

PLAT REL
PROPOSED

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA ("BOARD"), AUTHORIZING A PUBLIC HEARING REGARDING PETITION NO. 2023-V-04; RELEASING A PORTION OF A RIGHT-OF-WAY EASEMENT (OFFICIAL RECORDS BOOK 4673, PAGE 953); RELEASING A 75-FOOT PERPETUAL RIGHT-OF-WAY EASEMENT (OFFICIAL RECORDS BOOK 383, PAGE 453); ABANDONING A RIGHT-OF-WAY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 23, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY; 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"), (i) release a portion of a right-of-way easement granted by the Deed recorded at Official Records Book 4673, Page 953, of the Public Records of Broward County, Florida; (ii) release a 75-foot-wide perpetual right-of-way easement granted by the Deed recorded at Official Records Book 383, Page 453, of the Public Records of Broward County, Florida; and (iii) abandon that certain right-of-way recorded in Miscellaneous Plat Book 6, Page 23, of the Public Records of Broward County, Florida, said lands situate, being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto;

WHEREAS, pursuant to Sections 27.68 the Broward County Administrative Code, this Board is required to hold a public hearing before said property may be released; and

22 WHEREAS, pursuant to Section 336.09, Florida Statutes, and Section 27.68 of the
23 Broward County Administrative Code, this Board is required to hold a public hearing
24 before said property may be abandoned, NOW, THEREFORE,

25 BE IT RESOLVED by the Board that a public hearing shall be held at 10:00 a.m.,
26 on August 22, 2023, in Room 422 of the Broward County Governmental Center East,
27 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the release
28 and abandonment of these interests.

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

33 ADOPTED this day of , 2023. **PROPOSED**

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

By: /s/ Alexis I. Marrero Koratich 04/05/2023
 Alexis I. Marrero Koratich (date)
 Assistant County Attorney

By: /s/ Maite Azcoitia 04/05/2023
 Maite Azcoitia (date)
 Deputy County Attorney

AIK/gmb
2023-V-04 Resolution Authorizing PH Vacation Petition Reso
04/05/2023
#60053



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4341 S.W. 62nd Avenue
Davie, Florida 33314

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LEGAL DESCRIPTION OF
PERPETUAL EASEMENT & RIGHT-OF-WAY VACATION
BROWARD COLLEGE CENTRAL CAMPUS
A PORTION OF TRACT 8, TIER 31, NEWMAN'S SURVEY, P.B. 2, PG. 26, M.D.C.R.
SECTION 23 TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 75 FEET OF TRACT 8, TIER 31, "NEWMAN'S SURVEY", RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF DAVIE ROAD, SAID PARCEL ALSO BEING A PORTION OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 23; THENCE N.02°01'35"W., ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 23, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 8, TIER 31, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE N.02°01'35"W., ALONG THE SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4), A DISTANCE OF 75.00 FEET, TO A POINT ON A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF TRACT 8, TIER 31;

THENCE N.87°50'17"E., ALONG SAID PARALLEL LINE A DISTANCE OF 206.69 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID DAVIE ROAD, SAID WEST RIGHT-OF-WAY LINE BEING 40.00 FEET WEST OF AND PARALLEL WITH THE BASELINE OF SURVEY AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 86540-2601, RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE S.14°44'20"W., ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 78.39 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 8, TIER 31;

THENCE S.87°50'17"E., ALONG SAID SOUTH LINE A DISTANCE OF 183.15 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.336 ACRES (14,626 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. BEARINGS SHOWN HEREON ARE BASED ON N.87°50'17"E., ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN ON THE STONER/KEITH RESURVEY NO. III, RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DATE: Feb 21, 2023 - 2:03pm EST

FILE: F:\Draw\13th Floor Investments\20-9108 Broward College Central Campus\15-Plat S. Parcel Sketch and Legal\20-9108 75 Foot Easmt-RW.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

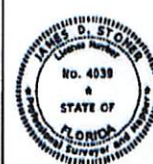
REVISIONS	DATE	BY
1. REVISE LEGAL DESC. & SKETCH	2/21/23	JDS

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 -- STATE OF FLORIDA

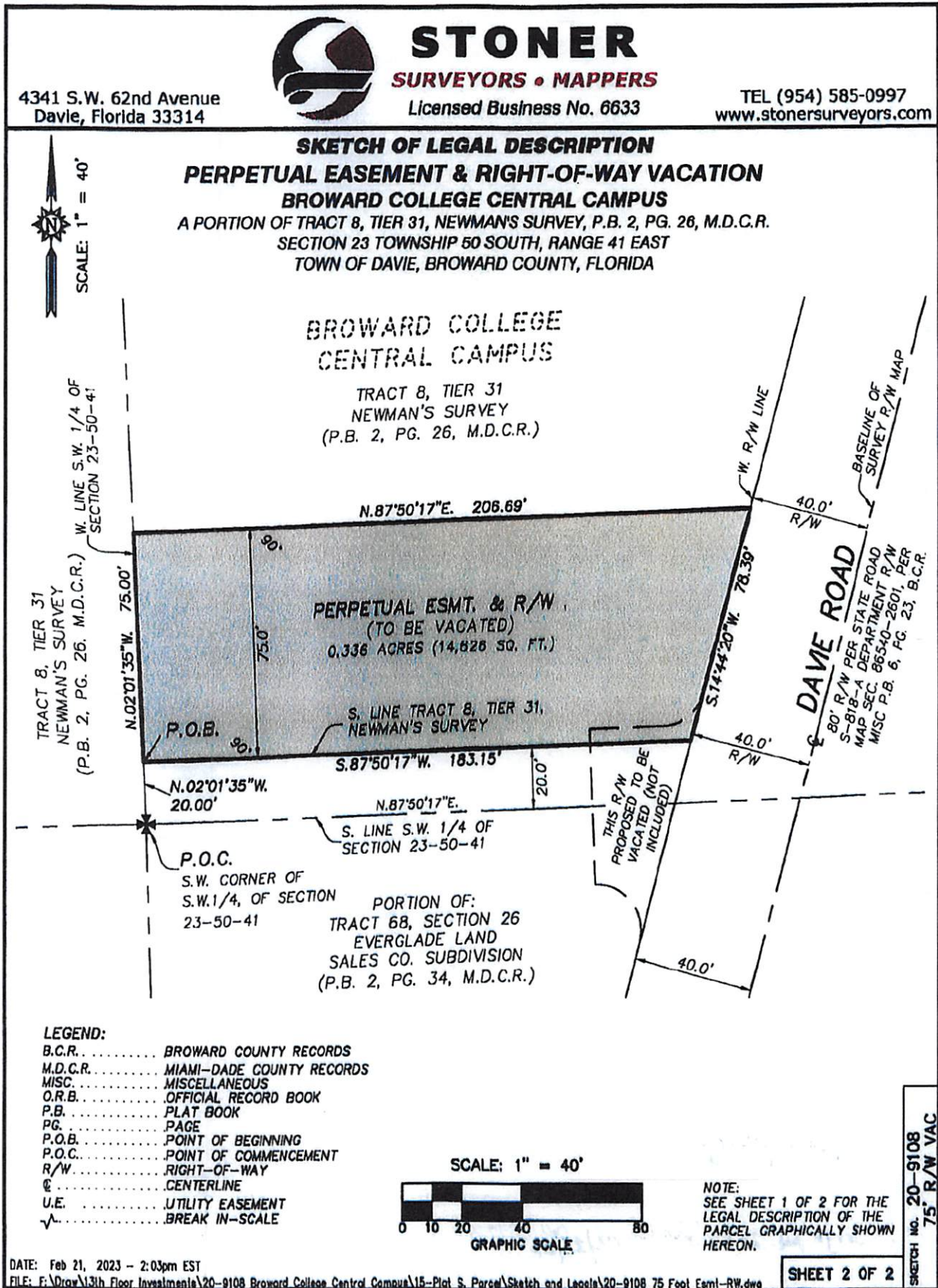
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
9.30.2021	JDS	LAS	N/A



SHEET 1 OF 2

SKETCH NO. 20-9108
75' R/W VAC



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

☒ 2023-V-04
☐ Right of way approved - Public RAW
☐ Right of way approved - Private Road

By: Jorge Sabrina Sanchez Date: 04/03/23



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LEGAL DESCRIPTION OF
RIGHT-OF-WAY VACATION DAVIE ROAD
BROWARD COLLEGE CENTRAL CAMPUS
A PORTION OF NEWMAN'S SURVEY, P.B. 2, PG. 26, M.D.C.R
SECTION 23 TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF DAVIE ROAD RIGHT-OF-WAY, AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 88540-2801, RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST;

THENCE N.87°50'17"E., ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), A DISTANCE OF 149.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID DAVIE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE N.02°09'43"W., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET;

THENCE N.87°50'17"E., A DISTANCE OF 24.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73°05'57" AND A RADIUS OF 15.00 FEET, FOR AN ARC DISTANCE OF 19.14 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING A POINT ON A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE BASELINE OF SURVEY AS SHOWN ON SAID RIGHT-OF-WAY MAP;

THENCE S.14°44'20"W., ALONG SAID PARALLEL LINE A DISTANCE OF 37.25 FEET TO A POINT ON THE SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 23,

THENCE S.87°50'17"W., ALONG SAID SOUTH LINE A DISTANCE OF 27.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 814 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON N.87°50'17"E., ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN ON THE STONER/KEITH RESURVEY NO. III, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

FILE: F:\Draw\13th Floor Investments\20-9108 Broward College Central Campus\15-Plot S. Parcel\Sketch and Legals\20-9108 Davie Rd RW Vacation N.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTE

REVISIONS	DATE	BY
1. REVISE LEGAL DESCRIPTION	2/21/23	JDS

DATE OF SIGNATURE: 2.21.2023

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/24/22	DRL	JDS	N/A



SHEET 1 OF 2

SKETCH NO. 20-9108
DAVIE RD. RW VAC-N



STONER

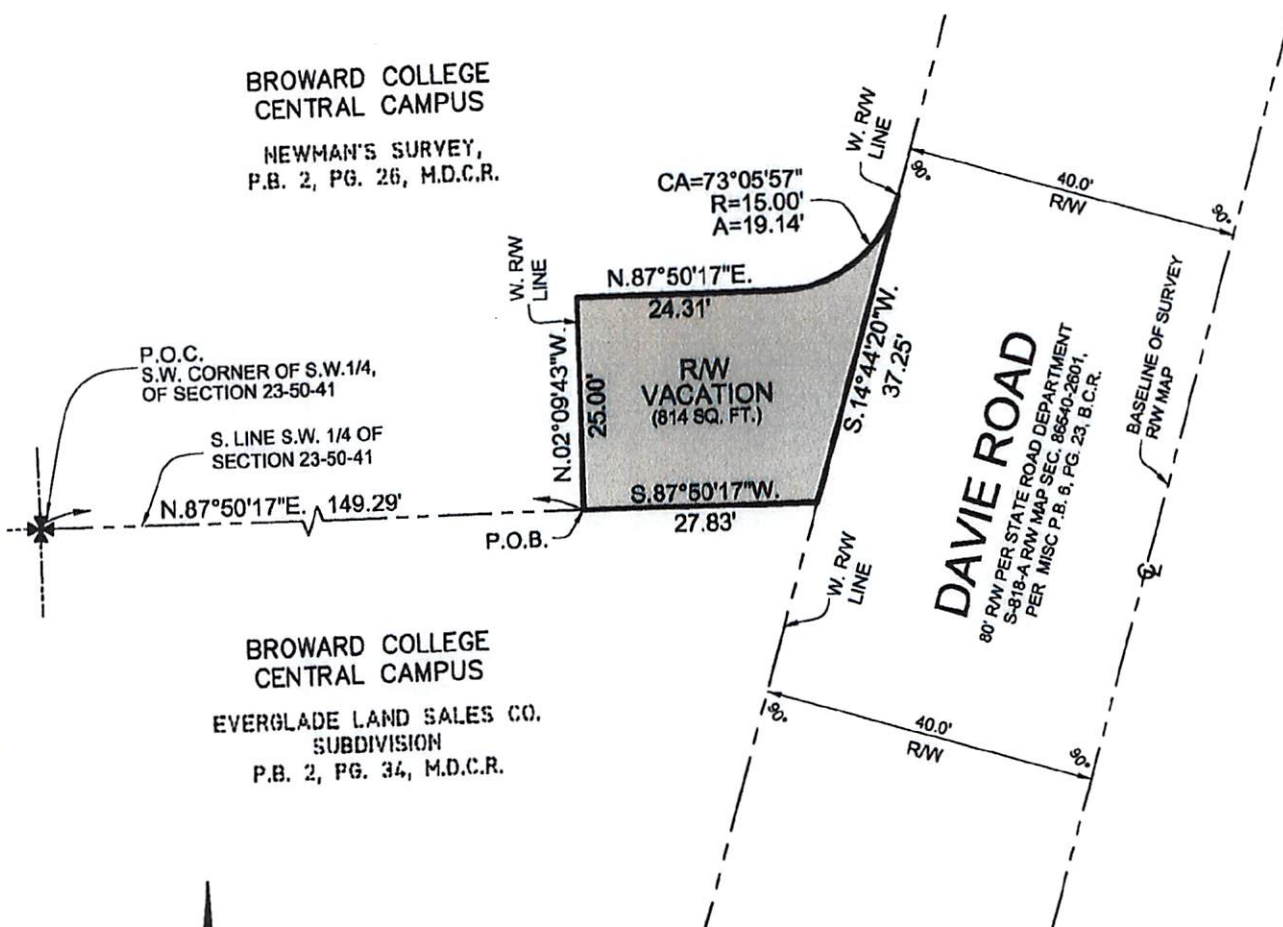
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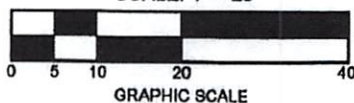
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SKETCH OF LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION DAVIE ROAD
BROWARD COLLEGE CENTRAL CAMPUS
A PORTION OF NEWMAN'S SURVEY, P.B. 2, PG. 26, M.D.C.R.
SECTION 23 TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 20'



LEGEND:

A=	ARC DISTANCE
B.C.R.	BROWARD COUNTY RECORDS
CA=	CENTRAL ANGLE
MISC.	MISCELLANEOUS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R=	RADIUS
RW	RIGHT-OF-WAY
℄	CENTERLINE
SEC.	SECTION
— —	BREAK IN-SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PARCEL
GRAPHICALLY SHOWN HEREON.

SHEET 2 OF 2

SKETCH NO. 20-9108
DAVIE RD. RW VAC-N

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3000
Plantation, FL 33324-2038

☒ 2023-V-04
☐ Right of way approved - Public ROW
☐ Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 04/03/23