

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING RELEASE
3 PETITION NO. 2024-V-08, RELEASING (I) A 20-FOOT-WIDE UTILITY EASEMENT
4 (OFFICIAL RECORDS BOOK 7684, PAGE 155) AND (II) A 20-FOOT-WIDE UTILITY
5 EASEMENT (OFFICIAL RECORDS BOOK 7684, PAGE 156), BOTH INTERESTS
6 LYING WITHIN PARCEL B OF PENNELL FAMILY PLAT, AND DIRECTING THE CLERK
7 TO PUBLISH NOTICE OF SUCH HEARING.
8

9 WHEREAS, it has been requested that the Board of County Commissioners of
10 Broward County, Florida ("Board"), release (i) a 20-foot-wide utility easement recorded in
11 Book 7684, Page 155, of the Official Records of Broward County, Florida; and (ii) a
12 20-foot-wide utility easement recorded in Book 7684, Page 156, of the Official Records
13 of Broward County, Florida, both interests lying within Parcel B of Pennell Family Plat and
14 being generally located on the east side of Northeast 1st Avenue between Northeast 5th
15 Street and North Dixie Highway, in the City of Deerfield Beach, Florida, said lands situate,
16 being, and lying in Broward County, Florida, described in Exhibit A, attached hereto; and

17 WHEREAS, pursuant to Section 27.69 of the Broward County Administrative
18 Code, this Board is required to hold a public hearing before said property may be
19 released, NOW, THEREFORE,

20 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 a.m.,
21 on April 1, 2025, in Room 422 of the Broward County Governmental Center East, located

DESCRIPTION:

THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING 330 FEET NORTH OF THE SE CORNER OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST; THENCE RUN NORTH 132 FEET, WEST 195 FEET, SOUTH 80 FEET, WEST 135 FEET, SOUTH 52 FEET, EAST 330 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 20-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7684, PAGE 155 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN PARCEL B, PENNEL FAMILY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 23 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE ALONG THE NORTH LINE OF SAID PARCEL B, S88°36'10"W, A DISTANCE OF 10.00 FEET; THENCE S00°42'14"E, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°42'14"E, A DISTANCE OF 20.00 FEET; THENCE S88°36'10"W, A DISTANCE OF 185.01 FEET; THENCE N00°42'14"W, A DISTANCE OF 20.00 FEET; THENCE N88°36'10"E, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.

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 A GRID BEARING OF N88°36'10"E, ALONG THE NORTH LINE OF PARCEL B, PENNEL FAMILY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
PG(S). - PAGES

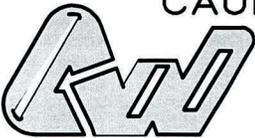
R/W - RIGHT-OF-WAY
O.R.B. - OFFICIAL RECORDS BOOK
LB - LICENSES BUSINESS
AVE. - AVENUE
F.E.C. - FLORIDA EAST COAST
ST. - STREET

CERTIFICATE:

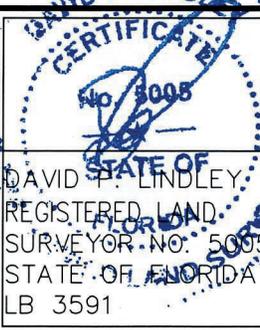
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MAY 14, 2024. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, 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

SHEET 1 OF 2



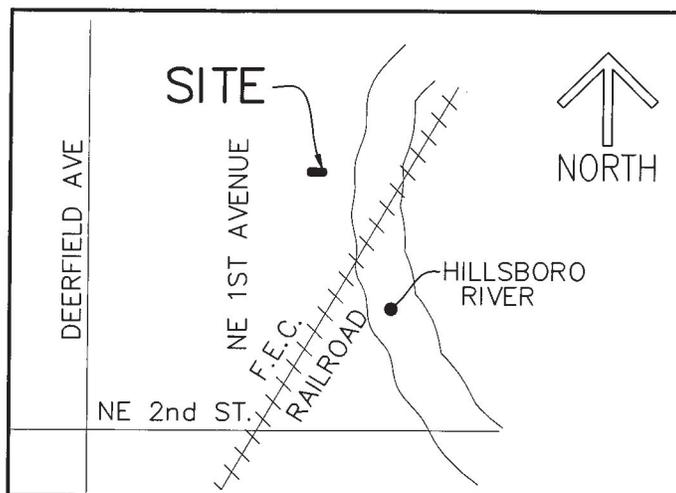
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



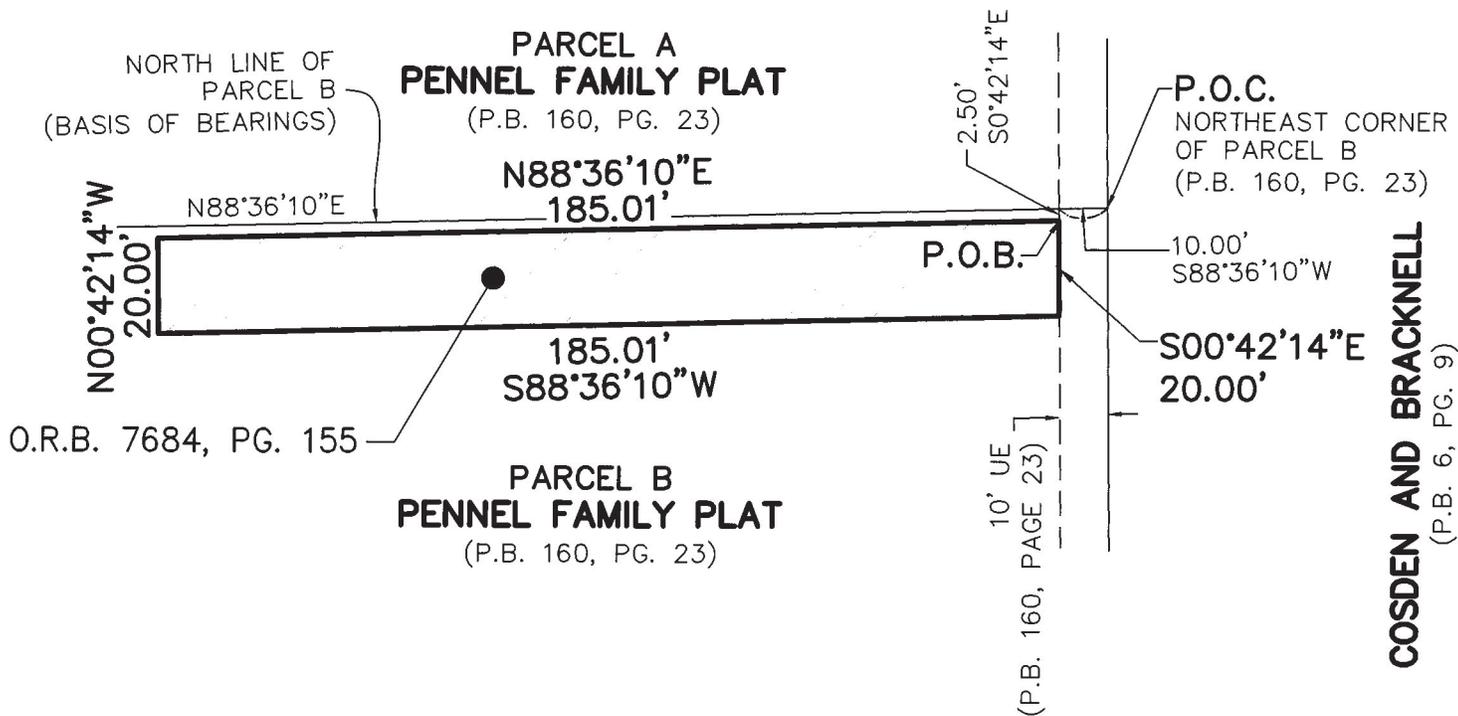
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
LB 3591

DATE	5-14-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7954-UE1

**PARCEL B, PENNEL FAMILY PLAT, UTILITY EASEMENT ABANDONMENT
(OFFICIAL RECORDS BOOK 7684, PAGE 155)
SKETCH & DESCRIPTION**



LOCATION MAP
(NOT TO SCALE)



THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 20' 40'

1 INCH = 40 FEET

DATE	5-14-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	7954-UE1

PARCEL B, PENNEL FAMILY PLAT, UTILITY EASEMENT ABANDONMENT
 (OFFICIAL RECORDS BOOK 7684, PAGE 155)
SKETCH & DESCRIPTION

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

- 2024-V-08
- Right of way approved - Public RAW
- Right of way approved - Private Road

By: Jorge Sobrino Date: 11/04/24
Sanchez

DESCRIPTION:

THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING 198 FEET SOUTH OF THE NW CORNER OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43 EAST; THENCE RUN EAST 135 FEET, SOUTH 80 FEET, WEST 135 FEET, NORTH 80 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

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SURVEYOR'S NOTES:

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7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

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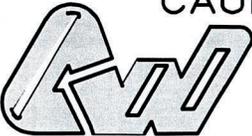
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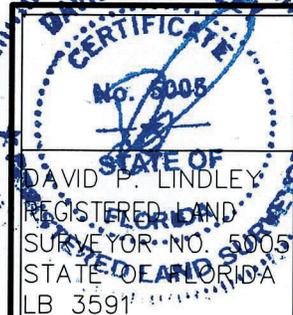
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SHEET 1 OF 2



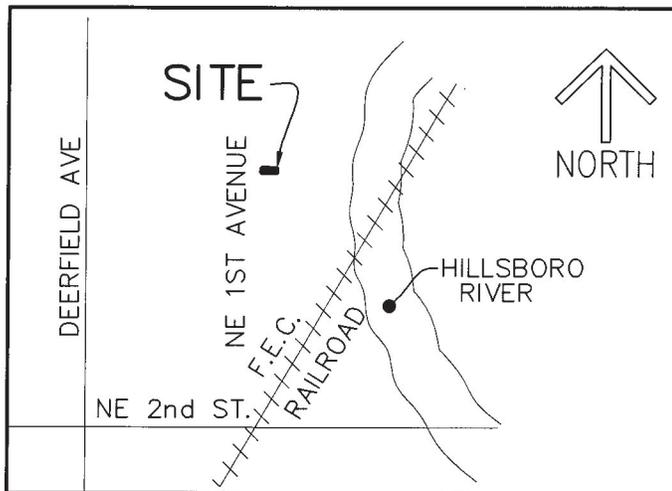
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DAVID P. LINDLEY
REGISTERED LAND SURVEYOR - NO. 5005
STATE OF FLORIDA
LB 3591

DATE	5-14-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7954-UE2

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(OFFICIAL RECORDS BOOK 7684, PAGE 156)
SKETCH & DESCRIPTION**

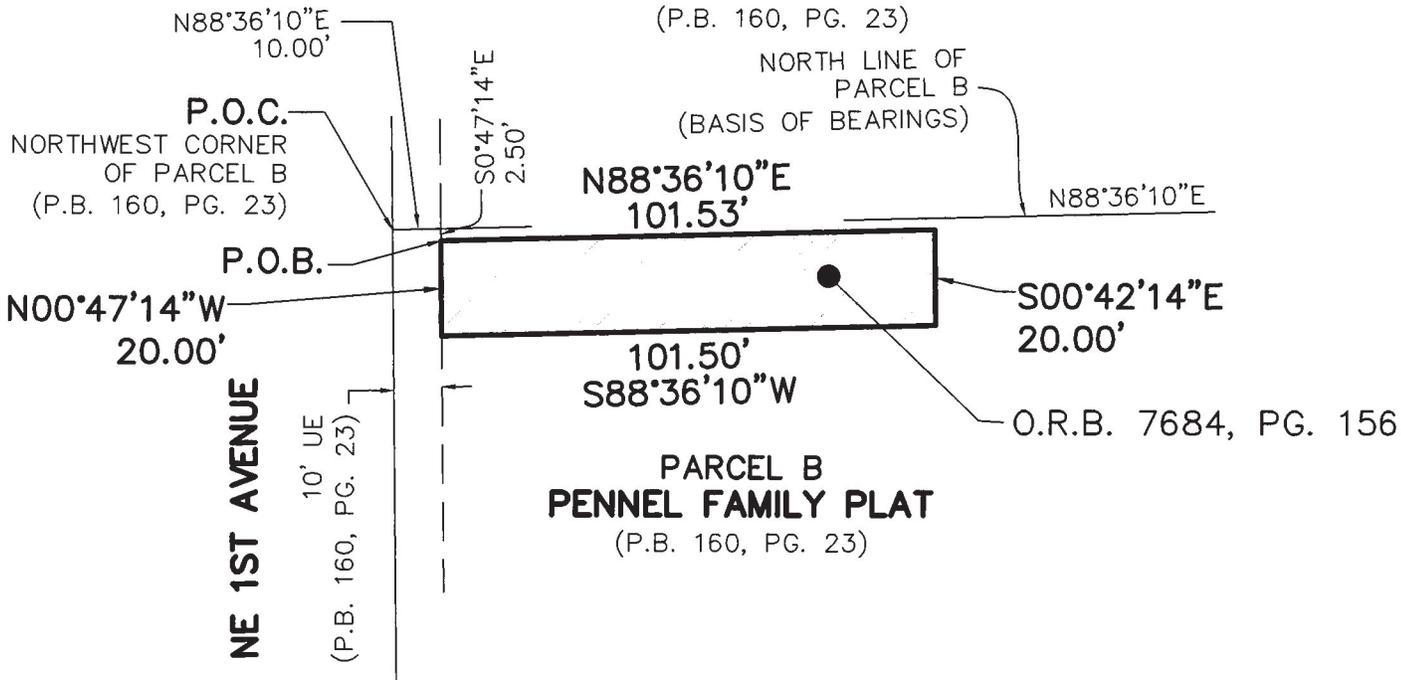


LOCATION MAP
(NOT TO SCALE)

**PARCEL A
PENNEL FAMILY PLAT**

(P.B. 160, PG. 23)

NORTH LINE OF
PARCEL B
(BASIS OF BEARINGS)



**PARCEL B
PENNEL FAMILY PLAT**

(P.B. 160, PG. 23)

THIS IS NOT A SURVEY

SHEET 2 OF 2

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