

RESOLUTION NO. 2020-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, DEDICATING A CERTAIN PARCEL OF REAL PROPERTY FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES; AND PROVIDING FOR RECORDING, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the State of Florida, Department of Transportation ("FDOT") is completing a roadway improvement project along SW 40th Avenue in Dania Beach and Hollywood ("Project");

WHEREAS, Broward County ("County") is the owner of a certain parcel of land adjacent to the Project ("Parcel"), which is more particularly described in Attachment A, attached hereto and made a part hereof;

WHEREAS, FDOT requires that the Parcel be dedicated as public road right-of-way for construction of the Project; and

WHEREAS, the Board of County Commissioners of Broward County, Florida ("Board"), seeks to declare and dedicate the Parcel as a public road right-of-way, NOW, THEREFORE,

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

1 Section 1. The recitals set forth in the preamble to this Resolution are true,
2 accurate, and deemed incorporated by reference herein as though set forth in full
3 hereunder.

4
5 Section 2. The Board hereby declares and dedicates the Parcel to be a public
6 road right-of-way, which said right-of-way shall be considered part of the public road right-
7 of-way for Southwest 40th Avenue.

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9 Section 3. Recording.

10 This Resolution shall be recorded in the public records of Broward County, Florida,
11 and be properly referenced on any and all right-of-way maps to evidence such dedication.

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13 Section 4. Severability.

14 If any portion of this Resolution is determined by any court to be invalid, the invalid
15 portion will be stricken, and such striking will not affect the validity of the remainder of this
16 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
17 legally applied to any individual, group, entity, property, or circumstance, such
18 determination will not affect the applicability of this Resolution to any other individual,
19 group, entity, property, or circumstance.

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Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this _____ day of _____, 2020.

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

By /s/ Sara F. Cohen 03/02/2020
Sara F. Cohen (Date)
Assistant County Attorney

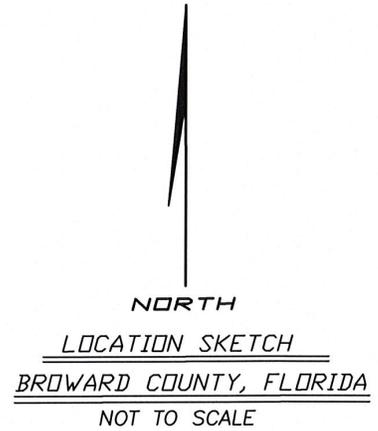
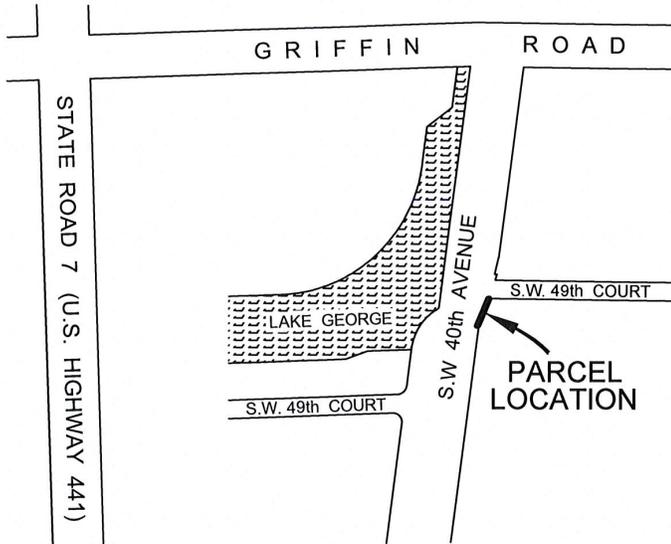
By /s/ Annika E. Ashton 03/02/2020
Annika E. Ashton (Date)
Deputy County Attorney

SC/mdw
SW 40th Ave RoW Reso
03/02/2020
#496631

EXHIBIT "A"

SHEET 1 OF 3

SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 11-06-19 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Frank J. Guiliano

FRANK J. GUILIANO
PROFESSIONAL SURVEYOR & MAPPER NO. 5768
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT "MAPLE RIDGE", RECORDED IN PLAT BOOK 167, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; HAVING A BEARING OF N 07°15'43" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

THIS IS NOT A SURVEY, but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

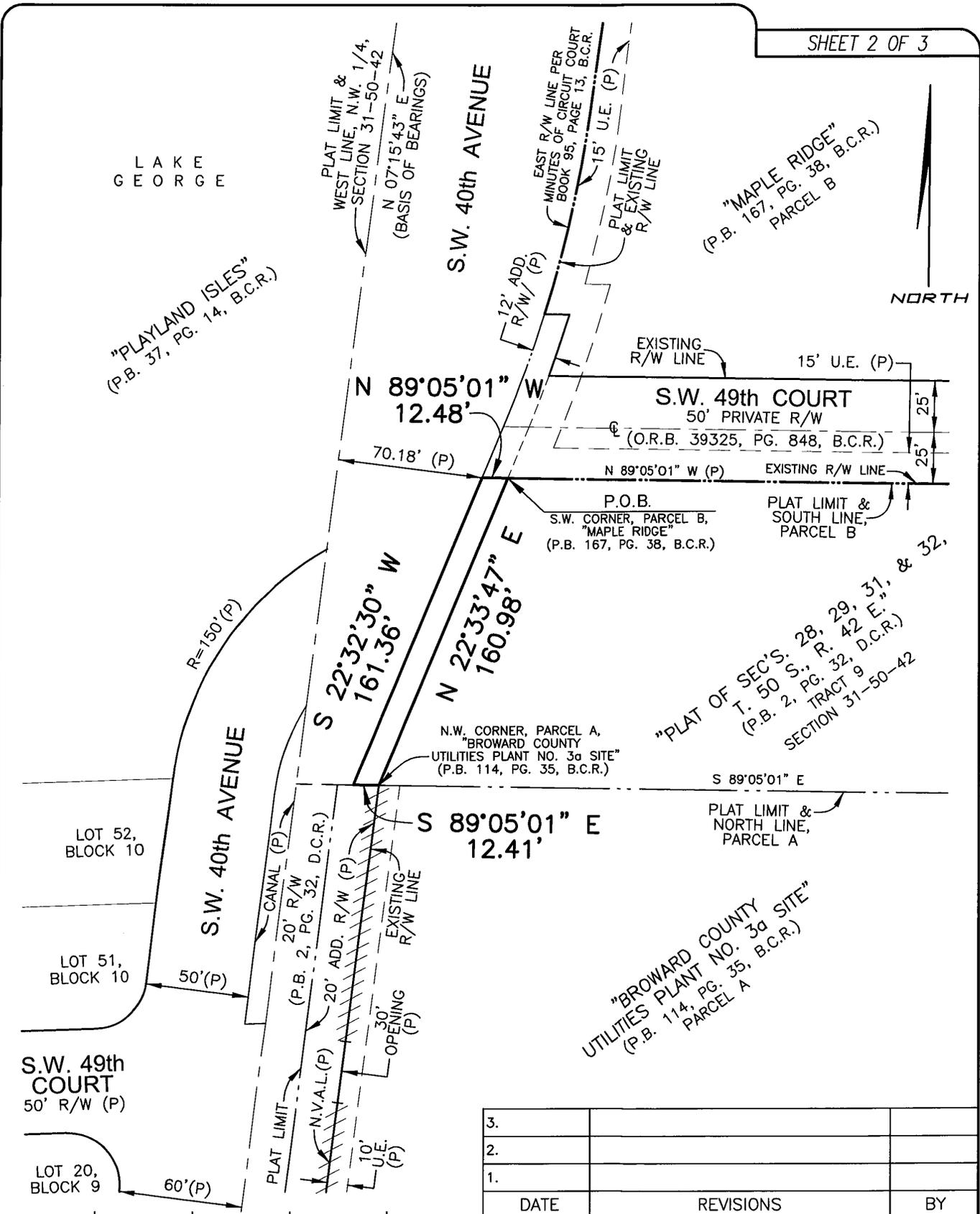
LEGEND:

B.C.R. = BROWARD COUNTY RECORDS	(P) = PLAT
Ⓢ = CENTERLINE	P.B. = PLAT BOOK
D.C.R. = DADE COUNTY RECORDS	PG. = PAGE
N.V.A.L. = NON-VEHICULAR ACCESS LINE	P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK	P.O.C. = POINT OF COMMENCEMENT
	R/W = RIGHT-OF-WAY

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	DATE	REVISIONS
		BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	11-06-19	F. Guiliano	11-06-19	E:\RW\ROW\Parcel Sketches\S.W. 40th Avenue Easement.dwg

SHEET 2 OF 3



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Scale: 1" = 60' Drawn By: JSH Date: 11-06-19 Checked By: F. Guiliano Date: 11-06-19 File Location: E:\RW\ROW\Parcel Sketches\S.W. 40th Avenue Easement.dwg

LEGAL DESCRIPTION:

A PORTION OF TRACT 9, "PLAT OF SEC'S. 28, 29, 31, & 32, T. 50 S., R. 42 E.", RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LYING IN THE NORTHWEST ONE-QUARTER (N.W. $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B, AS SHOWN ON THE PLAT "MAPLE RIDGE", RECORDED IN PLAT BOOK 167, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 89°05'01" W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL B, 12.48 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF S.W. 40th AVENUE; THENCE S 22°32'30" W ALONG SAID RIGHT-OF-WAY LINE, 161.36 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL A, AS SHOWN ON THE PLAT "BROWARD COUNTY UTILITIES PLANT NO. 3a SITE", RECORDED IN PLAT BOOK 114, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 89°05'01" E ALONG SAID WESTERLY EXTENSION LINE, 12.41 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF S.W. 40th AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N 22°33'47" E, 160.98 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINS 1,857 SQUARE FEET, MORE OR LESS.

Folio No. 5042-31-01-0243

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DATE	REVISIONS	BY

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Not To Scale	JSH	11-06-19	F. Guiliano	11-06-19	E:\RW\ROW\Parcel Sketches\S.W. 40th Avenue Easement.dwg