

RESOLUTION NO. 2022-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2022-V-02, VACATING TWO 15-FOOT DRAINAGE EASEMENTS LYING WITHIN LOTS 1 AND 2 OF BREWER PLAT TWO (PLAT BOOK 175, PAGE 53); 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 October 11, 2022, at 10:00 a.m., to consider the advisability of renouncing and disclaiming the rights of Broward County ("County") and the public and to vacate and annul two 15-foot drainage easements lying within lots 1 and 2 of Brewer Plat Two (Plat Book 175, Page 53), all included in the Public Records of the Broward County, Florida, and generally located on the east side of University Drive between Northwest 72 Street and Northwest 70 Court in the City of Parkland, 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 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 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:

Section 1. Vacation and Annulment

Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and annuls the rights of the County and the public to the land set forth in Vacation Petition No. 2022-V-02 as described in Exhibit A, all situate, being, and lying in Broward County, Florida

Section 2. 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.

46 Section 3. Effective Date.

47 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/ Deanna Kalil 07/28/2022
Deanna Kalil (date)
Assistant County Attorney

By: /s/ Maite Azcoitia 07/28/2022
Maite Azcoitia (date)
Deputy County Attorney

DK/gmb
Exhibit 2 - Chapter 177 Resolution Vacation 20-V-13
08/23/2022
#44000

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.

MAP OF BOUNDARY SURVEY

FOR: R&D PARKLAND LLC

DESCRIPTION:

LOTS 1 AND 2, BREWER PLAT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE(S) 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,
CONTAINING 126.151 SQUARE FEET OR 2.896 ACRES MORE OR LESS.

SURVEY NOTES:

- ALL PROPERTY CORNERS ARE SET LK 6240 UNLESS NOTED OTHERWISE.
THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE
SIGNATURE AND CHAPMAN OF THE SURVEYOR.
BEARINGS SHOWN HEREON ARE BASED ON BINDER PLAT (Pb 176, POS. 53 & 54 B.C.).
THESE BEARINGS WERE OBTAINED FROM THE BINDER PLAT.
INVESTIGATED NO LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
OWNERSHIP OF FORCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS
OBTAINED FROM THE BINDER PLAT (Pb 176, POS. 53 & 54 B.C.).
(ELEV.=14340 HORN 10295) OR (ELEV.=14360 HORN 10296) USING A VERTICAN CORNER
CORNER CORNER CORNER CORNER CORNER CORNER CORNER CORNER CORNER CORNER
EASMENTS SHOWN HEREON ARE PER BINDER PLAT (Pb 176, POS. 53 & 54 B.C.).
THE LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM WARRANTY DEED AS RECORDED
UNDER INSTRUMENT J13181520, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
THIS MAP IS FOR INFORMATION ONLY. IT DOES NOT REPRESENT A WARRANTY OF TITLE.
THERE MAY BE EASMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD THAT EFFECT
THE PROPERTY SHOWN HEREON.

1201100135H
THE N.F.P. FLOOD MAPS #1201100135H WAS DESIGNATED
THE HEREON DESCRIBED LAND TO BE IN ZONE "A"
BASE FL. = 13.0
COMMUNITY NO. 120051 PARCELS NO. 0135 H & 0135 H
EFFECTIVE DATE: 8/10/14
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD)
NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND:

[illegible]

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL

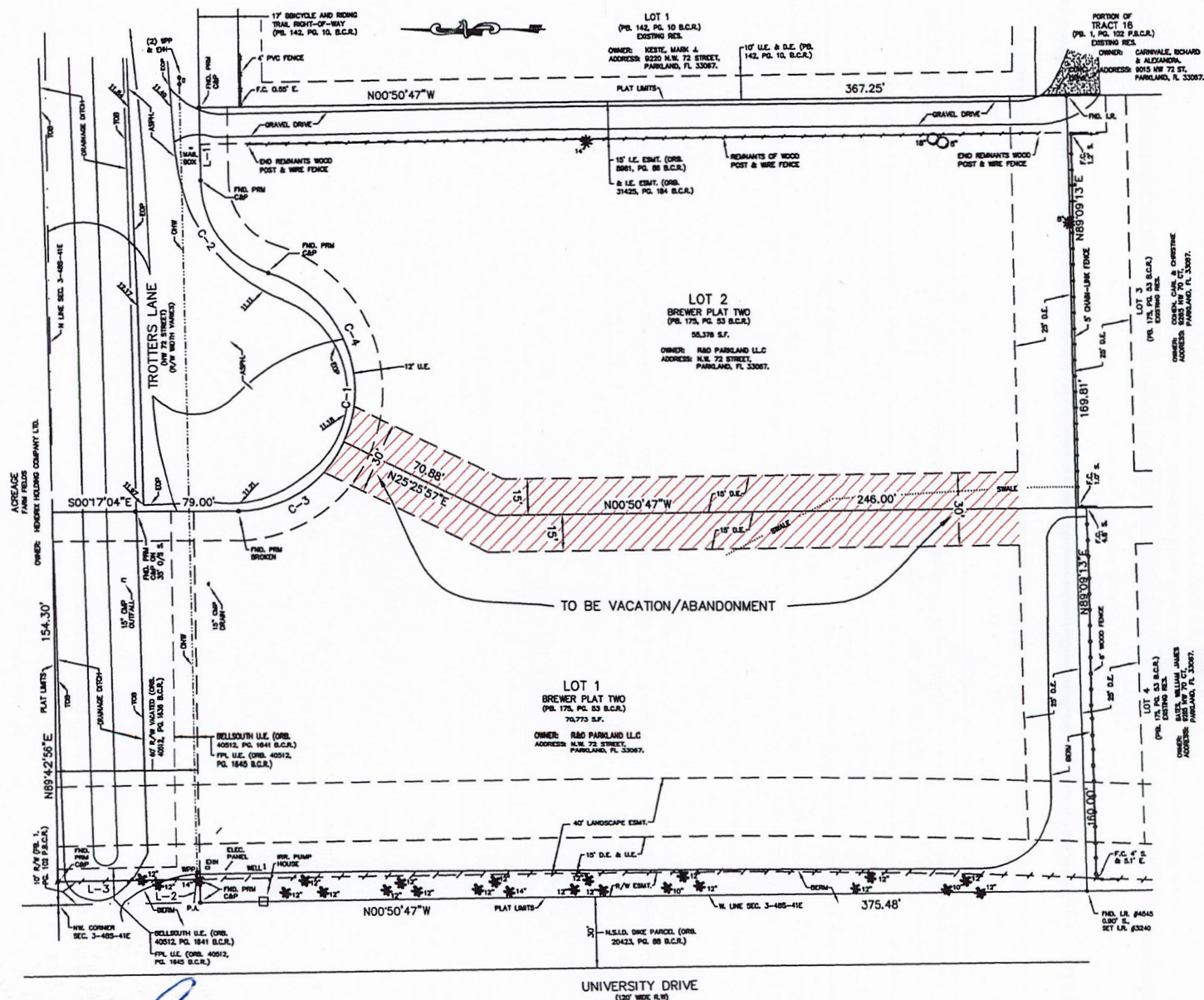
LINE TABLE	CURVE TABLE
L-1	C-1
N89°42'56"E	D=163'12'31"
30.00'	R=50.00'
L-2	L=142.43'
S89°42'56"W	C-2
10.00'	D=73'12'31"
L-3	R=40.00'
S00°50'47"E	L=51.11'
60.00'	C-3
	D=64'16'59"
	R=50.00'
	L=58.10'
	C-4
	D=98'55'32"
	R=50.00'
	L=86.33'

TREE LEGEND

 BANYAN TREE
 OAK TREE
 PALM TREE
 16" TREE DIAMETER

TREE LEGEND

 SANYAN TREE
 OAK TREE
 PALM TREE
 16" TREE DIAMETER



PER

**PAUL E. BREWER
& ASSOCIATES, INC.**
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813
E-MAIL: BREWER@BELL.SOUTH.NET

CERTIFICATION:
I HEREBY CERTIFY
BEST OF MY KNOWLEDGE
PROFESSIONAL SURVEYOR
472.027, FLORIDA
DATE: 9/23/71

LOTS 1 AND 2
BREWER PLAT TWO
(PB. 176, PG. 53 B.C.R.)

[illegible]

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. HAVE NO OBJECTIONS OR COMMENTS AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EDUCATION, ABILITY, OR SERVICE RECORD, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THE UNDERSIGNED IS NOT EMPLOYED TO REPORT ON ANY OF ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LARGELY SUCCEED HEREON WITH US ASSOCIATED FOR MONTHS OF MAY AND ON SUBMISSION OF RECORD.

SCALE: 1" = 20'
ELECTRONIC & FILE
FR/PG:
DRAWN BY: W.D.K.
CDD, BY:

SCALE: 1" = 20'
ELECTRONIC & FILE
FR/PQ:
DRAWN BY: W.D.K.
CHKD. BY:

	REVISIONS	DATE	BY	CHKD	FE/PQ
	ADD PROPOSED EASEMENT ABANDONMENT	11/6/21	C.E.T.	P.B.R.	E.S.F.

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

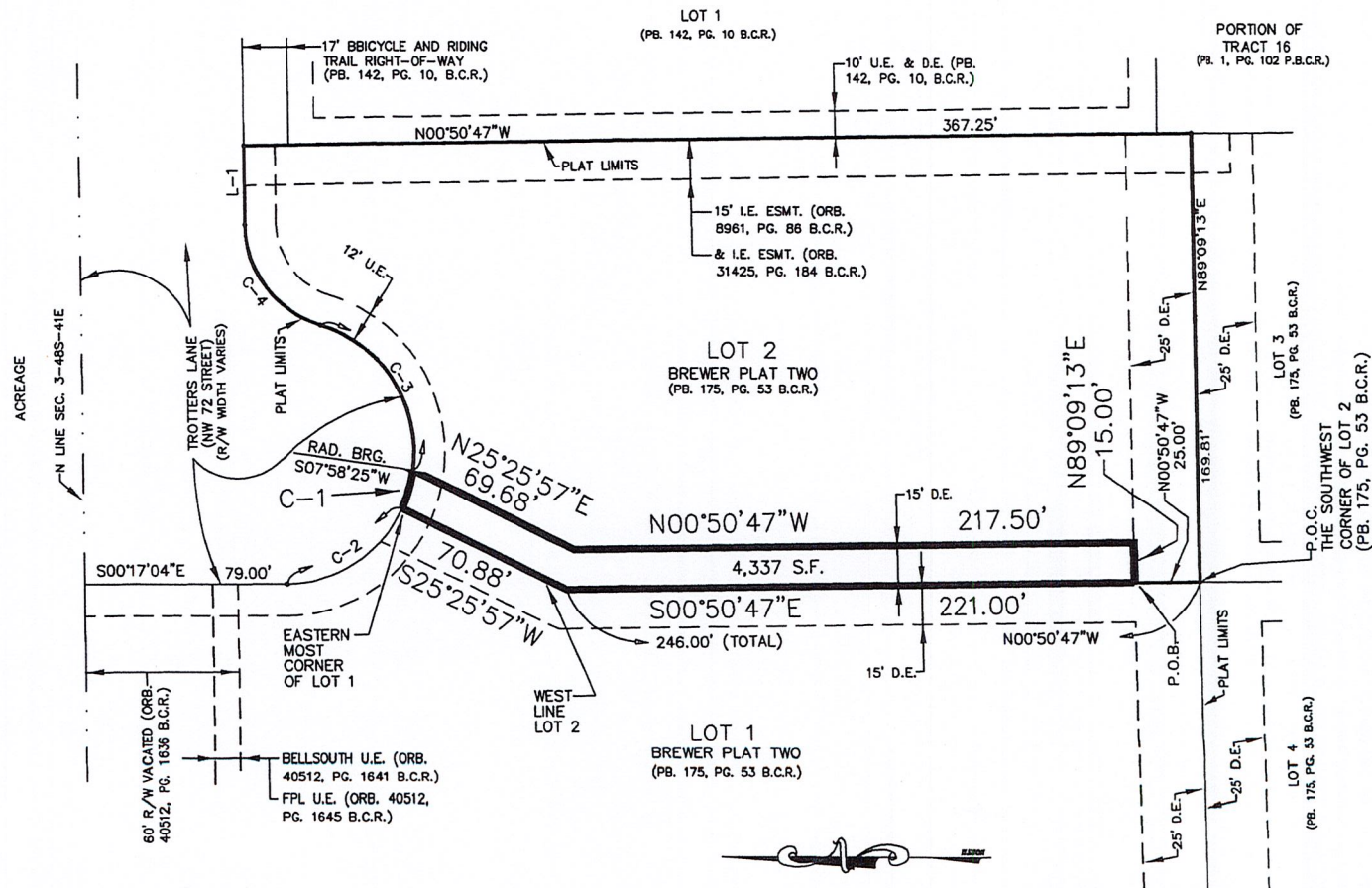
LINE TABLE CURVE TABLE

LINE TABLE	CURVE TABLE
L-1	C-1
N89°42'56"E	D=17°27'28"
30.00'	R=50.00'
	L=15.23'
	C-2
	D=64°16'59"
	R=50.00'
	L=56.10'
	C-3
	D=81°28'04"
	R=50.00'
	L=71.09'
	C-4
	D=73°12'31"
	R=40.00'
	L=51.11'

--- = NON-VEHICULAR ACCESS LINE

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.



SHEET 1 OF 2



PAUL E. BREWER & ASSOCIATES, INC.
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FAX: (954) 753-9813
brewer@bellsouth.net

SCALE 1" = 60'

F.B./PG. FILE

DRAWN BY AFF

CK'D BY

JOB NO.

21-33 LOT 2

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 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
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

Exhibit 2
Page 6 of 10

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

PEB
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brewer@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 R/W
☐ Right of way approved - Private Road

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

THIS IS A PRELIMINARY PLAT OF A RIGHT OF WAY FOR A PUBLIC ROAD, AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BROWARD COUNTY ENGINEERING DIVISION. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BROWARD COUNTY ENGINEERING DIVISION.

SECTION 1
CORNER, FLORIDA, CONTAINING 4.321 SQUARE FEET MORE OR
LESS OF LAND SITUATE, LING AND BEING IN BROWARD
TO THE POINT OF BEGINNING
WEST LINE OF SAID LOT 3' A DISTANCE OF 331.00 FEET
THENCE SOUTH 00.20+11, EASY, CONTINUING ALONG THE
EAST LOT 3' A DISTANCE OF 30.38 FEET
THENCE SOUTH 32.32+21, WEST, ALONG THE WEST LINE OF
BEFORE SAID TWO
BEING THE EASTERN MOST CORNER OF LOT 1 OF THE SAID
DISTANCE OF 12.32 FEET TO A WEST CORNER OF LOT 3' A
DISTANCE OF 30.00 FEET AND A CURVATURE VALUE OF 11.31, 38, A
THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A
SOUTH 01.29, 32, WEST
THE NORTH' AND TO SAID POINT A BEARING THE BEARS
TO A POINT ON THE ARC OF A CIRCULAR CURVE CONVEYAL TO
THENCE NORTH 32.32, 21, EASY, A DISTANCE OF 98.03 FEET
THENCE NORTH 00.20+11, WEST, A DISTANCE OF 31.20 FEET
THENCE NORTH 88.08+13, EASY, A DISTANCE OF 12.00 FEET
LOT 3' A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING
THENCE NORTH 00.20+11, WEST, ALONG THE WEST LINE OF SAID
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3'

SECTION 2
CORNER, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS
BEAT BOOK 112, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD
BEAT TWO ACCORDING TO THE BEAT THEREOF, AS RECORDED IN
BOOK 12, PAGE 1001, MORE OR LESS OF LAND LING WITHIN LOT 3' BEING
DESCRIBED (AUSCULC SURVEY SYSTEM)

SKETCH AND DESCRIPTION

SKETCH AND DESCRIPTION

LEGEND:

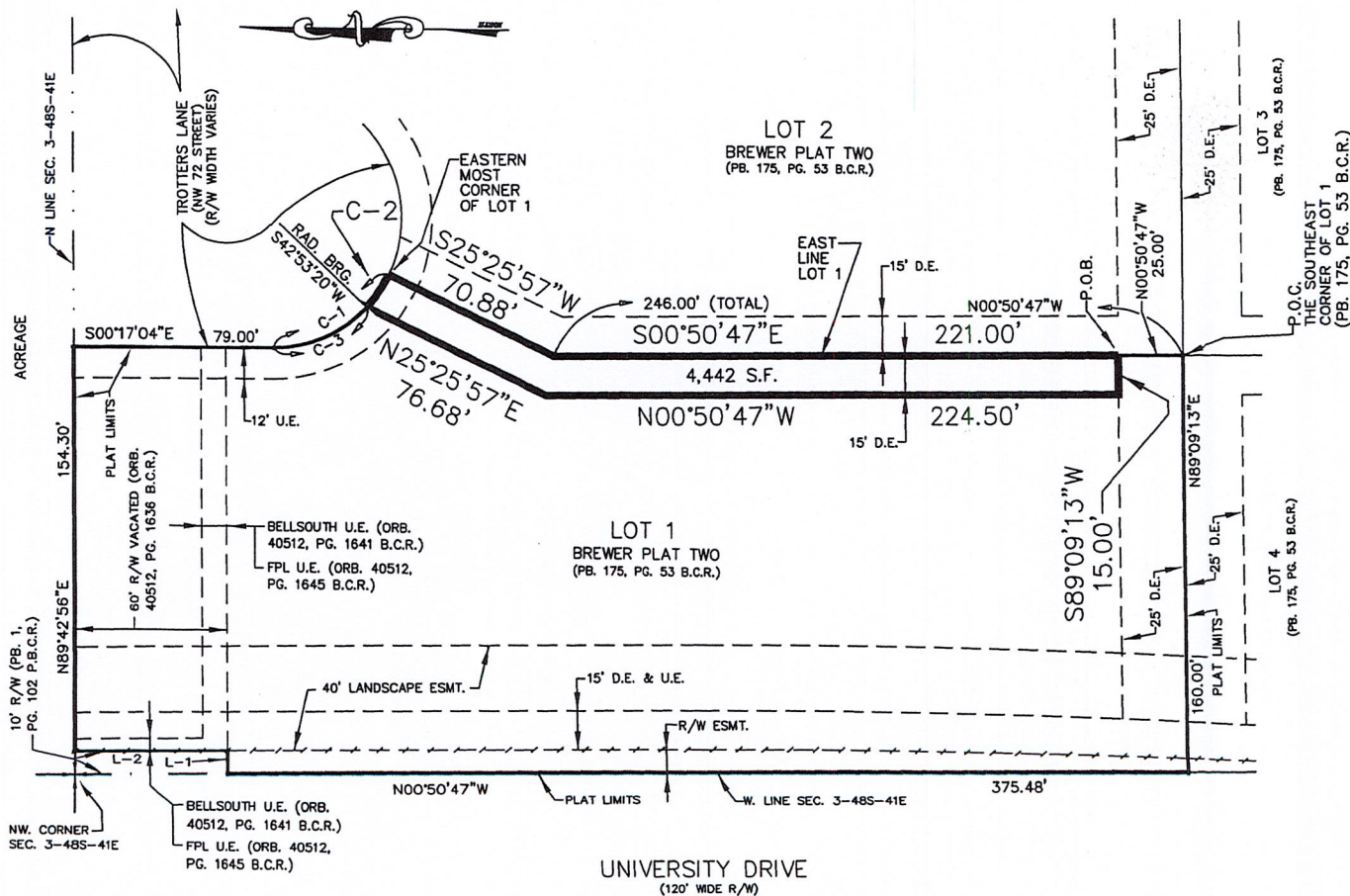
R = RADIUS
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ORB. = OFFICIAL RECORD BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.B.C.R. = PALM BEACH COUNTY RECORDS

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

--- = NON-VEHICULAR ACCESS LINE

NOTES:

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PEB
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Oral Springs, FL 33065
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F: (954) 753-9810
pewer.in@bellsouth.net

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
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.

SHEET 1 OF 2

SKETCH AND DESCRIPTION

Exhibit 2
Page 9 of 10

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

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& ASSOCIATES, INC.
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PH: (954) 753-5210
brewerin@bellsouth.net

SCALE: N/A

FB/PG: FILE

DRAWN BY: AFF

CKD. BY:

JOB NO: 21-33-LOT 1

REVISIONS

DATE

BY

CKD

FB/PG

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2036

✓ 2022-V-02

☐ Right of way approved - Public RW

☐ Right of way approved - Private Road

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

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