

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO
4 ADOPT VACATION OF A 10-FOOT UTILITY EASEMENT
5 LYING WITHIN PARCEL A OF PARK PLAZA SHOPPES
(PLAT BOOK 166, PAGE 30); VACATION PETITION NO.
2018-V-28.

6 WHEREAS, pursuant to a Notice of Public hearing, duly and regularly advertised
7 in accordance with law, a public hearing was held in the Commission Meeting Room No.
8 422, Broward County Governmental Center located at 115 South Andrews Avenue, Fort
9 Lauderdale, Florida, on Tuesday, October 6, 2020, at 10:00 A.M., to consider the
10 advisability of renouncing and disclaiming the rights of the County and the public and to
11 vacate and abandon, discontinue, and close a 10-foot utility easement lying within Parcel
12 A of Park Plaza Shoppes, according the Plat thereof as recorded in Plat Book 166, Page
13 30 of the Public Records of Broward County and is generally located at northwest corner
14 of Miramar Parkway and Flamingo Road in the City of Miramar, said lands situate, being
15 and lying in Broward County, Florida, described as follows:

16
17 Sketch and legal descriptions attached hereto and made a part hereof as

18 Exhibit A
19

20 WHEREAS, after hearing all interested parties and determining that the proposed
21 action will not materially interfere with the County road system or adversely affect the
22 interests of the citizens of Broward County, and will not affect the ownership of or deprive
23 any person convenient access to his/her premises, in accordance with the Florida
24 Statutes (as amended from time to time) it was determined that it would be in the best

1 interest of all concerned to renounce, disclaim, release, vacate and abandon the rights of
2 the County and the public to and in the aforementioned land as described in Exhibit A
3 attached hereto, all situate, lying and being in Broward County, Florida, NOW,
4 THEREFORE,

5
6 BE IT RESOLVED by the Board of County Commissioners of Broward County,
7 Florida ("Board") that:

8
9 Section 1. Vacation.

10 Said Board hereby renounces, disclaims, releases, and abandons the right(s) of
11 the County and the public to the land as described in Exhibit A, all situate, lying and
12 being in Broward County, Florida.

13
14 Section 2. Severability.

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

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Section 2. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this _____ day of _____, 2019.

SKETCH AND DESCRIPTION

(NOT A FIELD SURVEY)

LEGAL DESCRIPTION (UTILITY EASEMENT TO BE VACATED)

A PORTION OF THE 10.00 FOOT WIDE UTILITY EASEMENT LOCATED ALONG THE NORTH LINE OF PARCEL "A" OF PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN NORTH 89°37'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 351.35 FEET TO THE NORTHEAST CORNER OF THE LANDS IDENTIFIED AS THE OVERALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1514.88 FEET TO A POINT ON A LINE LYING 20.00 FEET WEST OF AND PARALLEL TO, THE EAST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°49'56" EAST, ALONG SAID WEST PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID 10.00 FOOT WIDE UTILITY EASEMENT; THENCE DEPARTING SAID WEST PARALLEL LINE, RUN SOUTH 89°37'19" WEST, ALONG SAID SOUTH UTILITY EASEMENT LINE, A DISTANCE OF 1515.14 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304; THENCE DEPARTING SAID SOUTH UTILITY EASEMENT LINE, RUN NORTH 00°22'41" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.348 ACRES, MORE OR LESS.

REVISIONS:

ADDRESS COMMENTS: 2019-04-26 BY: JDH

04/26/2019

DATE


JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER LISTED HEREON.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE SURVEY MEASUREMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF PARCEL A HAS A BEARING OF NORTH 89°37'19" EAST.
4. OTHER EASEMENTS OF RECORD ARE NOT SHOWN.

SHEET 1 OF 2

SEE SHEET 2 FOR SKETCH



**FARNER
BARLEY
AND ASSOCIATES, INC.**

4450 NE 63RD ROAD - WILLOWOOD, FL 34785 - (352) 748-3128

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4708

Drawing name: S:\SURVEY NEW\BROWARD\BROWARD AND PLANNING\17-003\CHL30 FILES\UTILITY EASEMENT VACATE SURSKETCH REVISED 2019-04-26.dwg
Apr 26, 2019 7:06am by jhallick

SKETCH AND DESCRIPTION

(NOT A FIELD SURVEY)

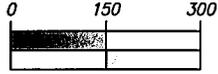
NOTE: OTHER EASEMENTS OF RECORD NOT SHOWN

LEGEND:

R/W	RIGHT OF WAY
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
○	CHANGE IN DIRECTION



NORTH



1 INCH = 300 FEET

POD 14 AT MONARCH LAKES
PLAT BOOK 167, PAGE 42

20' LANDSCAPE
BUFFER YARD
EASEMENT &
UTILITY EASEMENT

EAST LINE OF THE
NORTHEAST 1/4
OF SECTION 26,
TOWNSHIP 51 SOUTH,
RANGE 40 EAST

SOUTH BROWARD DRAINAGE DISTRICT CANAL NO. 3

(130' R/W PER DB 670, PG 200, DB 749, PG 250, ORB 3015, PG 420, & ORB 4635, PG 811)

(260' WIDE PUBLIC RIGHT-OF-WAY)

FLAMINGO ROAD (STATE ROAD NO. 823)

POINT OF COMMENCEMENT

NW CORNER OF PARCEL A

POINT OF BEGINNING

NE CORNER, ORB 44245, PG 1304

NORTH LINE OF PARCEL A
(BEARING BASE)

POINT LYING 20.00 FEET
WEST OF THE EAST
LINE OF PARCEL "A"

10' UTILITY
EASEMENT

N89°37'19"E
351.35'

N00°22'41"W 10.00'

N89°37'19"E 1514.88'

S89°37'19"W 1515.14'

S01°49'56"E 10.00'

SOUTH LINE, UTILITY EASEMENT

UTILITY EASEMENT TO
BE VACATED
(±0.348 ACRES)

WEST PARALLEL LINE

EAST LINE OF PARCEL A

EAST LINE, ORB 44245, PG 1304

A PORTION OF PARCEL "A"
PARK PLAZA SHOPPES
PLAT BOOK 166, PAGE 30

15' UTILITY EASEMENT

PARCEL "A" PER PLAT BOOK 166, PG 30

MONARCH PROFESSIONAL
CENTRE
OVERALL LAND PER
ORB 44245,
PG 1304

WEST LINE OF PARCEL A

"MANACA PARCEL"
INSTRUMENT
#112833376

PARCEL "A" PER PLAT BOOK 166, PG 30

SOUTH LINE OF PARCEL A

"GAS STATION PARCEL"
ORB 46306,
PG 643

"BLR PARCEL"
ORB 34276,
PG 1643

PARCEL "B" RIGHT-OF-WAY
DEDICATION PER PLAT BOOK 166, PG 30

MIRAMAR PARKWAY

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH RIGHT-OF-WAY LINE,
MIRAMAR PARKWAY

SOUTH LINE OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 51 SOUTH,
RANGE 40 EAST

SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

REVISIONS:

ADDRESS COMMENTS: 2019-04-26 BY: JDH

J 4-26-2019

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AND ASSOCIATES, INC.**

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- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

Drawing name: S:\SURVEY\NEW\SURVEY\BROWARD\MIRAMAR AND FLAMINGO-17-003\CIVIL\30 FILES\UTILITY EASEMENT VACATE SURSKETCH_REVISED 2019-04-26.dwg 8:52:11 Sketch Apr 26, 2019 7:07am by: jrallick