 LYING WITHIN LOTS 1 AND 2 OF BREWER PLAT TWO (PLAT BOOK 175, PAGE 53),
6 AND DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH HEARING.

7
8 WHEREAS, it has been requested that the Board of County Commissioners of
9 Broward County, Florida ("Board"), vacate and annul two 15-foot drainage easements
10 lying within lots 1 and 2 of Brewer Plat Two, as recorded in Plat Book 175, Page 53, of
11 the Official Records of Broward County, Florida, and generally located on the east
12 side of University Drive between Northwest 72 Street and Northwest 70 Court in the
13 City of Parkland, Florida, said lands situate, being, and lying in Broward County,
14 Florida, and described in Exhibit A, attached hereto; and

15
16 WHEREAS, pursuant to Section 177.101, Florida Statutes, and Chapter 5,
17 Article IX, of the Broward County Code of Ordinances, this Board is required to hold a
18 public hearing before said property may be vacated and annulled, NOW, THEREFORE,

19
20 BE IT RESOLVED by the Board that a public hearing shall be held at 10:00 a.m.,
21 on October 11, 2022, in Room 422 of the Broward County Governmental Center, located
22 at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and
23 annulment of this interest.

SKETCH AND DESCRIPTION

DESCRIPTION: (VACATE DRAINAGE EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 2, BREWER PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2;
 THENCE NORTH 00°50'47" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°09'13" EAST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 00°50'47" WEST, A DISTANCE OF 217.50 FEET;
 THENCE NORTH 25°25'57" EAST, A DISTANCE OF 69.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 07°58'25" WEST;
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'28", A DISTANCE OF 15.23 FEET TO A WEST CORNER OF LOT 2, ALSO BEING THE EASTERN MOST CORNER OF LOT 1, OF THE SAID BREWER PLAT TWO;
 THENCE SOUTH 25°25'57" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 70.88 FEET;
 THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,337 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



PAUL E. BREWER & ASSOCIATES, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 PH: (954) 753-5210
 brewerin@bellsouth.net

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	FILE					
DRAWN BY:	AFF					
CKD. BY:						
JOB NO:	21-33-LOT 2					

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

- 2022-V-02
- Right of way approved - Public RAW
- Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 5/5/22

THIS IS A PRELIMINARY PLAN AND THE BROWARD COUNTY ENGINEERING DIVISION DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE BROWARD COUNTY ENGINEERING DIVISION IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN.

COMMENCE AT POINT OF BEGINNING
 BEING THE EASTERN MOST CORNER OF LOT 1 OF THE 2ND
 DISTRICT OF 2ND TOL 3' A DISTANCE OF 331.00 FEET
 THENCE SOUTH 00.20+12, EASY' CONTINUING ALONG THE
 2ND TOL 3' A DISTANCE OF 30.38 FEET
 THENCE SOUTH 32.32+21, WEST' ALONG THE WEST LINE OF
 BEING THE EASTERN MOST CORNER OF LOT 1 OF THE 2ND
 DISTRICT OF 2ND TOL 3' A DISTANCE OF 19.32 FEET TO A WEST CORNER OF LOT 1 OF THE 2ND
 DISTRICT OF 2ND TOL 3' A DISTANCE OF 12.25+38, WEST'
 THENCE WESTERLY ALONG THE ARC OF 2ND TOL 3' A DISTANCE OF
 SOUTH 02.22+32, WEST'
 THE POINT AND TO 2ND POINT A BEING THE BEARS
 TO A POINT ON THE ARC OF A CIRCULAR CURVE BEING TO
 THENCE NORTH 32.32+21, EASY' A DISTANCE OF 48.00 FEET
 THENCE NORTH 00.20+12, WEST' A DISTANCE OF 31.20 FEET
 THENCE NORTH 88.08+12, EASY' A DISTANCE OF 12.00 FEET
 TOL 3' A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING
 THENCE NORTH 00.20+12, WEST' ALONG THE WEST LINE OF 2ND
 COMMENCING AT THE SOUTHWEST CORNER OF 2ND TOL 3'

COMMITTEE APPROVED AND BEING MORE PARTICULARLY DESCRIBED BY
 BEING BOOK 222 PAGE 22 OF THE PUBLIC RECORDS OF BROWARD
 COUNTY FLORIDA ACCORDING TO THE PLAN THEREOF BY RECORD 222
 BEING THE 2ND TOL 3' A DISTANCE OF 331.00 FEET TO THE
 POINT OF BEGINNING (AS SHOWN BY EXHIBIT)

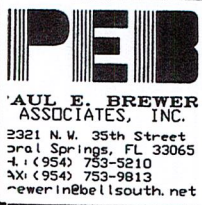
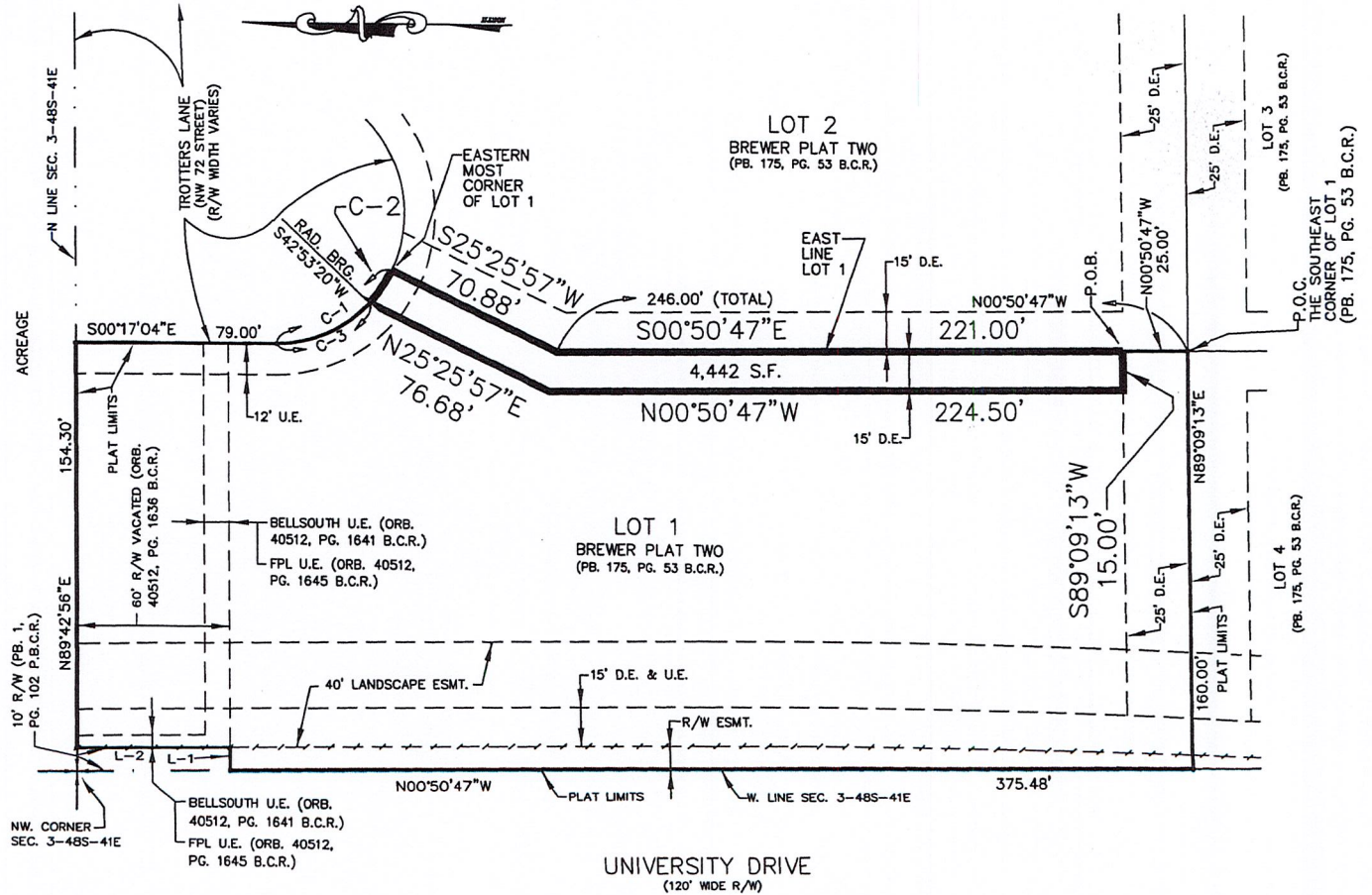
SKETCH AND DESCRIPTION

LEGEND:
 R = RADIUS
 D = CENTRAL ANGLE
 L = ARC LENGTH
 PG. = PAGE
 PB. = PLATBOOK
 S.F. = SQUARE FEET
 ESMT. = EASEMENT
 SEC. = SECTION
 R/W = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 RAD. BRG. = RADIAL BEARING
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 FPL = FLORIDA POWER & LIGHT
 ORB. = OFFICIAL RECORD BOOK
 B.C.R. = BROWARD COUNTY RECORDS
 P.B.C.R. = PALM BEACH COUNTY RECORDS

--- = NON-VEHICULAR ACCESS LINE

LINE TABLE	CURVE TABLE
L-1	C-1
S89°42'56"W 10.00'	D=64°16'59" R=50.00' L=56.10'
L-2	C-2
S00°50'47"E 60.00'	D=17°27'27" R=50.00' L=15.23'
	C-3
	D=46°49'32" R=50.00' L=40.87'

- NOTES:
- THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON BREWER PLAT TWO (PB. 175, PG. 53 B.C.R.)
 - THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
 - EASEMENTS SHOWN HEREON ARE PER BREWER PLAT TWO (PB. 175, PG. 53 B.C.R.) UNLESS NOTED OTHERWISE.



SCALE	1" = 60'
F.B./PG.	FILE
DRAWN BY	AFF
CK'D BY	
JOB NO.	21-33 LOT 1

CERTIFICATION:
 I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 11/2/21

Paul E. Brewer
 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

NOTE:
 THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

REVISIONS		DATE	BY	CK'D	F.B./PG.

SKETCH AND DESCRIPTION

DESCRIPTION: (VACATE DRAINAGE EASEMENT)


A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, BREWER PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 53 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;
 THENCE NORTH 00°50'47" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 00°50'47" WEST, A DISTANCE OF 224.50 FEET;
 THENCE NORTH 25°25'57" EAST, A DISTANCE OF 76.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 42°53'20" WEST;
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADUIS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'27", A DISTANCE OF 15.23 FEET TO THE EASTERN MOST CORNER OF SAID LOT 1;
 THENCE SOUTH 25°25'57" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.88 FEET;
 THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,442 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

NOTE:
 THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

 PAUL E. BREWER & ASSOCIATES, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 PH.: (954) 753-5210 brewerin@bellsouth.net	SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
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	DRAWN BY:	AFF					
	CKD. BY:						
	JOB NO:	21-33-LOT 1					

SKETCH AND DESCRIPTION

DESCRIPTION (VACATE DRAINAGE EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, BROWER PLAT TWO ACCORDING TO THE PLAT THEREOF, AS REFERRED IN PLAT BOOK 175, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 00°50'47" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 88°09'13" WEST, A DISTANCE OF 15.00 FEET;
 THENCE NORTH 00°50'47" WEST, A DISTANCE OF 24.80 FEET;
 THENCE NORTH 25°28'57" EAST, A DISTANCE OF 38.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, AND TO SAID POINT A RADIAL LINE BEARS SOUTH 42°33'20" WEST;
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 17°27'27", A DISTANCE OF 15.23 FEET TO THE EASTERN MOST CORNER OF SAID LOT 1;
 THENCE SOUTH 25°25'57" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 70.88 FEET;
 THENCE SOUTH 00°50'47" EAST, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 221.00 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,442 SQUARE FEET MORE OR LESS.

<p>Broward County Engineering Division Right of Way Section 1 North University Drive, Suite 300B Plantation, FL 33324-2038</p> <p>✓ 2022-V-02</p> <p><input type="checkbox"/> Right of way approved - Public RW <input type="checkbox"/> Right of way approved - Private Road</p> <p>By: <u>Jorge Sebricio Sanchez</u> Date: <u>5/5/22</u></p>			
NO.	DATE	BY	REVISIONS