

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 PORTION
5 OF THE 100-FOOT BY 82-FOOT TRAFFIC CONTROL
6 DEVICE EASEMENT AND PORTIONS OF THE VARIABLE
7 WIDTH LANDSCAPE BUFFER EASEMENT, BOTH LYING
8 WITHIN LOTS 1 AND 2 OF MIRAMAR CENTRAL PLAZA
9 (PLAT BOOK 182, PAGE 80) AND DIRECTING THE CLERK
10 TO PUBLISH NOTICE OF SUCH HEARING; VACATION
11 PETITION NO. 2020-V-07.

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 the 100-foot by 82-foot traffic control device easement and portions of the variable width
15 landscape buffer easement, both lying within Lots 1 and 2 of Miramar Central Plaza,
16 according to the Plat thereof as recorded in Plat Book 182, Page 80 of the Public Records
17 of Broward County and are generally located at northeast corner of Miramar Parkway and
18 Flamingo Road in the City of Miramar, said lands situate, being and lying in Broward
19 County, Florida, described as follows:

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

21 Exhibit A

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

1 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M.,
2 on Tuesday, February 9, 2021, in Room 422 of the Broward County Governmental Center
3 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation
4 and abandonment of this property.

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

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ADOPTED this _____ day of _____, 20__.

LEGAL DESCRIPTION - Traffic Control Device Partial Easement Vacation

Exhibit 2
Page 3 of 9

A portion of that certain 100 foot by 82 foot Traffic Control Device Easement lying over and across a portion of Lot 2, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of Lot 1 of said **MIRAMAR CENTRAL PLAZA**; thence along the West line of Lot 1 and along the West line of said Lot 2, South 1°49'30" East, 401.24 feet; thence North 88°10'30" East, 20.00 feet to the **POINT OF BEGINNING**; thence North 88°10'30" East, 62.00 feet; thence South 1°49'30" East, 100.00 feet; thence South 88°10'30" West, 62.00 feet to a point on the aforesaid West line of Lot 2; thence along said line, North 1°49'30" West, 100.00 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 6,200 square feet (0.1423 acres) more or less.

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of the northwest 1/4 of Section 25-51-40, North 1°49'30" West, as per Plat Book 182, Page 80.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
 - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
 - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
 - D. Record plat entitled TREO, Plat Book 177, Page 136, Broward County Public Records.
 - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: May 20, 2019

Donald L. Cooper 9.22.2020
 Donald L. Cooper, P.S.M. Date
 Professional Surveyor and Mapper
 Florida Registration No. 6269

DATE	REVISION	BY	CHK.
6/26/2019	REVISE	VV	DLC
7/25/2019	REVISE	VV	DLC
8/20/2020	REVISE	VV	DLC



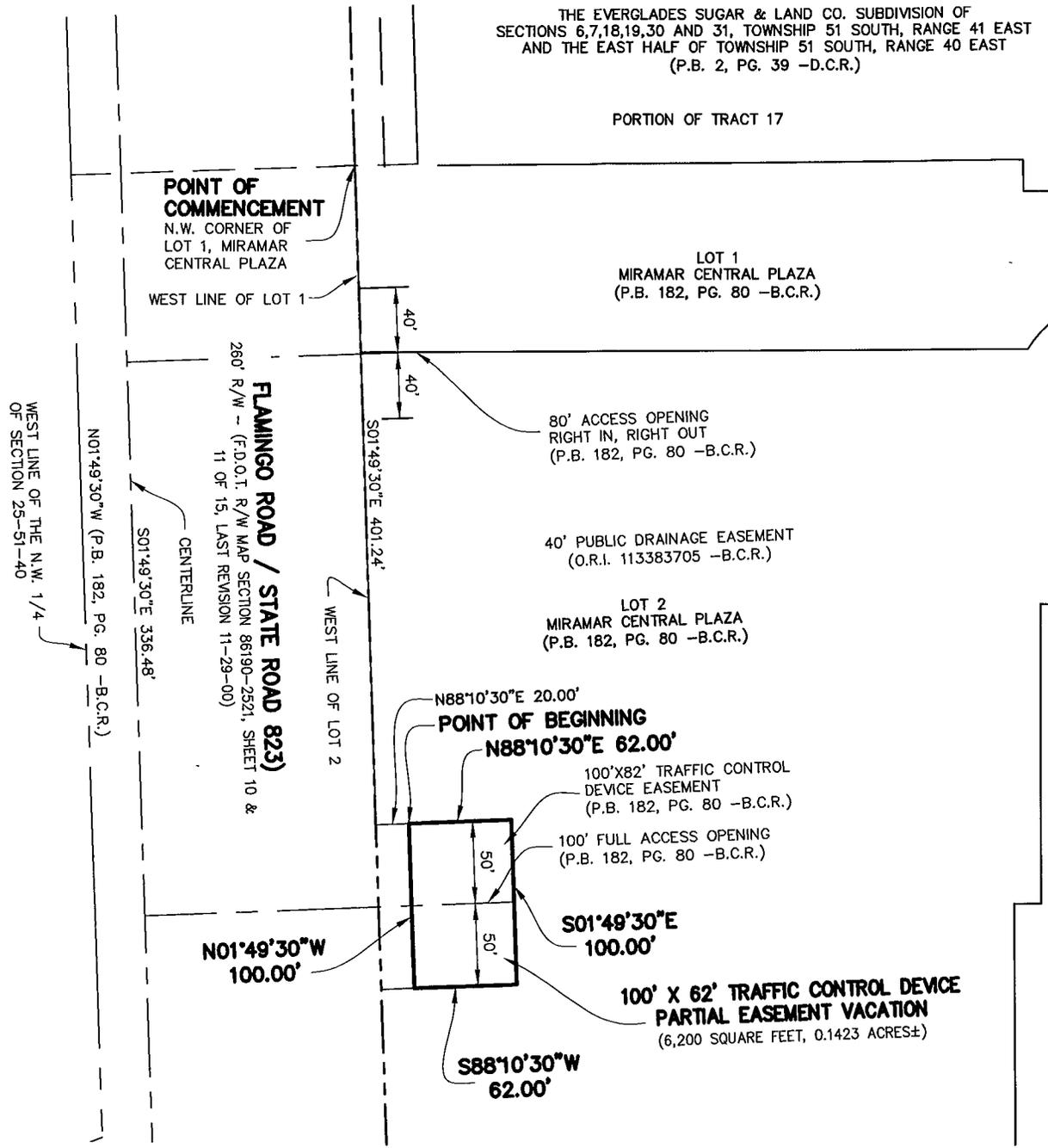
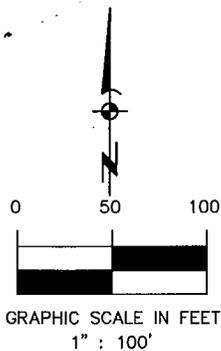
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 JOB No.:
18-3902

THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6,7,18,19,30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST (P.B. 2, PG. 39 -D.C.R.)

PORTION OF TRACT 17



KEY TO ABBREVIATIONS LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. MIAMI-DADE COUNTY RECORDS
- ☉ CENTERLINE
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PER RECORD PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- NO. NUMBER
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- NVAL NON-VEHICULAR ACCESS LINE
- O.R.I. OFFICIAL RECORDS INSTRUMENT
- (S) PER SKETCH

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 OF 2



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SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the West line of Lot 1 bearing North 1°49'30" West, as shown on Plat Book 182, Page 80, Broward County Public Records.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 5 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record plat entitled MIRAMAR CENTRAL PLAZA, Plat Book 182, Page 80, Broward County Public Records.
 - B. Record plat entitled GROVE PLAT, Plat Book 183, Page 5, Broward County Public Records.
 - C. Record plat entitled MIRAMAR RESIDENTIAL PLAT, Plat Book 175, Page 84, Broward County Public Records.
 - D. Record plat entitled TREO, Plat Book 177, Page 136, Broward County Public Records.
 - E. Florida Department of Transportation R/W Map Section 86190-2521, Sheet 10 & 11 of 15, last revision date 11-29-00.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: May 14, 2019

Donald L. Cooper
 Donald L. Cooper, P.S.M.

9.22.2020
 Date

Professional Surveyor and Mapper
 Florida Registration No. 6269

9/15/2015

DATE	REVISION	BY	CHK.
8-17-20	REVISE	VV	DLC
9-1-20	REVISE	VV	DLC
9-22-20	REVISE	VV	DLC

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A portion of those certain Landscape Buffer Easements lying over and across Lot 1, **MIRAMAR CENTRAL PLAZA**, according to the Plat thereof, as recorded in Plat Book 182, Page 80, of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the most westerly southwest corner of said Lot 1; thence along the West line of said Lot 1, North 1°49'30" West, 36.69 feet; thence South 88°10'30" East, 10.00 feet to the **POINT OF BEGINNING**, said point being on the arc of a non-tangent curve, (a radial line through said point bears North 00°01'50" West); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6163.15 feet, a central angle of 3°33'16", an arc distance of 382.33 feet; thence South 3°43'02" West, 50.00 feet to a point hereinafter referred to as **REFERENCE POINT A**, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 3°31'20" East; thence northwesterly along the arc of said curve being concave to the southwest, having a radius of 6113.15 feet, a central angle of 3°22'21", an arc distance of 359.84 feet; thence North 45°56'17" West, 25.35 feet; thence North 1°49'30" West, 32.40 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at said **REFERENCE POINT A**, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 3°31'20" East); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6113.15 feet, a central angle of 00°22'30", an arc distance of 40.00 feet to the **POINT OF BEGINNING**; thence North 3°43'02" East, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 3°53'45" East); thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 6163.15 feet, a central angle of 1°59'10", an arc distance of 213.65 feet to a point of reverse curvature; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 5895.15 feet, a central angle of 00°04'04", an arc distance of 6.98 feet; thence South 5°20'08" West, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 5°48'36" West); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 5945.15, a central angle of 00°04'19", an arc distance of 7.46 feet to a point of reverse curvature; thence northwesterly along the arc of said curve, being concave to the southwest, having a radius of 6113.15, a central angle of 1°59'05", an arc distance of 211.76 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at the southeast corner of said Lot 1; thence along the East line of said Lot 1, North 01°48'31" West, 10.01 feet to the **POINT OF BEGINNING**, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 00°57'21" West); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 5945.15 feet, a central angle of 3°53'25", an arc distance of 403.67 feet; thence North 5°20'08" East, 50.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 4°50'32" West); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 5895.15 feet, a central angle of 3°40'05", an arc distance of 377.41 feet; thence North 1°48'31" West, 428.01 feet; thence South 89°42'35" West, 20.01 feet; thence North 1°48'31" West, 531.78 feet; thence South 88°11'29" West, 15.00 feet; thence North 1°48'31" West, 108.99 feet to a point on the North line of said Lot 1; thence along said line, North 89°45'21" East, 25.01 feet; thence South 1°48'31" East, 630.35 feet; thence North 89°42'35" East, 30.01 feet to the northwest corner of Parcel "A", **TREO**, according to the Plat thereof, as recorded in Plat Book 177, Page 136, of the Public Records of Broward County, Florida, said point being on the aforesaid East line of Lot 1; thence along said East line, South 1°48'31" East, 488.55 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Miramar, Broward County, Florida and containing 66,765 square feet (1.5327 Acres), in aggregate, more or less.



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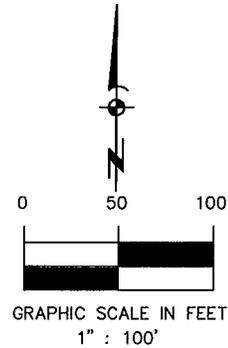
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JOB No.:

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LOT 2
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

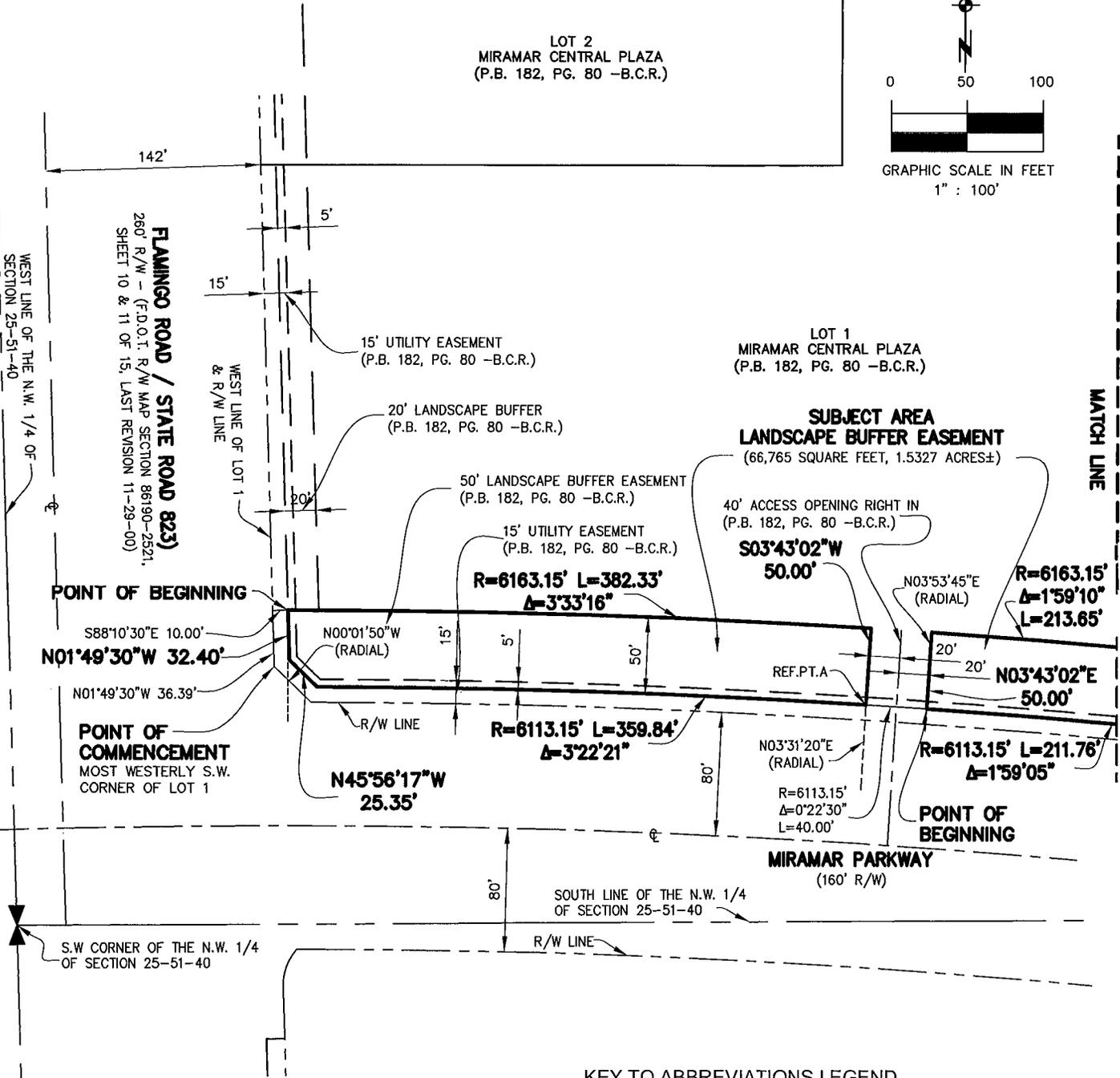
LOT 1
MIRAMAR CENTRAL PLAZA
(P.B. 182, PG. 80 -B.C.R.)

SUBJECT AREA
LANDSCAPE BUFFER EASEMENT
(66,765 SQUARE FEET, 1.5327 ACRES±)

FLAMINGO ROAD / STATE ROAD 823)
260' R/W - (F.D.O.T. R/W MAP SECTION 86190-2521,
SHEET 10 & 11 OF 15, LAST REVISION 11-29-00)

WEST LINE OF THE N.W. 1/4 OF SECTION 25-51-40

MATCH LINE



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B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	MIAMI-DADE COUNTY RECORDS
☉	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE
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(S)	PER SKETCH

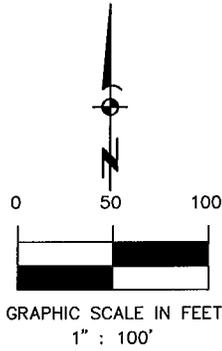
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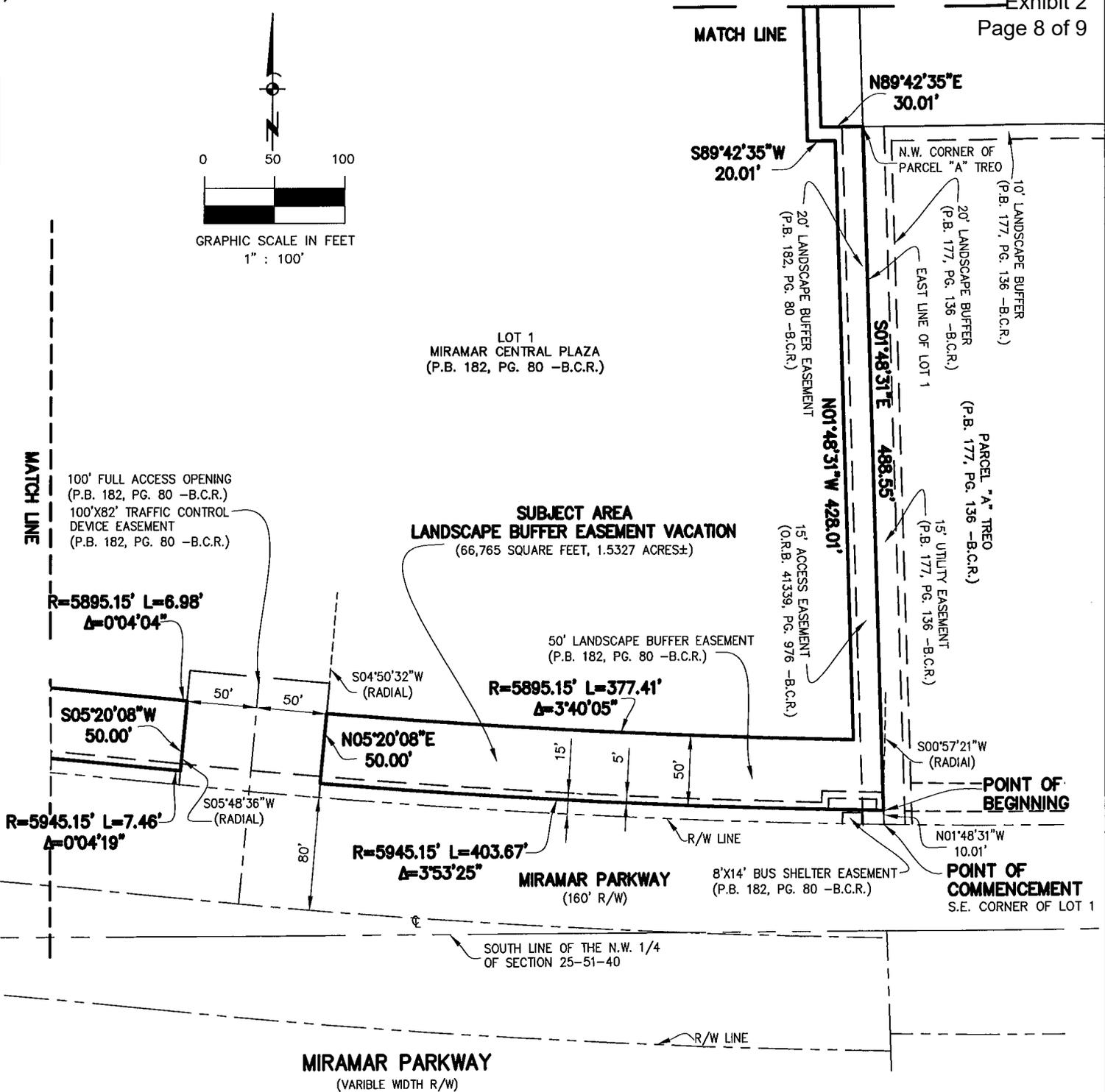
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LOT 1
 MIRAMAR CENTRAL PLAZA
 (P.B. 182, PG. 80 -B.C.R.)

SUBJECT AREA
LANDSCAPE BUFFER EASEMENT VACATION
 (66,765 SQUARE FEET, 1.5327 ACRES±)



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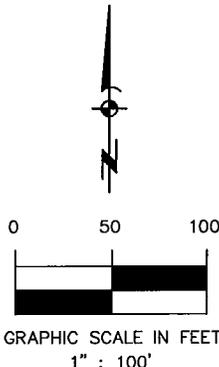
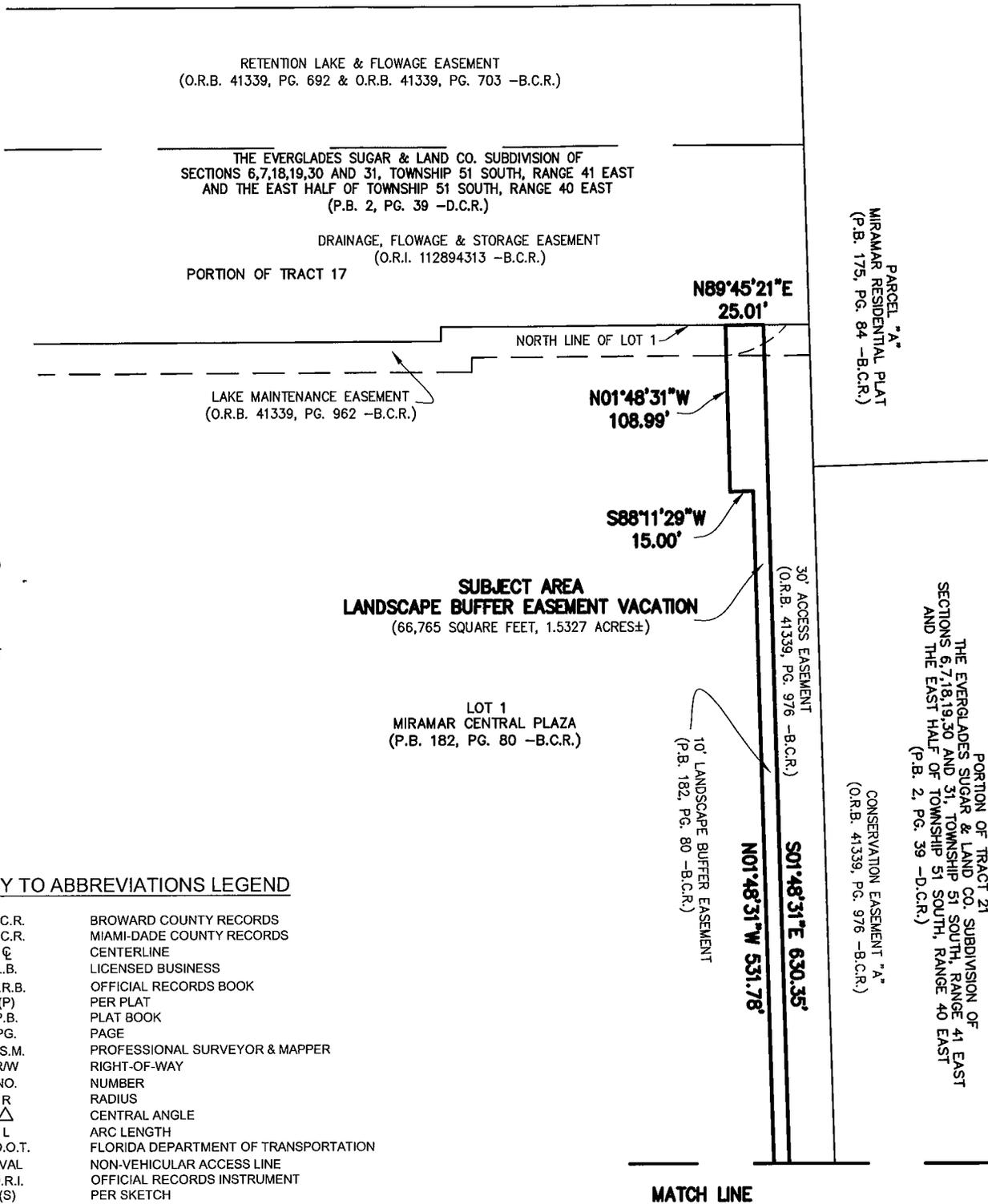
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(S)	PER SKETCH

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