

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-08, VACATING
3 AND ANNULLING PORTIONS OF VARIOUS OPEN SAFE, BUFFER, AND DRAINAGE
4 EASEMENTS WITHIN TRACTS O-1, O-2, AND O-20 LYING WITHIN HOMES AT
5 PARKLAND ROYALE PLAT (PLAT BOOK 183, PAGE 725); 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 East, located at 115 South Andrews Avenue, Fort
11 Lauderdale, Florida, on January 22, 2026, 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 the following easements: (i) a 0.61-foot by 53-foot portion of open
14 space, buffer, and drainage easement within Tract O-1; (ii) a 0.50-foot by 53-foot portion
15 of open space, buffer, and drainage easement within Tract O-1; (iii) a 0.02-foot by 53-foot
16 portion of open space, buffer, and drainage easement within Tract O-2; and
17 (iv) a 0.01-foot by 119.55-foot portion of open space, buffer, and drainage easement
18 within Tract O-20, all lying within Homes at Parkland Royale Plat (Plat Book 183,
19 Page 725), recorded in the Official Records of Broward County, Florida, and generally
20 located on the south side of Loxahatchee Road between Bishop Pit Road and Canal-36,
21 in the City of Parkland, Florida, said lands situate, being, and lying in Broward County,
22 Florida, as described in Exhibit A, attached hereto; and

23 WHEREAS, after hearing all interested parties and determining that the proposed
24 action will not materially interfere with the County road system or adversely affect the
25 interests of the citizens of Broward County, and will not affect the ownership of or deprive
26 any person of convenient access to his/her premises, in accordance with
27 Section 177.101, Florida Statutes, it was determined that it would be in the best interest
28 of all concerned to vacate and annul the rights of the County and the public to and in the
29 aforementioned land as described in Exhibit A, all situate, being, and lying in Broward
30 County, Florida, NOW, THEREFORE,

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

33 Section 1. Vacation and Annulment.

34 Pursuant to Section 177.101, Florida Statutes, and Chapter 5, Article IX, of the
35 Broward County Code of Ordinances, said Board hereby vacates and annuls the rights
36 of the County and the public to the land set forth in Vacation Petition No. 2025-V-08, as
37 described in Exhibit A, all situate, being, and lying in Broward County, Florida.

38 Section 2. Severability.

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

45 | Section 3. Effective Date.

46 | This Resolution is effective upon adoption.

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

By: /s/ Jennifer D. Brown 11/26/2025
Jennifer D. Brown (date)
Senior Assistant County Attorney

By: /s/ Maite Azcoitia 11/26/2025
Maite Azcoitia (date)
Deputy County Attorney

JDB/gmb
Resolution Adopting Vacation Petition - Chapter 177
12/09/2025
#60053

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACT "0-2" OF THE PLAT OF HOMES AT PARKLAND ROYALE, AS RECORDED IN PLAT BOOK 183, PAGE 725 TROUGH 735, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLÓRIDA; AND SAID LANDS BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29 AS SHOWN IN SAID PLAT; THENCE NORTH 18°00'07" EAST, A DISTANCE OF 0.02 FEET; THENCE SOUTH 71°59'53" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 18°00'07" WEST, A DISTANCE OF 0.02 FEET; THENCE NORTH 71°59'53" WEST, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA, AND CONTAINING 1 SQUARE FEET OR 0.0000 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

B.C.R. – BROWARD COUNTY RECORDS
CL – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
D.E. – DRAINAGE EASEMENT
L – LENGTH
LB – LICENSED BUSINESS
PB – PLAT BOOK
PG – PAGE

POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PT – POINT
R – RADIUS
RB – RADIAL BEARING
U.E. – UTILITY EASEMENT
----- NVAL – NON-VEHICAL ACCESS LINE

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT, BASED UPON THE NORTH LINE OF LOT 29 HAVING A BEARING OF S71°59'53"E.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 27, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

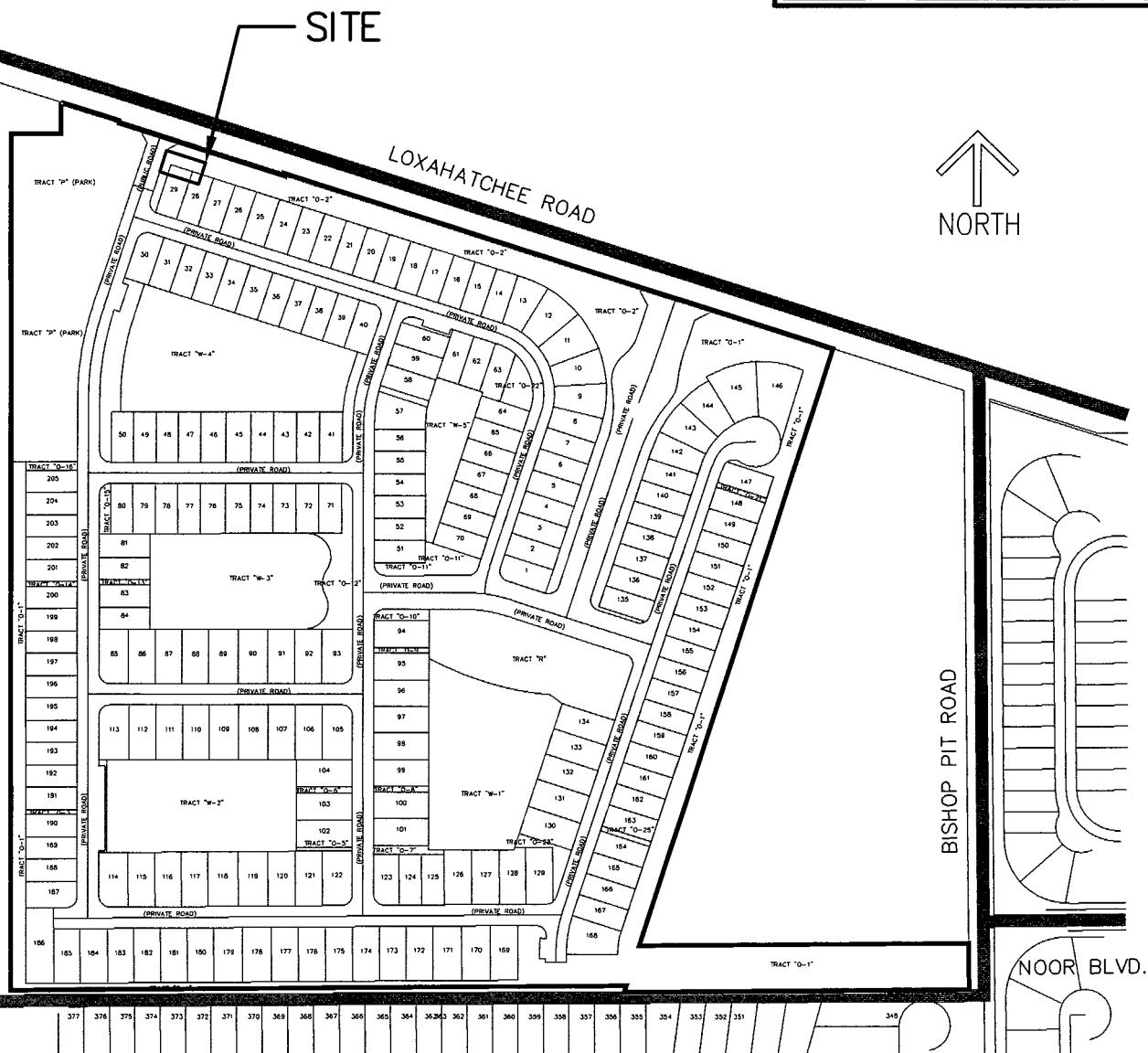
HOMES AT PARKLAND ROYALE
ADDITION TO LOT 29
SKETCH AND DESCRIPTION



Digitally signed by
David Lindley
Date: 2025.10.27
08:20:47 -04'00'
Adobe Acrobat
version:
2025.001.20813

SHEET 1 OF 3

DATE	4/16/25
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	9053 ADD LOT29



LOCATION MAP

SHEET 2 OF 3

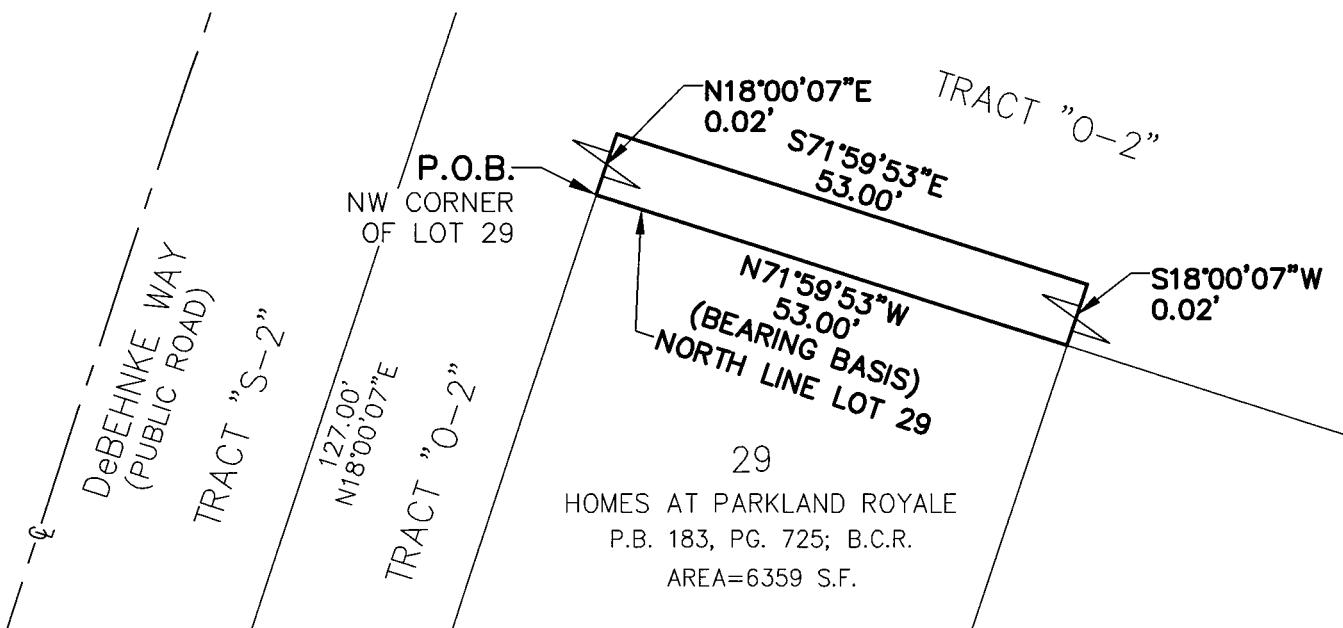


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

**HOMES AT PARKLAND ROYALE
ADDITION TO LOT 29
SKETCH AND DESCRIPTION**

DATE	4/16/25
DRAWN BY	ER
F.B. / PG.	NONE
SCALE	NONE
JOB NO. 9053 ADD LOT29	

↑
NORTH



SHEET 3 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 29
SKETCH AND DESCRIPTION

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

DATE	4/16/25
DRAWN BY	ER
F.B. / PG.	NONE
SCALE	1" = 30'
JOB NO. 9053 ADD LOT29	

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

2025-V-08

Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobeiro Date: 10/28/25
Sánchez

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACT "O-20" OF THE PLAT OF HOMES AT PARKLAND ROYALE, AS RECORDED IN PLAT BOOK 183, PAGE 725 TROUGH 735, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND SAID LANDS BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 60 AS SHOWN IN SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 61°05'14" EAST, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°01'24", A DISTANCE OF 0.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 71°59'53" EAST, A DISTANCE OF 119.55 FEET; THENCE SOUTH 18°00'07" WEST, A DISTANCE OF 0.01 FEET; THENCE NORTH 71°59'53" WEST, A DISTANCE OF 119.55 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PARKLAND BROWARD COUNTY, FLORIDA, AND CONTAINING 1 SQUARE FEET OR 0.0000 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

B.C.R. - BROWARD COUNTY RECORDS	POB - POINT OF BEGINNING
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Δ - DELTA (CENTRAL ANGLE)	PT - POINT
D.E. - DRAINAGE EASEMENT	R - RADIUS
L - LENGTH	RB - RADIAL BEARING
LB - LICENSED BUSINESS	U.E. - UTILITY EASEMENT
PB - PLAT BOOK	----- NVAL - NON-VEHICAL ACCESS LINE
PG - PAGE	

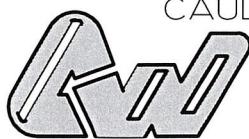
SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT, BASED UPON THE NORTH LINE OF LOT 60 HAVING A BEARING OF S71°59'53"E.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 27, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 60
SKETCH AND DESCRIPTION

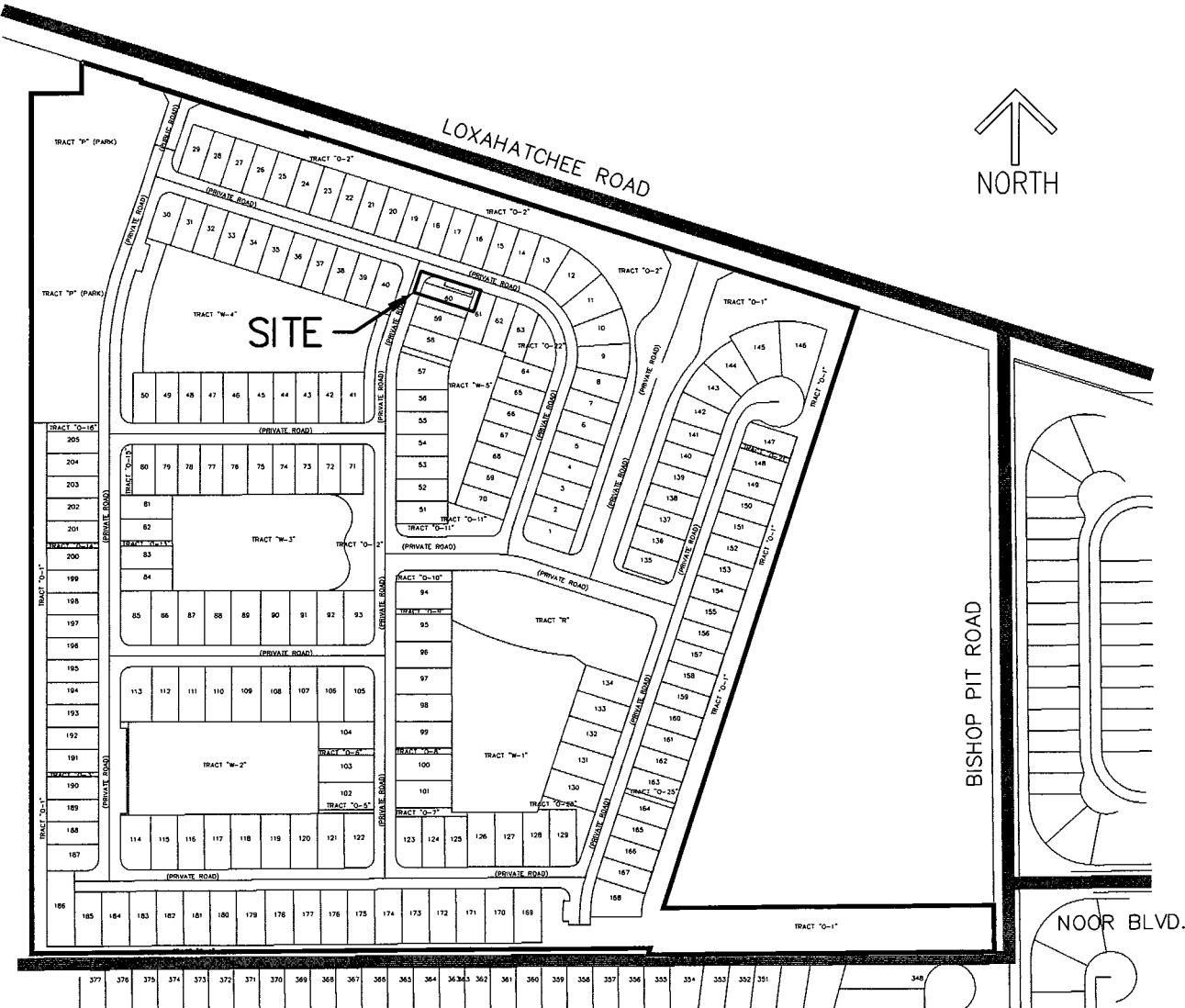


Digitally signed by
David Lindley
Date: 2025.10.27
08:21:48 -04'00'
Adobe Acrobat
version: 2025.001.20813

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

SHEET 1 OF 3

DATE	4/16/25
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	9053 ADD LOT60



SHEET 2 OF 3

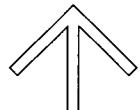


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

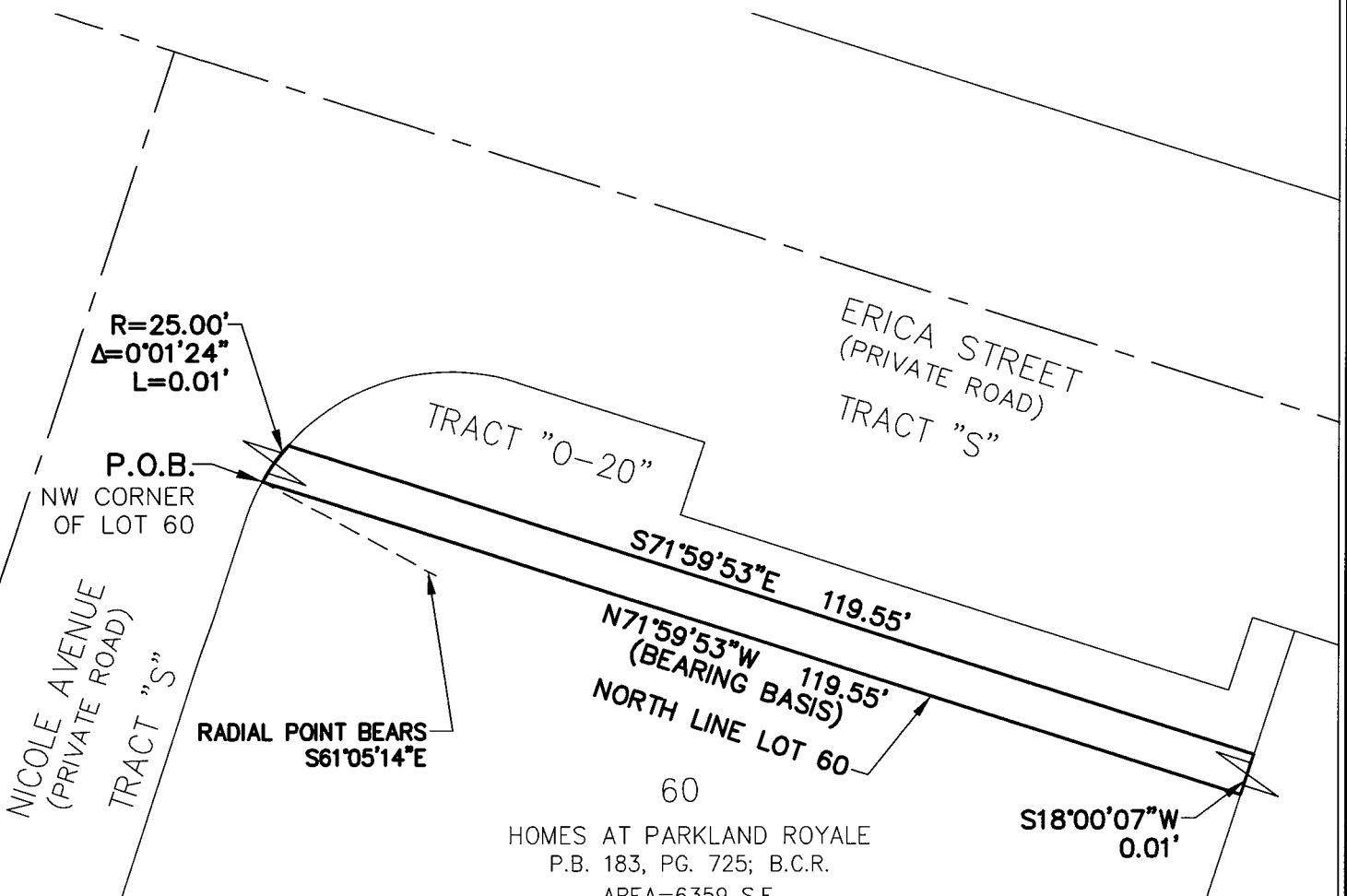
HOMES AT PARKLAND ROYALE
ADDITION TO LOT 60
SKETCH AND DESCRIPTION

LOCATION MAP
NOT TO SCALE

DATE	4/16/25
DRAWN BY	ER
F.B. / PG.	NONE
SCALE	NONE
JOB NO. 9053 ADD LOT 60	



NORTH



HOMES AT PARKLAND ROYALE
P.B. 183, PG. 725; B.C.R.
AREA=6359 S.F.

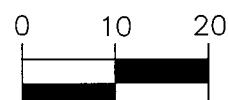
SHEET 3 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 60
SKETCH AND DESCRIPTION

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

DATE	4/16/25
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	1"=30'
JOB NO. 9053 ADD LOT 60	

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2039

2025-V-08

Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobreiro Date: 10/28/25
Sánchez

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACT "0-1" OF THE PLAT OF HOMES AT PARKLAND ROYALE, AS RECORDED IN PLAT BOOK 183, PAGE 725 TROUGH 735, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND SAID LANDS BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 135 AS SHOWN IN SAID PLAT; THENCE SOUTH 18°00'42" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 71°59'18" WEST, A DISTANCE OF 0.61 FEET; THENCE NORTH 18°00'42" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 71°59'18" EAST, A DISTANCE OF 0.61 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PARKLAND BROWARD COUNTY, FLORIDA, AND CONTAINING 32 SQUARE FEET OR 0.0007 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

B.C.R. - BROWARD COUNTY RECORDS
C - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
D.E. - DRAINAGE EASEMENT
L - LENGTH
LB - LICENSED BUSINESS
PB - PLAT BOOK
PG - PAGE

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RB - RADIAL BEARING
U.E. - UTILITY EASEMENT
----- NVAL - NON-VEHICAL ACCESS LINE

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT, BASED UPON THE NORTH LINE OF LOT 135 HAVING A BEARING OF S71°59'18"E.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

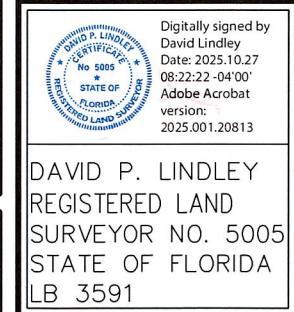
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 27, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 135
SKETCH AND DESCRIPTION



Digitally signed by
David Lindley
Date: 2025.10.27
08:22:22 -04'00'
Adobe Acrobat
version: 2025.001.20813

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

SHEET 1 OF 3

DATE	4/16/25
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	NONE
JOB	N09053 ADD LOT135



LOCATION MAP
NOT TO SCALE

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 135
SKETCH AND DESCRIPTION

DATE	4/16/25
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	9053 ADD LOT135



NORTH

TUTTLE WAY
(PRIVATE ROAD)

TRACT "S"

TRACT "O-1"

N18°00'42"E
53.00'

53.00'
S18°00'42"W

(BEARING BASIS)
S71°59'18"E
0.61'

136

P.O.B.
NW CORNER
OF LOT 135

NORTH LINE LOT 135

135

HOMES AT PARKLAND ROYALE
P.B. 183, PG. 725; B.C.R.

AREA=6328 S.F.

N71°59'18"W
0.61'

TRACT "S"

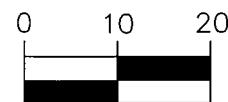
LULFS STREET
(PRIVATE ROAD)

SHEET 3 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

GRAPHIC SCALE



DATE 4/16/25

DRAWN BY ER

F.B./ PG. NONE

SCALE 1"=30'

JOB NO.9053 ADD LOT135

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 135
SKETCH AND DESCRIPTION

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

2025-V-08

Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobreiro Date: 10/28/25
Sánchez

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 147 AS SHOWN IN SAID PLAT; THENCE NORTH 18°00'42" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 71°59'18" EAST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 18°00'42" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 71°59'18" WEST, A DISTANCE OF 0.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PARKLAND BROWARD COUNTY, FLORIDA, AND CONTAINING 26 SQUARE FEET OR 0.0006 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS

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Δ - DELTA (CENTRAL ANGLE)	PT - POINT
D.E. - DRAINAGE EASEMENT	R - RADIUS
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PG - PAGE	

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CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 147
SKETCH AND DESCRIPTION



DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

SHEET 1 OF 3

DATE 06/24/2025

DRAWN BY ER

F.B. / PG. NONE

SCALE NONE

JOB NO.9053 ADD LOT147



LOCATION MAP
NOT TO SCALE

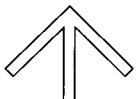
SHEET 2 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33434
561-392-1991

HOMES AT PARKLAND ROYALE
ADDITION TO LOT 147
SKETCH AND DESCRIPTION

DATE	06/24/2025
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	NONE
JOB NO. 9053 ADD LOT 147	



NORTH

ABBEY TERRACE
(PRIVATE ROAD)

TRACT "S"

(BEARING BASIS)

S71°59'18"E

0.50'

NORTH LINE LOT 147

147

HOMES AT PARKLAND ROYALE
P.B. 183, PG. 725; B.C.R.

AREA=6334 S.F.

P.O.B.

SE CORNER
OF LOT 147

TRACT "O-21"

148

N18°00'42"E
53.00'

53.00'
S18°00'42"W

TRACT "O-1"

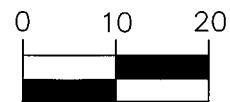
N71°59'18"W
0.50'



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HOMES AT PARKLAND ROYALE
ADDITION TO LOT 147
SKETCH AND DESCRIPTION

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

SHEET 3 OF 3

DATE	06/24/2025
DRAWN BY	ER
F.B./ PG.	NONE
SCALE	1"=30'
JOB NO.	9053 ADD LOT147

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

2025-V-08

Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobeiro Date: 10/28/25
Sanchez