

PLAT REL
PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2025-V-03, VACATING
3 AND ANNULLING A 15-FOOT-WIDE DRAINAGE EASEMENT WITHIN PARCEL 1 AND
4 A 10-FOOT-WIDE UTILITY EASEMENT WITHIN PARCEL 2, BOTH LYING WITHIN
5 CASTLE CORNER PLAT (PLAT BOOK 147, PAGE 50); AND PROVIDING FOR
6 SEVERABILITY AND AN EFFECTIVE DATE.

7
8 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised
9 in accordance with law, a public hearing was held in the Commission Meeting Room 422,
10 Broward County Governmental Center, located at 115 South Andrews Avenue, Fort
11 Lauderdale, Florida, on April 22, 2025, at 10:00 a.m., to consider the advisability of
12 renouncing and disclaiming the rights of Broward County ("County") and the public and
13 to vacate and annul a 15-foot-wide drainage easement within Parcel 1 and a 10-foot-wide
14 utility easement within Parcel 2, both lying within Castle Corner Plat (Plat Book 147, Page
15 50, of Official Records of Broward County, Florida), and generally located on the north
16 side of Southwest 48 Street between Old Griffin Road and the Florida Turnpike, in the
17 Town of Davie, Florida, said lands situate, being, and lying in Broward County, Florida,
18 as described in Exhibit A, attached hereto; and

19 WHEREAS, after hearing all interested parties and determining that the proposed
20 action will not materially interfere with the County road system or adversely affect the
21 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 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 and the public to and in the aforementioned land as described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Vacation and Annulment.

Pursuant to Section 177.101, Florida Statutes, and Chapter 5, Article IX, of the Broward County Code of Ordinances, said Board hereby vacates and annuls the rights of the County and the public to the land set forth in Vacation Petition No. 2025-V-03, as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Severability.

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

41 Effective Date.

42 This Resolution is effective upon adoption.

ADOPTED this day of , 2025. **PROPOSED**

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

By: /s/ Jennifer D. Brown 03/19/2025
Jennifer D. Brown (date)
Senior Assistant County Attorney

By: /s/ Maite Azcoitia 03/19/2025
Maite Azcoitia (date)
Deputy County Attorney

FOR: 50 DAVIE HOLDINGS, LLC

LEGAL DESCRIPTION OF:
10-FOOT UTILITY EASEMENT VACATION
PORTION OF PARCEL 2, "CASTLE CORNER"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: 10-FOOT UTILITY EASEMENT VACATION

THE EASTERLY 10 FEET OF PARCEL 2, "CASTLE CORNER", ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 147, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PARCEL OF LAND SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.055
ACRES, (2,404 SQUARE FEET), MORE OR LESS.

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:


WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Digitally
signed by
Richard G.
Crawford JR.
Date: 2025.02.25

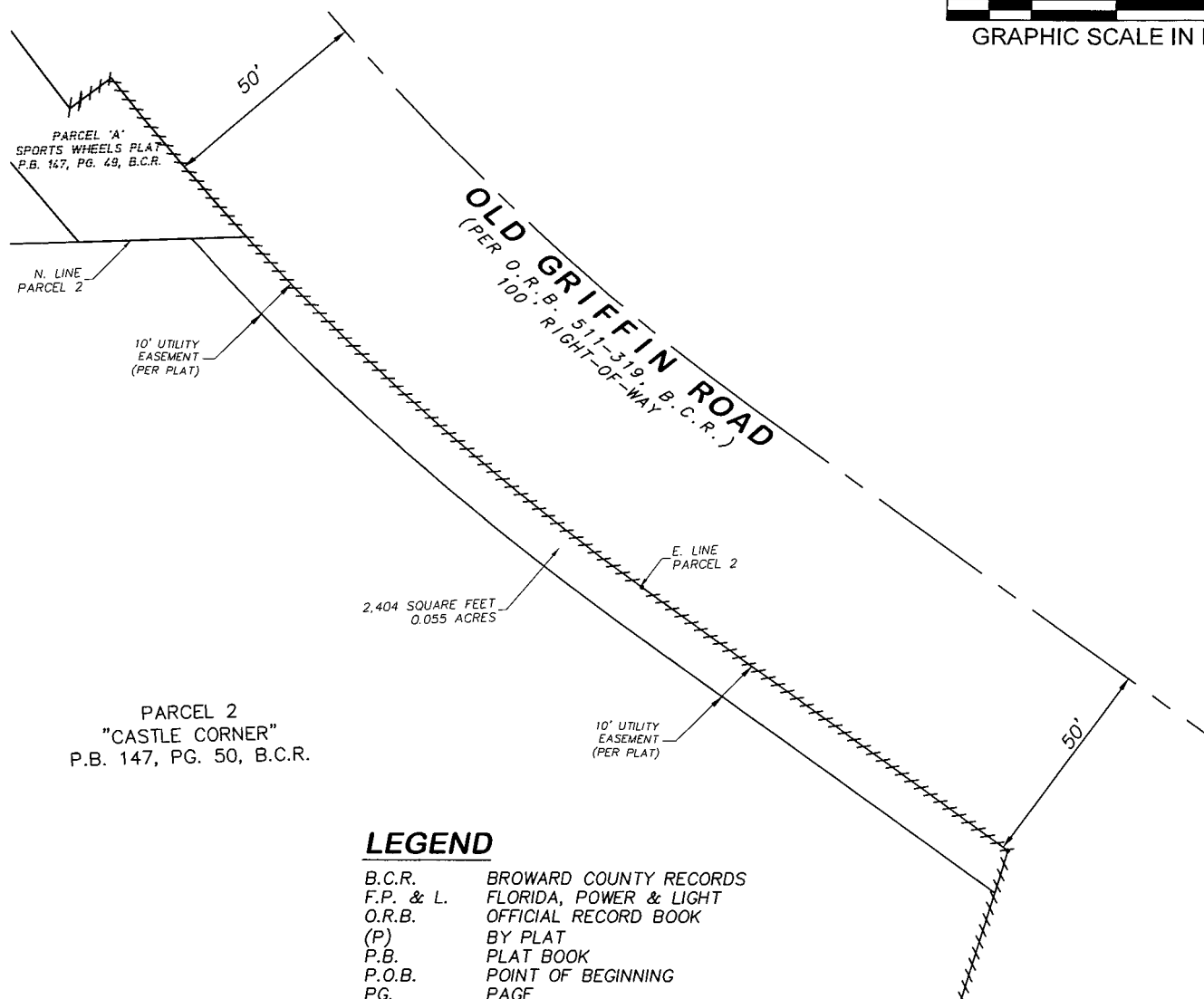
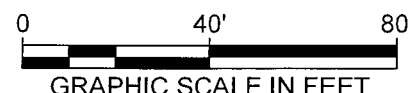
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS 10271
RICHARD G. CRAWFORD JR.
NO. 5371
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA
OFFICE OF PROFESSIONAL SURVEYORS AND MAPPERS

THIS SKETCH AND DESCRIPTION COPIES THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR WITHOUT ELECTRONIC SIGNATURE OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES
5J-17.06 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2022\22-0061-001-OLD GRIFFIN ROAD BUILDING NO. 5081\DRAWINGS\SKETCH_AND_DESC\EASEMENT VACATIONS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	CITY COMMENTS		2/20/25	RGC	RGC
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 22-0061-001-01		1 OF 2		
	DRAWN BY: RGC		F.B. N/A		PG. N/A
	CHECKED BY: MM		DATED: 4/18/24		

SKETCH OF DESCRIPTION 10-FOOT UTILITY EASEMENT VACATION PORTION OF PARCEL 2, "CASTLE CORNER" TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



LEGEND

B.C.R. BROWARD COUNTY RECORDS
F.P. & L. FLORIDA, POWER & LIGHT
O.R.B. OFFICIAL RECORD BOOK
(P) BY PLAT
P.B. PLAT BOOK
P.O.B. POINT OF BEGINNING
PG. PAGE
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2022\22-0061-001-OLD GRIFFIN ROAD BUILDING NO. 5081\DRAWINGS\SKETCH_AND_DESC\EASEMENT VACATIONS.DWG

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	DRAWN BY: RGC	F.B. N/A PG. N/A
	CHECKED BY: MM	DATED: 4/18/24

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

- ☒ 2025-V-03
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Soberino Date: 07/26/25
Sánchez

FOR: 50 DAVIE HOLDINGS, LLC

LEGAL DESCRIPTION OF:
15-FOOT DRAINAGE EASEMENT VACATION
PORTION OF PARCEL 1, "CASTLE CORNER"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: 15-FOOT DRAINAGE EASEMENT VACATION

THE WEST 15 FEET OF NORTH 242 FEET OF PARCEL 1, "CASTLE CORNER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PARCEL OF LAND SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.085 ACRES, (3,683 SQUARE FEET), MORE OR LESS.


NOTES:

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CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

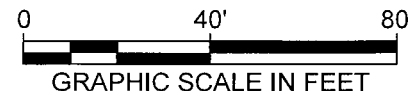
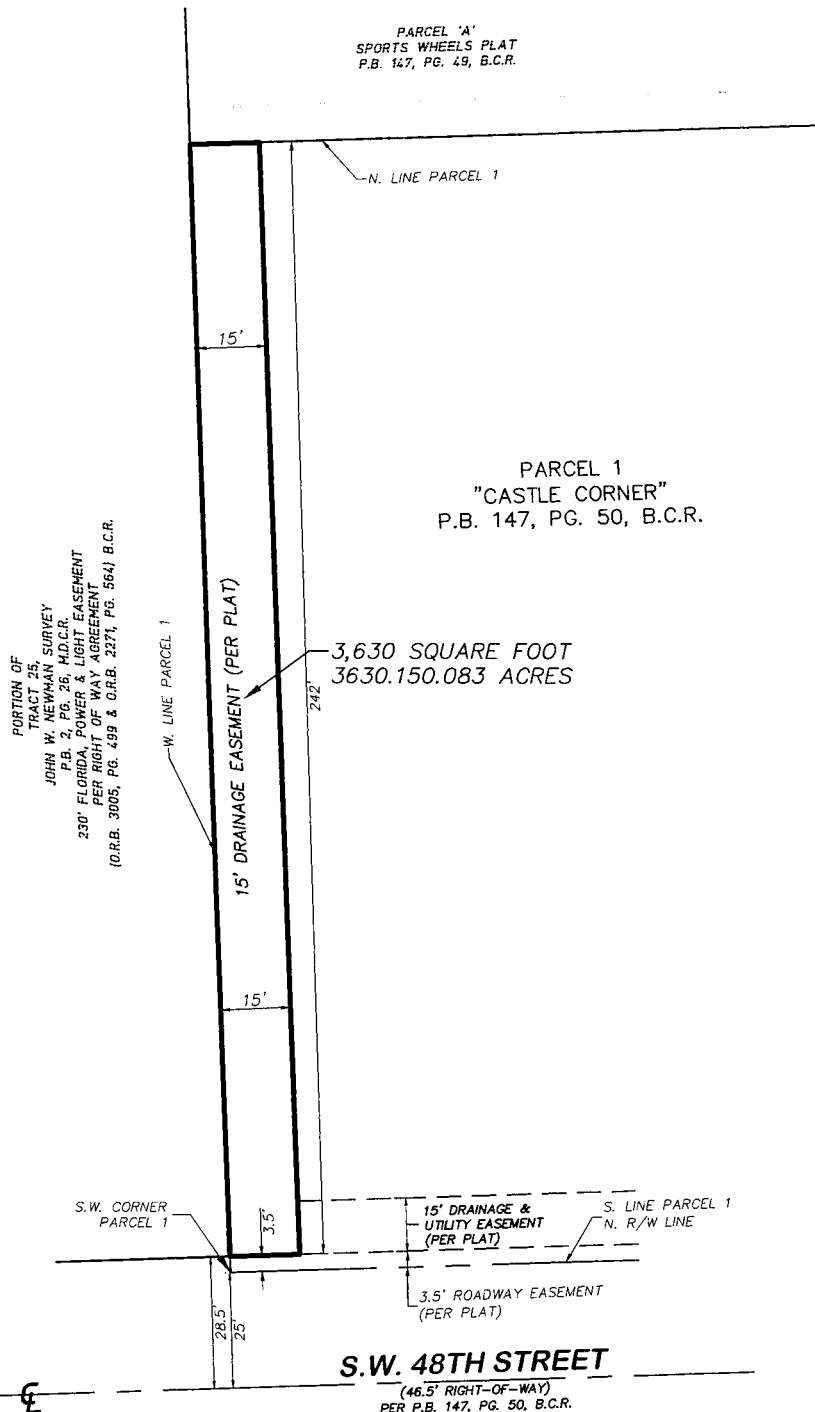
 Digitally signed
by Richard G.
Crawford JR.
Date: 2025.02.25 10:56:00
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A DIGITALLY SIGNED SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J 17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2022\22-0061-001-OLD GRIFFIN ROAD BUILDING NO. 5081\DRAWINGS\SKETCH_AND_DESC\EASEMENT VACATIONS

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	DRAWN BY: RGC		F.B. N/A PG. N/A		
	CHECKED BY: MM		DATED: 4/12/24		

SKETCH OF DESCRIPTION 15-FOOT DRAINAGE EASEMENT VACATION PORTION OF PARCEL 1, "CASTLE CORNER" TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
F.P. & L.	FLORIDA, POWER & LIGHT
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		DRAWN BY: RGC	F.B. N/A PG. N/A
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Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

☒ 2025-V-03

☒ Right of way approved - Public R/W

☐ Right of way approved - Private Road

By: Jorge Sobrino
Sanchez

Date: 02/26/25