

1 RESOLUTION NO. 2021-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO
4 AUTHORIZE PUBLIC HEARING TO VACATE A 50-FOOT
5 UTILITY EASEMENT LYING WITHIN TRACT A OF THE
6 PLANTATION PLAZA PLAT (PLAT BOOK 68, PAGE 25)
7 AND A VARIABLE WIDTH UTILITY EASEMENT LYING
8 WITHIN TRACT A OF SWINDELL'S SUBDIVISION NO. 2
9 PLAT (PLAT BOOK 68, PAGE 32) AND DIRECTING THE
10 CLERK TO PUBLISH NOTICE OF SUCH HEARING;
11 VACATION PETITION NO. 2020-V-10.

12 WHEREAS, it has been requested that the Board of County Commissioners of
13 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a portion of
14 a 50-foot utility easement lying within Tract A of Plantation Plaza Plat, as recorded in Plat
15 Book 68, Page 25 and a variable width utility easement lying within Tract A of Swindell's
16 Subdivision No. 2 Plat, as recorded in Plat Book 68, Page 32 of the Public Records of
17 Broward County and is located at 311 North State Road 7 in the City of Plantation, said
18 lands situate, being and lying in Broward County, Florida, described as follows:

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

20 Exhibit A

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

24 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M.,
on Tuesday, February 9, 2021, 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.

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

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8 ADOPTED this _____ day of _____, 20__.

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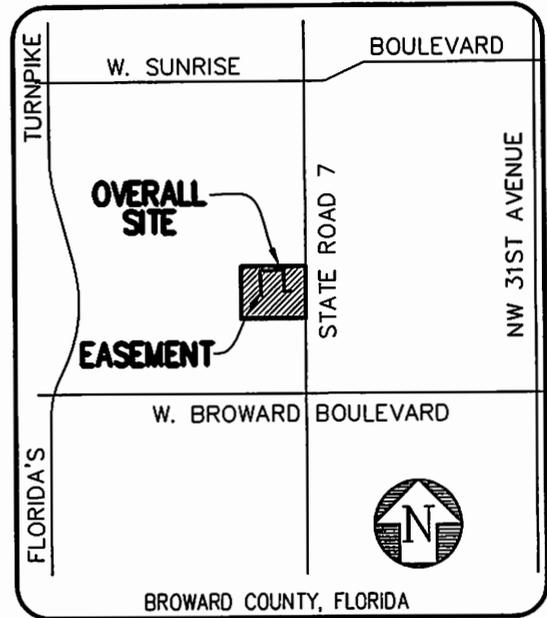
24

**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**

NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3

LEGEND

PB PLAT BOOK
PG PAGE
SF SQUARE FEET



LOCATION MAP
N.T.S.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HERON ARE BASED ON A GRID BEARING OF S02°22'26"E ALONG THE WESTERLY LINE OF TRACT A, SWINDELL'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 68, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. INSTRUMENTS REFERENCED HEREIN ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

J Malin

Digitally signed by Jennifer Malin
Date: 2020.07.23 13:14:21 -04'00'

JENNIFER MALIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. LS6667
STATE OF FLORIDA LB6603

FOR: **311 NORTH STATE ROAD 7
UTILITY EASEMENT PLAT BOOK 68, PAGE 32**

SCALE:	N/A
DRAWN BY:	JJR
CHECKED BY:	CAR
DATE:	07/23/2020

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1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK	SHEET:
N/A	1 / 3
	JOB
	14159.08

**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF THE UTILITY EASEMENT LYING WITHIN TRACT A, AS SHOWN ON THE PLAT OF SWINDELL'S SUBDIVISION NO. 2, RECORDED IN PLAT BOOK 68, PAGE 32, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT A, N89°28'36"E A DISTANCE OF 351.34 FEET; THENCE, DEPARTING SAID NORTHERLY LINE, S00°31'24"E A DISTANCE OF 312.50 FEET; THENCE N89°28'36"E A DISTANCE OF 98.00 FEET; THENCE S00°31'24"E A DISTANCE OF 8.00 FEET; THENCE S89°28'36"W A DISTANCE OF 106.00 FEET; THENCE N00°31'24"W A DISTANCE OF 260.50 FEET; THENCE S89°28'36"W A DISTANCE OF 15.00 FEET; THENCE N00°31'24"W A DISTANCE OF 54.00 FEET, TO A LINE LYING 6.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT A; THENCE, ALONG SAID PARALLEL LINE, S89°28'36"W A DISTANCE OF 278.12 FEET, TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT A; THENCE, ALONG SAID PARALLEL LINE, S02°22'26"E A DISTANCE OF 372.23 FEET, TO THE SOUTHERLY LINE OF SAID TRACT A; THENCE, ALONG SAID SOUTHERLY LINE, S89°28'55"W A DISTANCE OF 50.03 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT A, N02°22'26"W A DISTANCE OF 378.23 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 24,829 SQUARE FEET (0.5700 ACRES) MORE OR LESS.

FOR: **311 NORTH STATE ROAD 7
UTILITY EASEMENT PLAT BOOK 68, PAGE 32**

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FIELD BOOK N/A	SHEET: 2 / 3
	JOB 14159.08



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GRAPHIC SCALE



SCALE: 1" = 80'

TRACT A
PLANTATION PROFESSIONAL
PROPERTIES
PB 62, PG 10

PLANTATION
PROFESSIONAL
PROPERTIES
PLAT NO. 3
PB 65, PG 30

POINT OF BEGINNING

NORTHWEST CORNER OF
TRACT A, SWINDELL'S SUBDIVISION NO.2
PB 68, PG 32

NORTHERLY LINE OF TRACT A,
SWINDELL'S SUBDIVISION NO.2
PB 68, PG 32

N89°28'36"E 351.34'

LOT 5

S89°28'36"W 278.12'

11

50'

N00°31'24"W
54.00'

23'

WESTERLY LINE OF TRACT A,
SWINDELL'S SUBDIVISION NO.2
PB 68, PG 32

S89°28'36"W
15.00'

8'

10

9

N02°22'26"W 378.23'

SUBJECT PARCEL
UTILITY EASEMENT PB 68, PG 32
AREA=24,829 SF (0.5700 ACRES)

S02°22'26"E 372.23'

TRACT A
SWINDELL'S SUBDIVISION NO.2
PB 68, PG 32

N00°31'24"W 260.50'

S00°31'24"E 312.50'

BLOCK 2
WESTGATE
LAKE
MANORS
PB 35, PG 13

7

(BASIS OF BEARINGS)

98.00'
N89°28'36"E

S00°31'24"E
8.00'

SOUTHERLY LINE OF TRACT A,
SWINDELL'S SUBDIVISION NO.2
PB 68, PG 32

S89°28'36"W 106.00'

6

PB 68, PG 32

PB 68, PG 25

5

S89°28'55"W
50.03'

SOUTHWEST CORNER OF
TRACT A, SWINDELL'S SUBDIVISION NO.2
PB 68, PG 25

TRACT A
PLANTATION PLAZA
PB 68, PG 25

FOR:

311 NORTH STATE ROAD 7
UTILITY EASEMENT PLAT BOOK 68, PAGE 32

SCALE: 1" = 80'

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FIELD BOOK
N/A

SHEET:
3 / 3

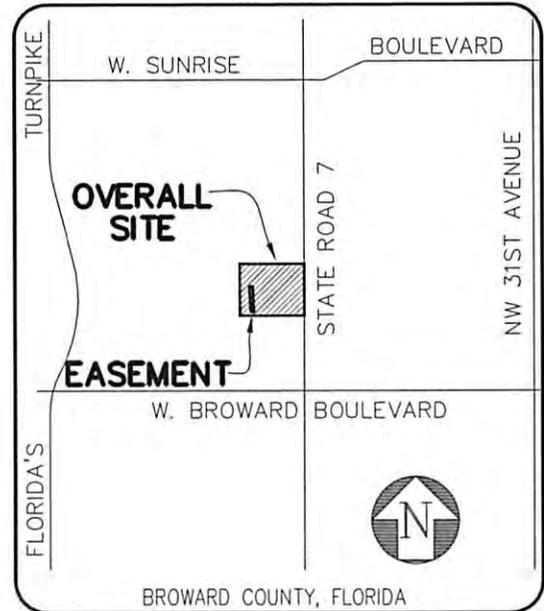
JOB
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**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**

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LEGEND

PB PLAT BOOK
PG PAGE
SF SQUARE FEET



LOCATION MAP
N.T.S.

NOTES:

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4. BEARINGS SHOWN HERON ARE BASED ON A GRID BEARING OF S02°22'26"E ALONG THE WESTERLY LINE OF TRACT A, PLANTATION PLAZA, AS RECORDED IN PLAT BOOK 68, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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UTILITY EASEMENT PLAT BOOK 68, PAGE 25**

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LEGAL DESCRIPTION

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COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A, N02°22'26"W A DISTANCE OF 10.00 FEET, TO A POINT ON A LINE LYING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT A, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE CONTINUE ALONG SAID WESTERLY LINE, N02°22'26"W A DISTANCE OF 290.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT A, N89°28'55"E A DISTANCE OF 50.02 FEET, TO A LINE LYING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID TRACT A; THENCE, ALONG SAID PARALLEL LINE, S02°22'26"E A DISTANCE OF 290.00 FEET, TO A LINE LYING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT A; THENCE S89°28'55"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.02 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 14,498 SQUARE FEET (0.3328 ACRES) MORE OR LESS.

FOR: **311 NORTH STATE ROAD 7
UTILITY EASEMENT PLAT BOOK 68, PAGE 25**

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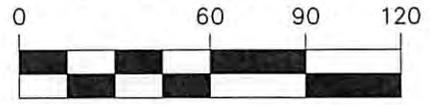
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FIELD BOOK N/A	SHEET: 2 / 3
	JOB 14159.08

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GRAPHIC SCALE



SCALE: 1"=60'

TRACT A
SWINDELL'S SUBDIVISION NO. 2
PB 68, PG 32

NORTHWEST CORNER OF
TRACT A, PLANTATION PLAZA
PB 68, PG 25

PB 68, PG 32

PB 68, PG 25

NORTHERLY LINE OF TRACT A,
PLANTATION PLAZA
PB 68, PG 25

TRACT A
PLANTATION PLAZA
PB 68, PG 25

6

5

4

BLOCK 2
WESTGATE LAKE
MANORS
PB 35, PG 13

3

2

1

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF TRACT A,
PLANTATION PLAZA
PB 68, PG 25

S89°28'55"E

50.02'

N02°22'26"W 290.00'

(BASIS OF BEARINGS)

SUBJECT PARCEL

UTILITY EASEMENT PB 68, PG 25
AREA=14,498 SF (0.3328 ACRES)

S02°22'26"E 290.00'

50'

50.02'
S89°28'55"W

N02°22'26" W 10.00'

10' UTILITY EASEMENT PB 68, PG 25
S89°28'55"W

SOUTHERLY LINE OF TRACT A,
PLANTATION PLAZA
PB 68, PG 25

FOR:

311 NORTH STATE ROAD 7
UTILITY EASEMENT PLAT BOOK 68, PAGE 25

SCALE: 1" = 60'

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FIELD BOOK
N/A

SHEET:
3 / 3

JOB
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