

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO
4 AUTHORIZE PUBLIC HEARING TO VACATE A ONE-FOOT
5 NON-ACCESS EASEMENT LYING WITHIN PARCEL A OF
6 THE GREATER CORAL SPRINGS RESEARCH &
7 DEVELOPMENT PARK ADDITION III (PLAT BOOK 103,
8 PAGE 17) AND DIRECTING THE CLERK TO PUBLISH
9 NOTICE OF SUCH HEARING; VACATION PETITION NO.
10 2019-V-10.

11 WHEREAS, it has been requested that the Board of County Commissioners of
12 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a one-foot
13 non-access easement lying within Parcel A of Greater Coral Springs Research &
14 Development Park Addition III, as recorded in Plat Book 103, Page 17 of the Public
15 Records of Broward County and is located generally located at the southwest corner of
16 Northwest 41 Street and Coral Ridge Drive in the City of Coral Springs, said lands situate,
17 being, and lying in Broward County, Florida, described as follows:

18 Sketch and legal descriptions attached hereto and made a part hereof as

19 Exhibit A

20 WHEREAS, pursuant to Chapter 5, Article IX of the Broward County Code of
21 Ordinances, this Board is required to hold a public hearing before said property may be
22 vacated, abandoned and closed, NOW, THEREFORE,

23 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M., on
24 Tuesday, December 1, 2020, in Room 422 of the Broward County Governmental Center

1 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation
2 and abandonment of this property.

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

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10 ADOPTED this _____ day of _____, 20__.

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EXHIBIT A

NON-ACCESS EASEMENT
SELF STORAGE AT CORAL SPRINGS

LEGAL DESCRIPTION

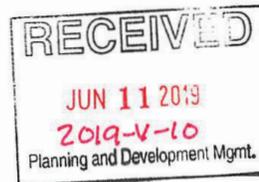
A PORTION OF PARCEL "A", **GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION III**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°22'31" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 1.00 FEET; THENCE NORTH 00°53'08" WEST, ALONG A LINE 1' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 184.67 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 72°51'15" WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID PARCEL "A", HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37", A DISTANCE OF 7.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 177.69 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, AND CONTAIN 182 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.



ABBREVIATIONS:

- | | | | |
|--------|--------------------------|------|--------------------|
| A | = ARC LENGTH | P.B. | = PLAT BOOK |
| B.C.R. | = BROWARD COUNTY RECORDS | PG. | = PAGE |
| D | = DELTA (CENTRAL ANGLE) | R | = RADIUS |
| D.E. | = DRAINAGE EASEMENT | R/W | = RIGHT-OF-WAY |
| O.R.B. | = OFFICIAL RECORDS BOOK | U.E. | = UTILITY EASEMENT |

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



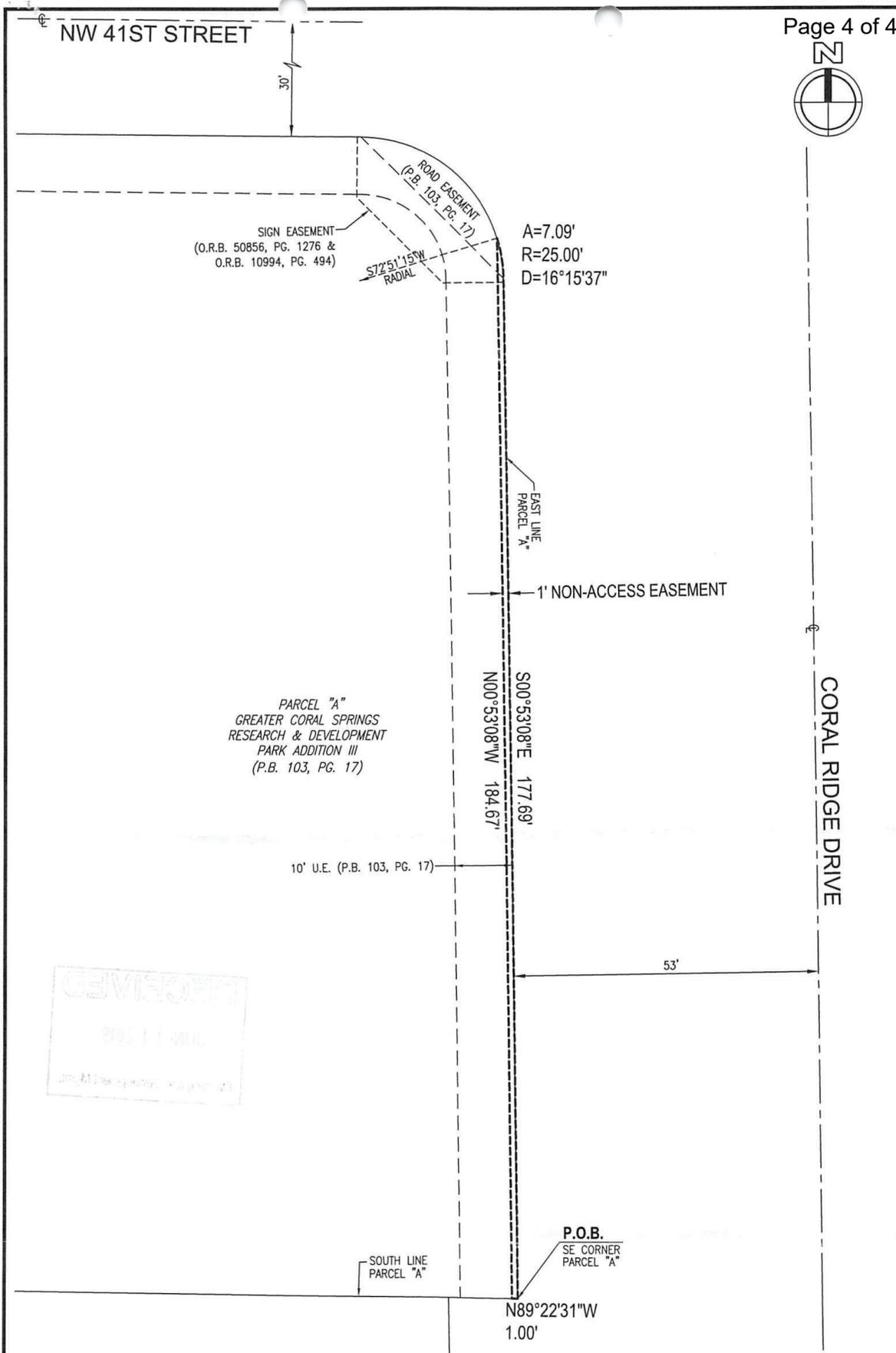
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PROJECT: SELF STORAGE AT CORAL SPRINGS

PROJECT NO.: 170313

DATE: 6/11/18

SHEET 1 OF 2



PARCEL "A"
GREATER CORAL SPRINGS
RESEARCH & DEVELOPMENT
PARK ADDITION III
(P.B. 103, PG. 17)



LEGEND:
Ⓢ CENTERLINE

RECEIVED
JUN 11 2019
Planning and Development Mgmt.

NON-ACCESS EASEMENT	6/11/18	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	SELF STORAGE AT CORAL SPRINGS		SCALE: 1" = 20'	
PROJECT NO.:	170313		SHEET 2 OF 2	