

RESOLUTION NO. 2022-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, REGARDING RELEASE PETITION NO. 2018-V-14, RELEASING A VARIABLE WIDTH WATER AND SEWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 20005, PAGE 204, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, ENCUMBERING LANDS LYING WITHIN PRESERVE AT EMERALD HILLS (PLAT BOOK 181, PAGE 88); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room 422, Broward County Governmental Center, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on August 25, 2022, at 10:00 a.m., to consider the advisability of releasing a variable width water and sewer easement as recorded in Official Records Book 20005, Page 204 of the Official Records of Broward County, Florida, and encumbering lands lying within Preserve at Emerald Hills (Plat Book 181, Page 88), all included in the Official Records of Broward County, Florida, and generally located at the intersection of Southwest 35 Avenue and Southwest 57 Place in the City of Hollywood, Florida, said lands situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached hereto; and

WHEREAS, after hearing all interested parties and determining that the proposed action will not materially interfere with the Broward County road system or adversely affect the interests of the citizens of Broward County, and will not affect the ownership of or deprive any person of convenient access to his/her premises, in accordance with Section 27.69 of the Broward County Administrative Code, it was determined that it would

1 be in the best interest of all concerned to release the rights associated with the
2 aforementioned land as described in Exhibit A, all situate, being, and lying in Broward
3 County, Florida, NOW, THEREFORE,

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

7
8 Section 1. Release.

9 Pursuant to Section 27.69 of the Broward County Administrative Code, said Board
10 hereby releases the rights associated with the variable width water and sewer easement
11 on the land as set forth in Release Petition No. 2018-V-14, as described in Exhibit A, all
12 situate, being, and lying in Broward County, Florida.

13
14 Section 2. Severability.

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

Section 3. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2022.

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

By /s/ Kristin M. Carter 05/16/2022
Kristin M. Carter (date)
Assistant County Attorney

By /s/ Maite Azcoitia 05/16/2022
Maite Azcoitia (date)
Deputy County Attorney

KMC/gmb
Resolution of Release
05/16/2022
#44000-0010

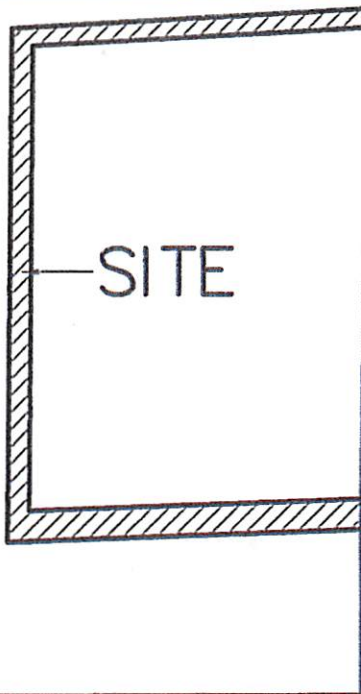
ACCURATE LAND SURVEYORS, INC.

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

L.B. #3635

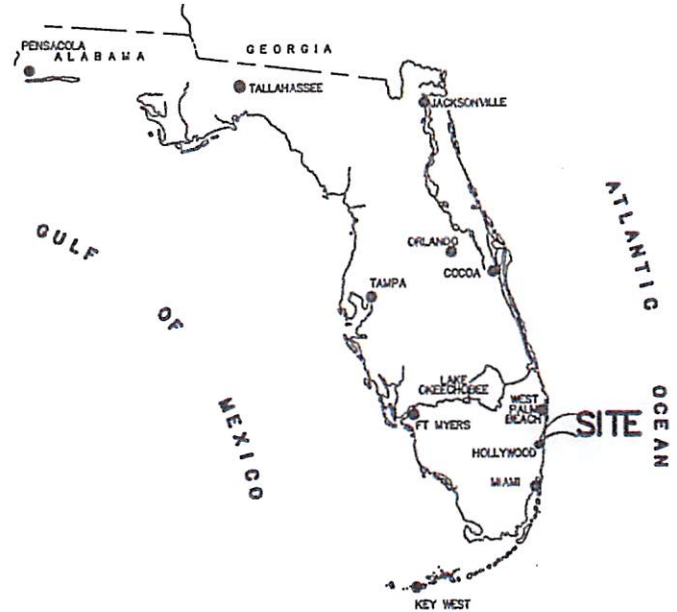
SHEET 1 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442



LOCATION SKETCH NOT TO SCALE

SKETCH AND DESCRIPTION



LOCATION MAP

SKETCH AND DESCRIPTION OF UTILITY EASEMENT TO BE VACATED:

A portion of Lot 2, Block 3 of the Subdivision of Section 31, Township 50 South, Range 42 East, as recorded in Plat Book 2, at Page 32 of the Public Records of Dade County, Florida, described as follows;

The East 25.00 feet of the West 216.50 feet of said Lot 2, and the South 30 feet of said Lot 2, less the West 216.60 feet and less the East 30.00 feet thereof, and the North 25.00 feet of said Lot 2, less the West 216.50 feet and less the East 30.00 feet thereof. Said lands situate, lying and being in Broward County, Florida.

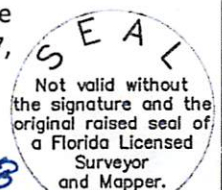
Said described parcel containing 41,205 square feet, or 0.946 acres, more or less.

NOTES:

1. Bearings shown hereon are based on an assumed bearing of North 00°40'30" West along the West line of Lot 2, Block 2, Plat Book 2, Page 32, Dade County Records.

CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



REVISIONS		DATE	BY
REVISE SKETCH		08-16-18	MLW
DATE OF SKETCH	DRAWN BY	CHECKED BY	ORIGINAL DESCRIPTION RECORDED IN
05-26-15	MLW	MLW	O.R.B. 20005, PG. 204, B.C.R.

Robert L. Thompson 8-21-18
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SCALE 1" = 20'

SKETCH NUMBER SU-15-1422A

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

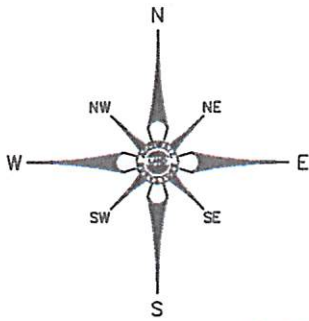
ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

SKETCH AND DESCRIPTION



GRAPHIC SCALE
1"=20'

N. LINE OF LOT 2
BLOCK 3, P.B. 2,
PG. 32, D.C.R.

UTILITY EASEMENT
TO BE VACATED

LOT 2 BLOCK 3
P.B. 2, PG. 32, D.C.R.

UTILITY EASEMENT
TO BE VACATED

S.W. 35th AVENUE

E. LINE OF LOT 2
BLOCK 3, P.B. 2,
PG. 32, D.C.R.

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R.B. = OFFICIAL RECORDS BOOK

REVISIONS

DATE

BY

REVISE SKETCH

08-16-18

MLW

DATE OF SKETCH
05-26-15

DRAWN BY
MLW

CHECKED BY
MLW

ORIGINAL DESCRIPTION RECORDED IN
O.R.B. 20005, PG. 204, B.C.R.

SCALE 1"= 20'

SKETCH NUMBER SU-15-1422A

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

- ☒ 2018-V-14
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: MDunja Date: 10/24/2018

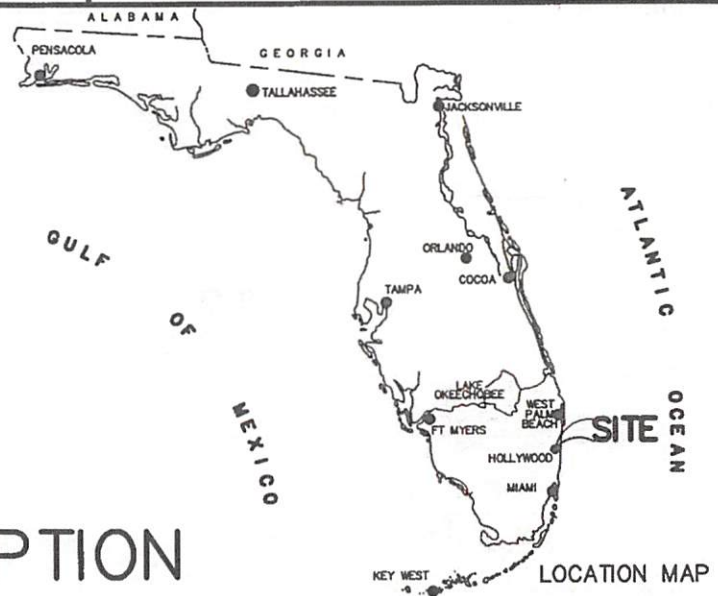
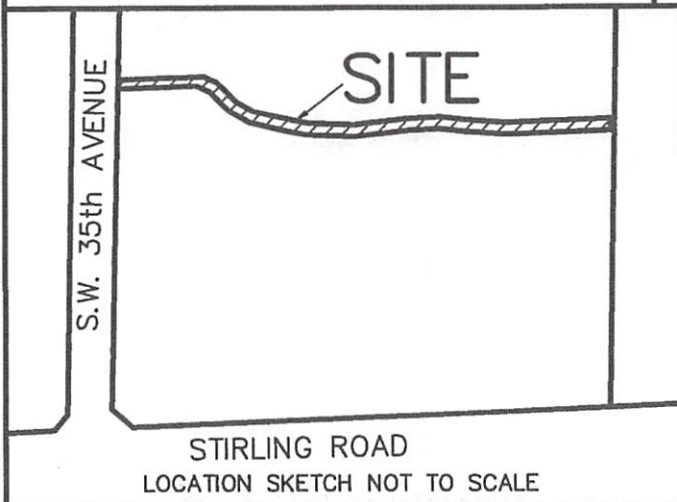
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POMPANO BEACH, FLORIDA 33060

L.B. #3635

SHEET 1 OF 3

TEL. (954) 782-1441
FAX. (954) 782-1442



SKETCH AND DESCRIPTION

SKETCH AND DESCRIPTION OF UTILITY EASEMENT TO BE VACATED:

A strip of land 12.00 feet wide along the first 105.88 feet of its centerline; thence 15.00 feet wide all the way to the Point of Termination of said centerline, lying in a portion of Lot 12, Block 4 of the Subdivision of Section 31, Township 50 South, Range 42 East, as recorded in Plat Book 2, at Page 32 of the Public Records of Dade County, Florida, said centerline being more particularly described as follows;

Commence at the South one quarter (S ¼) corner of said Section 31; thence North 00°22'14" East along the centerline of S.W. 35th Avenue, as a basis of bearings, a distance of 504.26 feet; thence North 88°11'41" East a distance of 30.01 feet to the Point of Beginning of the herein described centerline; thence continue North 88°11'41" East, a distance of 105.88 feet; thence South 64°59'46" East, a distance of 19.74 feet; thence South 45°00'13" East a distance of 34.84 feet; thence South 60°25'25" East, a distance of 27.24 feet; thence South 77°15'29" East, a distance of 53.40 feet; thence South 78°42'34" East, a distance of 22.07 feet; thence South 88°42'18" East a distance of 30.11 feet; thence South 87°40'36" East, a distance of 28.92 feet; thence North 83°41'46" East, a distance of 71.50 feet; thence North 86°52'59" East, a distance of 40.77 feet; thence South 83°08'53" East, a distance of 33.11 feet; thence South 86°09'33" East, a distance of 53.34 feet; thence North 88°11'04" East, a distance of 135.79 feet to the Point of Terminus on the East line of said Lot 12. Said land situate, lying and being in Broward County, Florida.

Said described parcel containing 9533 square feet, or 0.219 acres, more or less.

NOTES:

1. Bearings shown hereon are based on an assumed bearing of North 00°22'14" East along the centerline of S.W. 35th Avenue.

CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief and does not constitute a field survey as such. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

REVISIONS	DATE	BY
REVISE SKETCH	08-16-18	MLW
DATE OF SKETCH 05-26-15	DRAWN BY MLW	CHECKED BY MLW

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



SCALE 1"= 20'

SKETCH NUMBER SU-15-1422B

1150 E. ATLANTIC BLVD.
POMPANO BEACH, FLORIDA 33060

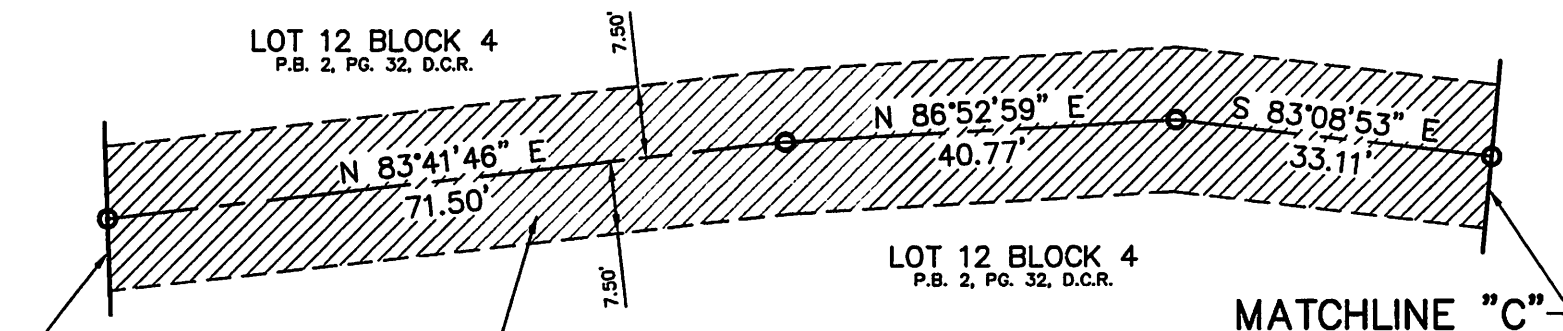
ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 3

TEL. (954) 782-1441
FAX. (954) 782-1442

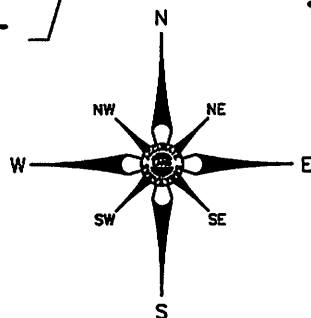
LOT 12 BLOCK 4
P.B. 2, PG. 32, D.C.R.



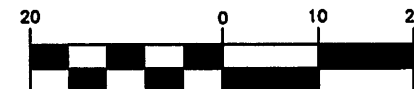
MATCHLINE "B"

UTILITY EASEMENT
TO BE VACATED

SKETCH AND DESCRIPTION



MATCHLINE "C"



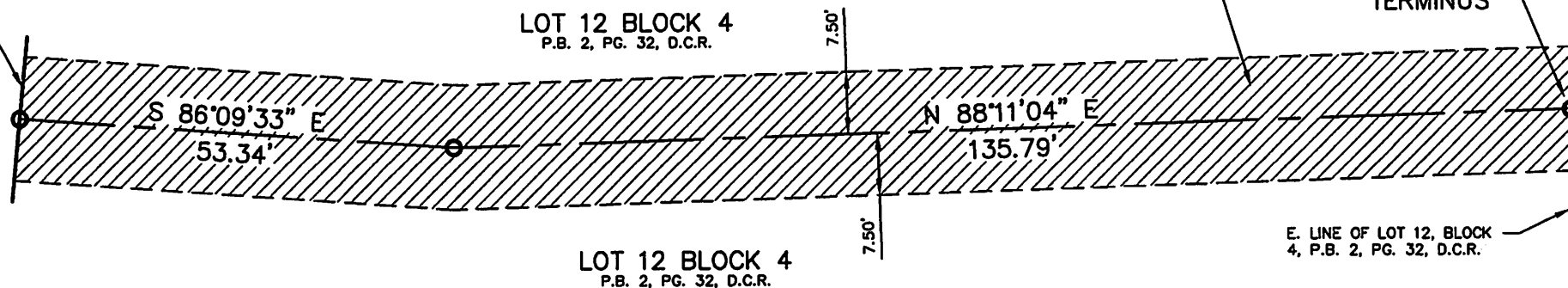
GRAPHIC SCALE
1"=20'

MATCHLINE "C"

UTILITY EASEMENT
TO BE VACATED

POINT OF
TERMINUS

LOT 12 BLOCK 4
P.B. 2, PG. 32, D.C.R.



LOT 12 BLOCK 4
P.B. 2, PG. 32, D.C.R.

E. LINE OF LOT 12, BLOCK
4, P.B. 2, PG. 32, D.C.R.

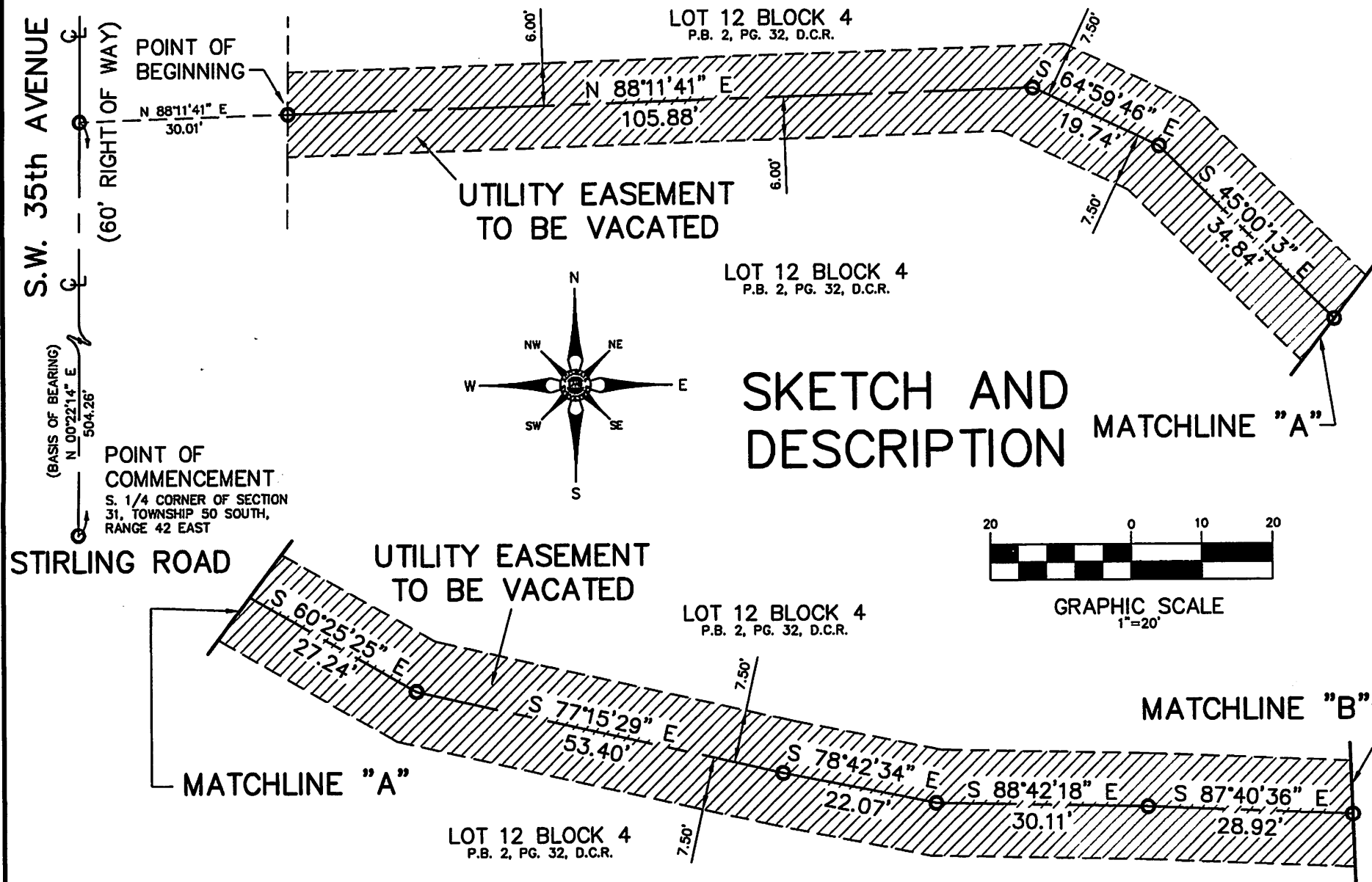
REVISIONS		DATE	BY
REVISE SKETCH		08-16-18	MLW
REVISE SKETCH		08-15-15	MLW
DATE OF SKETCH	DRAWN BY	CHECKED BY	ORIGINAL DESCRIPTION RECORDED IN
05-26-15	MLW	MLW	O.R.B. 2000S, PG. 204, B.C.R.

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS

SCALE 1" = 20'

SKETCH
NUMBER SU-15-1422B



REVISIONS		DATE	BY
REVISE SKETCH		08-16-18	MLW
REVISE SKETCH		06-15-15	MLW
DATE OF SKETCH 05-26-15	DRAWN BY MLW	CHECKED BY MLW	ORIGINAL DESCRIPTION RECORDED IN O.R.B. 20005, PG. 204, B.C.R.

LEGEND:

P.B. = PLAT BOOK

PG. = PAGE

B.C.R. = BROWARD COUNTY RECORDS

D.C.R. = DADE COUNTY RECORDS

SCALE 1"= 20'

SKETCH NUMBER SU-15-1422B

**Broward County Engineering Division
Right of Way Section**

1 North University Drive, Suite 300B
Plantation, FL 33324-2038

☒ 2018-V-14
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: A. Dwyer Date: 10/24/2018