PLAT REL

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2024-V-04, VACATING AND ANNULLING THE FOLLOWING EASEMENTS: (i) DRAINAGE, RETENTION, AND FLOWAGE EASEMENT, (ii) 15-FOOT-WIDE LAKE MAINTENANCE AND UTILITY EASEMENT, (iii) 20-FOOT BY 20-FOOT LIFT STATION EASEMENT, (iv) 20-FOOT-WIDE DRAINAGE EASEMENT, AND (v) 15-FOOT-WIDE UTILITY EASEMENT, ALL LYING WITHIN PARCEL A OF GRIFFIN LANDMARK PLAT (PLAT BOOK 177, PAGE 114), AND DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH HEARING.

WHEREAS, it has been requested that the Board of County Commissioners of Broward County, Florida ("Board"), vacate and annul the following easements: (i) drainage, retention, and flowage easement, (ii) 15-foot-wide lake maintenance and utility easement, (iii) 20-foot by 20-foot lift station easement, (iv) 20-foot-wide drainage easement, and (v) 15-foot-wide utility easement, all lying within Parcel A of Griffin Landmark Plat, as recorded in Plat Book 177, Page 114, of the Official Records of Broward County, Florida, and generally located on the north side of Griffin Road, between the Florida Turnpike and SW 48 Avenue, in the Town of Davie, Florida, said lands situate, being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto; and

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

BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 a.m., on February 25, 2025, in Room 422 of the Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and annulment of these interests.

BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby authorized and directed to publish said notice of public hearing in the Sun-Sentinel newspaper at least two (2) weeks prior to said date, inviting interested persons to appear and be heard at the place and time herein specified.

ADOPTED this day of , 2025.

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

By: */s/ Deanna Kalil* 12/20/2024
Deanna Kalil (date)
Assistant County Attorney

By: */s/ Maite Azcoitia* 12/20/2024
Maite Azcoitia (date)
Deputy County Attorney

DMK/gmb
Resolution Authorizing PH Vacation Resolution 2024-V-04
01/09/2025
#60053

PILLAR CONSULTANTS INC.
FROM CONCEPT TO REALITY

CONSULTING ENGINEERS•PLANNERS•SURVEYORS
LB #7024
5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328
OFFICE: 954-680-6533

–SKETCH AND DESCRIPTION–

NOTE: THIS IS NOT A SURVEY.

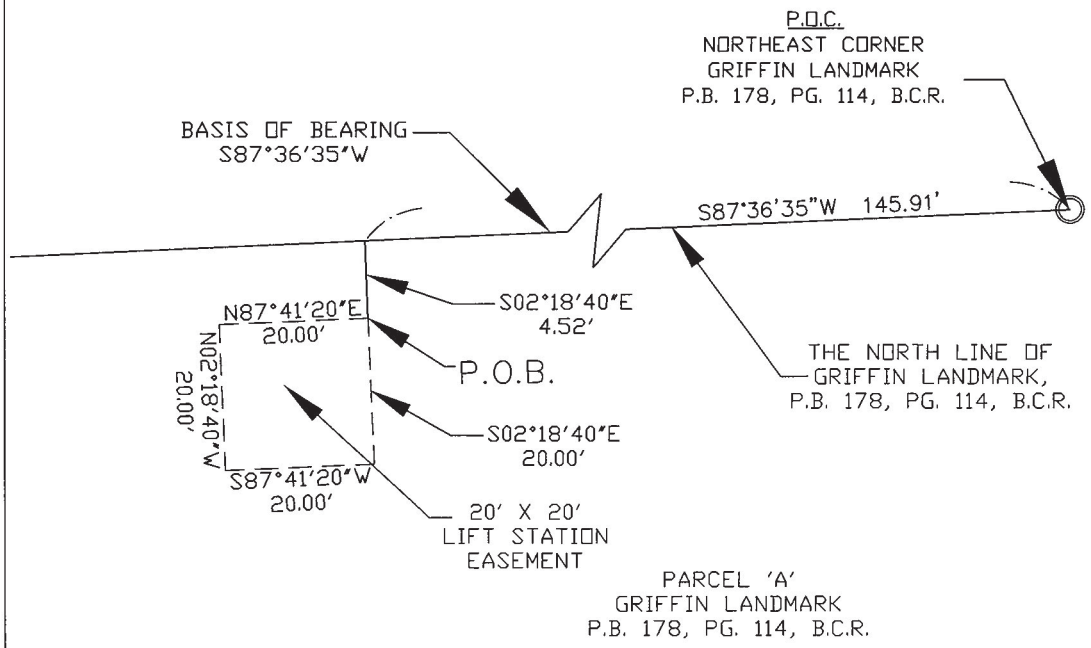
SANITARY LIFT STATION EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID "GRIFFIN LANDMARK" PLAT; THENCE SOUTH 87°36'35" WEST, ALONG THE NORTH LINE OF THE SAID PLAT, A DISTANCE OF 145.91 FEET; THENCE SOUTH 02°18'40" EAST, A DISTANCE OF 4.52 FEET TO THE POINT OF BEGINNING OF A SANITARY LIFT STATION EASEMENT; THENCE CONTINUE SOUTH 02°18'40" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°41'20" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°18'40" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°41'20" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 400.00 SQUARE FEET (0.01 ACRES) MORE OR LESS.



JOSE A. CORREA RIVERA LICENSE NUMBER No. 7023 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by
JOSE A CORREA
Date: 2024.09.18
17:27:50 -04'00'

PREPARED BY:
JOSE A. CORREA RIVERA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

UPDATES / REVISIONS	DATE	BY	CHK'D

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No.: 15007	Drawn By: JACR	Date: October 27, 2023	Scale: 1"=20'

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, Fl. 33324-2038
☑ V 2024-V-04
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road
By: Jorge Sobeino Sanchez Date: 09/26/24

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DAVIE, FLORIDA 33328
OFFICE: 954-680-6533

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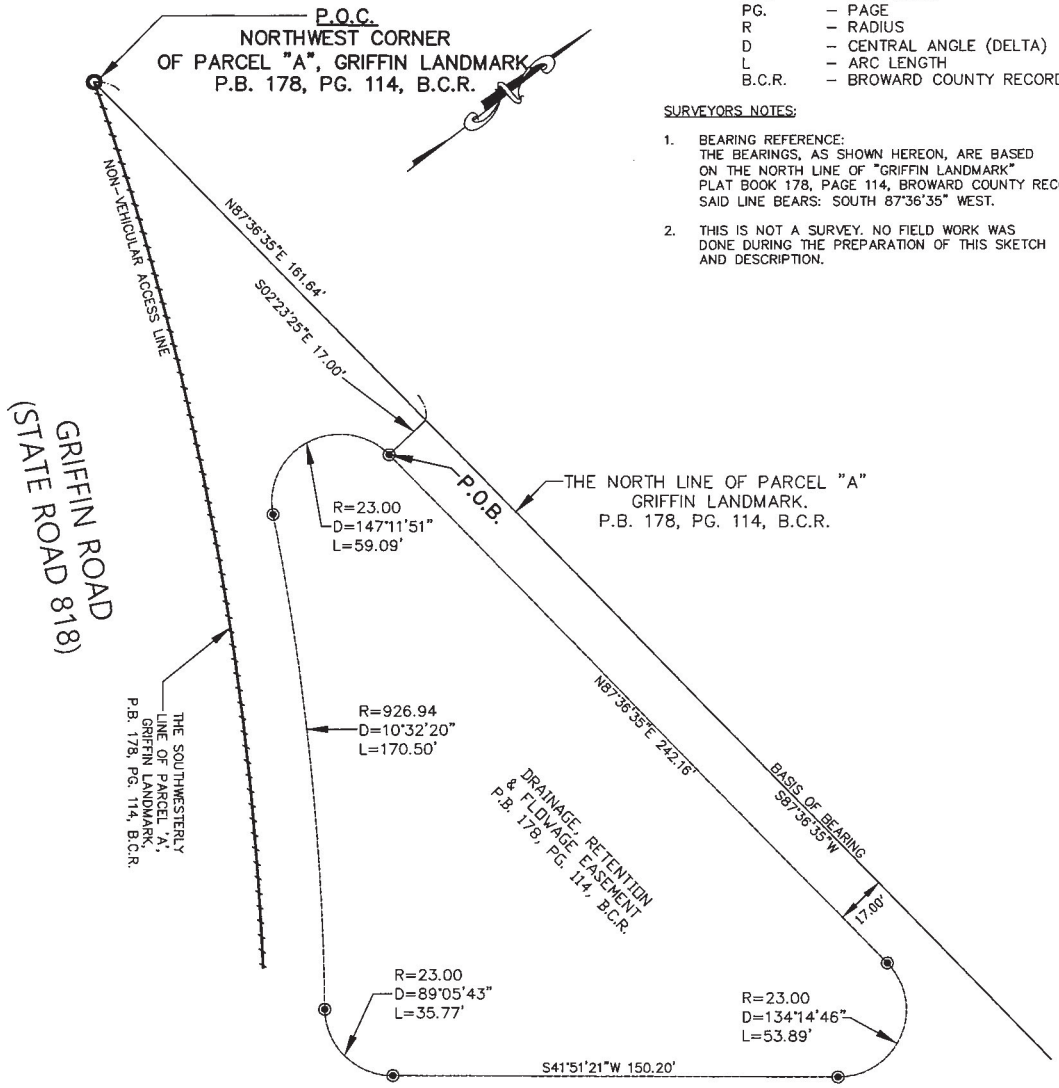
DRAINAGE, RETENTION AND FLOWAGE EASEMENT



LEGEND:

P.O.C.	–	POINT OF COMMENCEMENT
P.O.B.	–	POINT OF BEGINNING
P.B.	–	PLAT BOOK
PG.	–	PAGE
R	–	RADIUS
D	–	CENTRAL ANGLE (DELTA)
L	–	ARC LENGTH
B.C.R.	–	BROWARD COUNTY RECORDS

SURVEYORS NOTES:

1. BEARING REFERENCE:
THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF "GRIFFIN LANDMARK" PLAT BOOK 178, PAGE 114, BROWARD COUNTY RECORDS SAID LINE BEARS: SOUTH 87°36'35" WEST.

2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

JOSE A. CORREA RIVERA
LICENSE NUMBER
No. 7023
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by
JOSE A CORREA
Date: 2024.09.18
17:23:26 -04'00'

PREPARED BY:
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UPDATES / REVISIONS	DATE	BY	CHK'D

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Job No.: 15007	Date: OCTOBER 27, 2023	Drawn By: JACR	Scale: 1"=50'

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DAVIE, FLORIDA 33328
OFFICE: 954-680-6533

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SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
CONTAINING 27,265.81 SQUARE FEET (0.63 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	BY	CHK'D

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Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, Fl. 33324-2038
☑ 2024-V-04
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road
By: Jorge Sobrino Sanchez Date: 12/05/24

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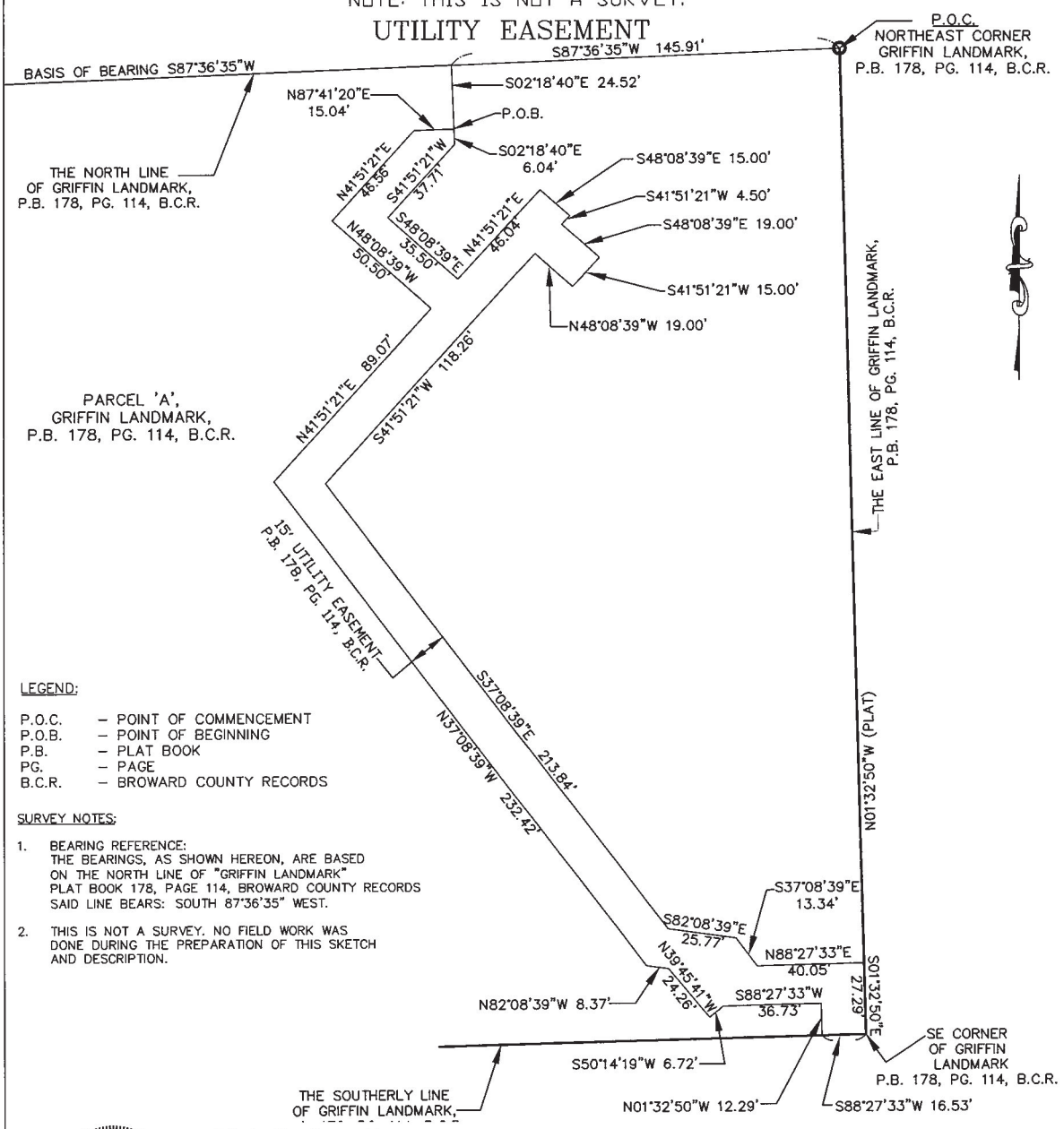
UTILITY EASEMENT



LEGEND:

P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
P.B.	– PLAT BOOK
PG.	– PAGE
B.C.R.	– BROWARD COUNTY RECORDS

SURVEY NOTES:

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JOSE A CORREA RIVERA LICENSE NUMBER No. 7023 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by JOSE A CORREA
Date: 2024.09.18 17:26:29 -04'00'

PREPARED BY:
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SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D

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SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 8,787.64 SQUARE FEET (0.20 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	BY	CHK'D

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-SKETCH AND DESCRIPTION-

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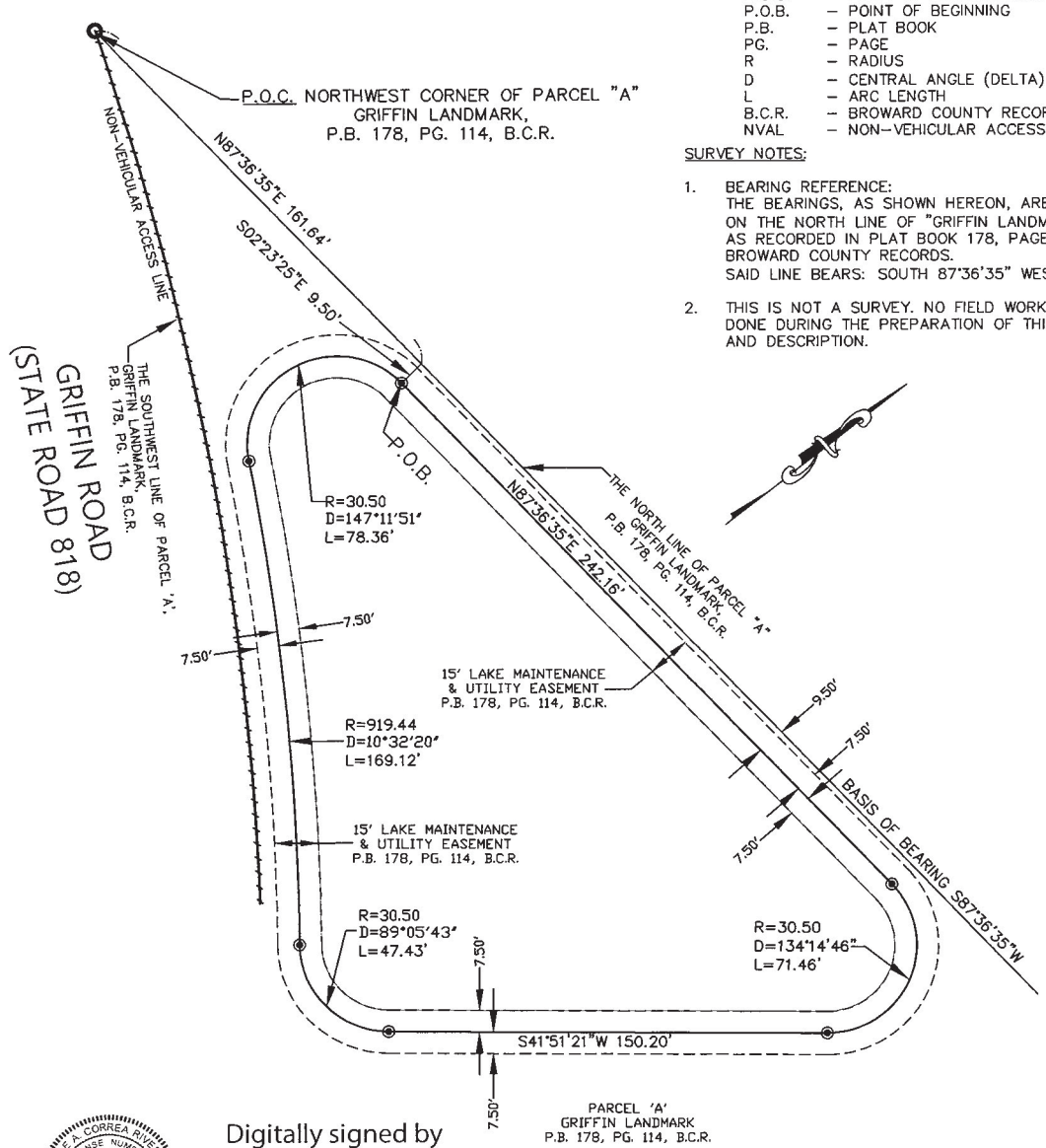
LAKE MAINTENANCE & UTILITY EASEMENT



LEGEND:

P.O.C.	–	POINT OF COMMENCEMENT
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P.B.	–	PLAT BOOK
PG.	–	PAGE
R	–	RADIUS
D	–	CENTRAL ANGLE (DELTA)
L	–	ARC LENGTH
B.C.R.	–	BROWARD COUNTY RECORDS
NVAL	–	NON-VEHICULAR ACCESS LINE

SURVEY NOTES:

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SAID LINE BEARS: SOUTH 87°36'35" WEST.

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JOSE A. CORREA RIVERA LICENSE NUMBER No. 7023 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by JOSE A CORREA
Date: 2024.09.18 14:47:22 -04'00'

PREPARED BY:
JOSE A. CORREA RIVERA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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LAKE MAINTENANCE & UTILITY EASEMENT

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SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
CONTAINING 11,387.65 SQUARE FEET (0.26 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	BY	CHK'D

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

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Job No.: 15007	Drawn By: JACR	Date: OCTOBER 27, 2023	Scale: NOT TO SCALE

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

☑ 2024-V-04
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 09/26/24

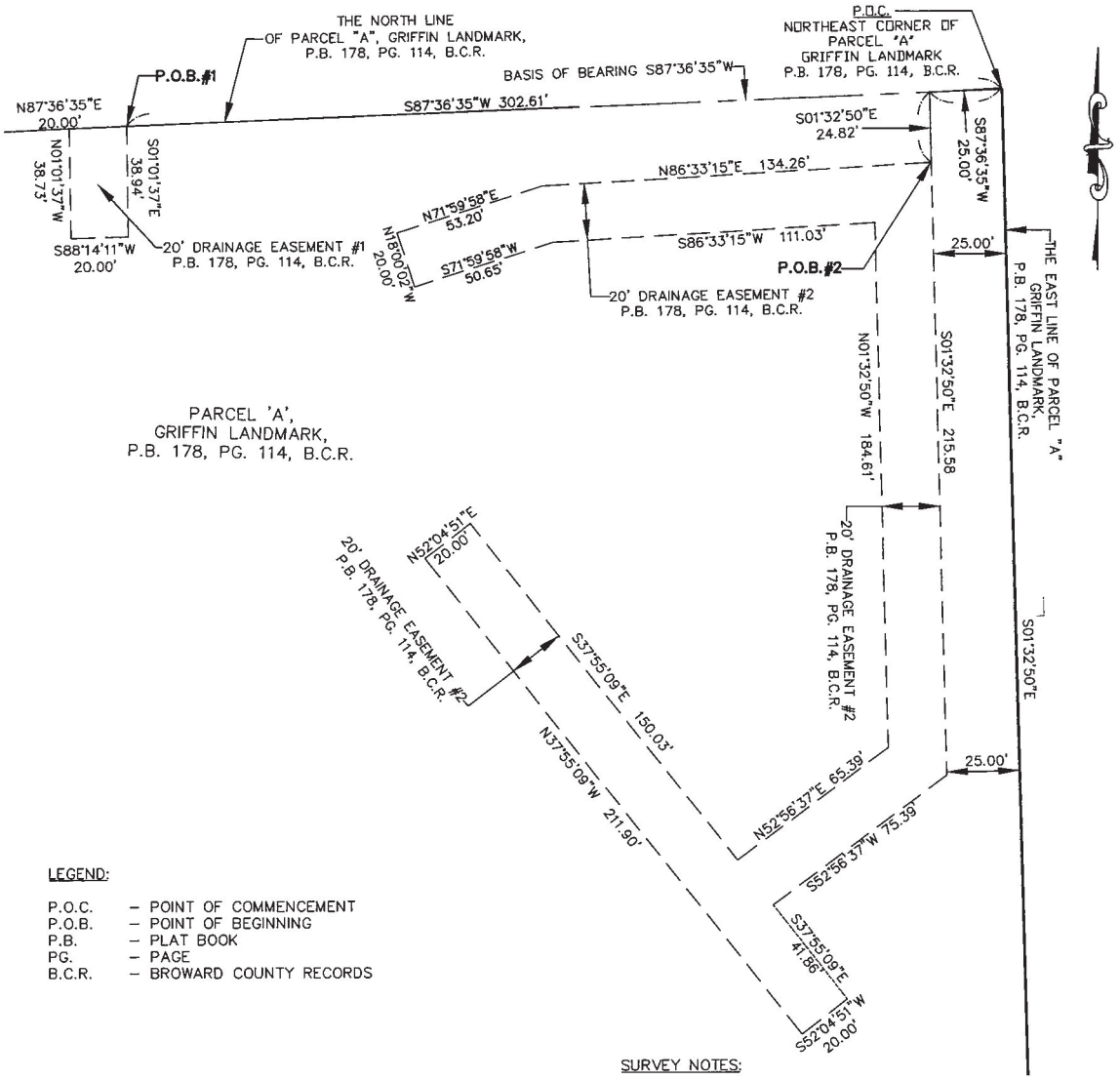
PILLAR CONSULTANTS INC.
FROM CONCEPT TO REALITY

CONSULTING ENGINEERS•PLANNERS•SURVEYORS
LB #7024
5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328
OFFICE: 954-680-6533

–SKETCH AND DESCRIPTION–

NOTE: THIS IS NOT A SURVEY.

DRAINAGE EASEMENT



LEGEND:

P.O.C.	–	POINT OF COMMENCEMENT
P.O.B.	–	POINT OF BEGINNING
P.B.	–	PLAT BOOK
PG.	–	PAGE
B.C.R.	–	BROWARD COUNTY RECORDS

SURVEY NOTES:

1. BEARING REFERENCE:
   THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF "GRIFFIN LANDMARK" PLAT BOOK 178, PAGE 114, BROWARD COUNTY RECORDS SAID LINE BEARS: SOUTH 87°36'35" WEST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

JOSE A CORREA RIVERA — LICENSE NUMBER No. 7023 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by JOSE A CORREA
Date: 2024.09.18 17:25:07 -04'00'

PREPARED BY:
JOSE A. CORREA RIVERA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D

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Job No.: 15007	Drawn By: JACR	Date: OCTOBER 27, 2023	Scale: 1"=50'

PILLAR CONSULTANTS INC.
FROM CONCEPT TO REALITY

GENERAL CONTRACTING•LIC #QB-0015697
DESIGN / BUILD•CONSTRUCTION MANAGEMENT
CONSULTING ENGINEERS•PLANNERS•SURVEYORS
LB #7024
5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328
OFFICE: 954-680-6533•FAX:954-680-0323

-SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.

DRAINAGE EASEMENT

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°36'35" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 302.61 FEET TO THE POINT OF BEGINNING #1 FOR THE 20.00 FOOT DRAINAGE EASEMENT #1; THENCE SOUTH 01°01'37" EAST, A DISTANCE OF 38.94 FEET: THENCE SOUTH 88°14'11" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°01'37" WEST, A DISTANCE OF 38.73 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 87°36'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°36'35" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 25.00 FEET; THENCE SOUTH 01°32'50" EAST, ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 24.82 FEET TO THE POINT OF BEGINNING #2 FOR THE 20 FOOT DRAINAGE EASEMENT #2; THENCE CONTINUE SOUTH 01°32'50" EAST, ALONG A LINE 25 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 215.58 FEET; THENCE SOUTH 52°56'37" WEST, A DISTANCE OF 75.39 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 41.86 FEET; THENCE SOUTH 52°04'51" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 37°55'09" WEST, A DISTANCE OF 211.90 FEET; THENCE NORTH 52°04'51" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 150.03 FEET; THENCE NORTH 52°56'37" EAST, A DISTANCE OF 65.39 FEET; THENCE NORTH 01°32'50" WEST, A DISTANCE OF 184.61 FEET; THENCE SOUTH 86°33'15" WEST, A DISTANCE OF 111.03 FEET; THENCE SOUTH 71°59'58" WEST, A DISTANCE OF 50.65 FEET; THENCE NORTH 18°00'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°59'58" EAST, A DISTANCE OF 53.20 FEET; THENCE NORTH 86°33'15" EAST, A DISTANCE OF 134.26 TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
CONTAINING 13,916.19 SQUARE FEET (0.32 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	BY	CHK'D

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By: JORGE SOBRINO SANCHEZ Date: 09/26/24