

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 THE 10-FOOT  
5 AND 20-FOOT UTILITY EASEMENTS LYING WITHIN  
6 PARCEL A OF NOVA UNIVERSITY NO. 1 (PLAT BOOK 146,  
7 PAGE 49) AND DIRECTING THE CLERK TO PUBLISH  
8 NOTICE OF SUCH HEARING; VACATION PETITION NO.  
9 2019-V-04.

10 WHEREAS, it has been requested that the Board of County Commissioners of  
11 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close the 10-foot  
12 and 20-foot utility easements lying within Parcel A of Nova University No. 1, according to  
13 the Plat thereof as recorded in Plat Book 146, Page 49 of the Public Records of Broward  
14 County and are located at 3301 College Avenue in the Town of Davie, said lands situate,  
15 being and lying in Broward County, Florida, described as follows:

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

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

21 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00  
22 A.M., on Tuesday, February 23, 2021, in Room 422 of the Broward County  
23 Governmental Center located at 115 South Andrews Avenue, Fort Lauderdale,  
24 Florida, to consider the vacation and abandonment of this property.

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

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ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

# EXHIBIT A

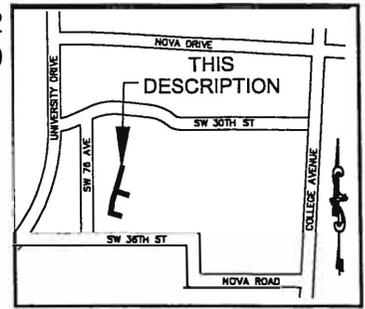
Exhibit 2  
Page 3 of 9

## LEGAL DESCRIPTION:

ALL OF THAT PARTICULAR 10.00 FOOT UTILITY EASEMENT, AS SHOWN ON PARCEL "A", "NOVA UNIVERSITY NO.1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, ON PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 88°06'37" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 452.49 FEET TO AN INTERSECTION WITH THE WEST LINE OF THAT PARTICULAR 20.00 FOOT UTILITY EASEMENT AS SHOWN ON SAID PARCEL "A"; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES; (1) NORTH 15°34'30" EAST, A DISTANCE OF 106.24 FEET, (2) NORTH 30°05'04" EAST, A DISTANCE OF 140.31 FEET AND (3) NORTH 15°12'45" EAST, A DISTANCE OF 193.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71°20'21" WEST, A DISTANCE OF 118.88 FEET; THENCE NORTH 07°39'19" EAST, A DISTANCE OF 133.57 FEET; THENCE NORTH 14°53'29" EAST, A DISTANCE OF 148.54 FEET; THENCE NORTH 14°41'16" EAST, A DISTANCE OF 279.03 FEET; THENCE SOUTH 75°18'44" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 14°41'16" WEST, A DISTANCE OF 273.79 FEET; THENCE SOUTH 78°09'27" EAST, A DISTANCE OF 96.95 FEET; THENCE SOUTH 11°50'33" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 78°09'27" WEST, A DISTANCE OF 97.46 FEET; THENCE SOUTH 14°53'29" WEST, A DISTANCE OF 143.17 FEET; THENCE SOUTH 07°39'19" WEST, A DISTANCE OF 124.69 FEET; THENCE SOUTH 71°20'21" EAST, A DISTANCE OF 110.41 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO COURSES; (1) SOUTH 71°23'58" WEST, A DISTANCE OF 0.45 FEET AND (2) SOUTH 15°12'45" WEST, A DISTANCE OF 9.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 7,681 SQUARE FEET MORE OR LESS.



LOCATION MAP  
NOT TO SCALE

## SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°06'37" WEST ALONG THE SOUTH LINE OF PARCEL "A", "NOVA UNIVERSITY No.1", AS RECORDED IN PLAT BOOK 146, ON PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 18, 2017 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

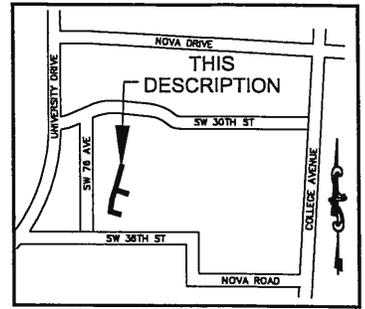
LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

<b>SKETCH &amp; DESCRIPTION</b> <b>10' UTILITY EASEMENT VACATION</b>  A PORTION OF PARCEL "A", "NOVA UNIVERSITY NO.1" P.B. 146, PG. 49, B.C.R.  TOWN OF DAVIE    BROWARD COUNTY    FLORIDA	 consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860	DATE 12/18/17	DATE	REVISIONS
		SCALE N/A		
		FIELD BK. N/A		
		DWG. BY S.M.		
		CHK. BY L.P.		
	SHEET 1 OF 3 DRAWING NO. 08343.03 10' Utility Easement Vacation-SKD.dwg			



LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
 D.B. DEED BOOK  
 LB LICENSED BUSINESS  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 R/W. RIGHT-OF-WAY



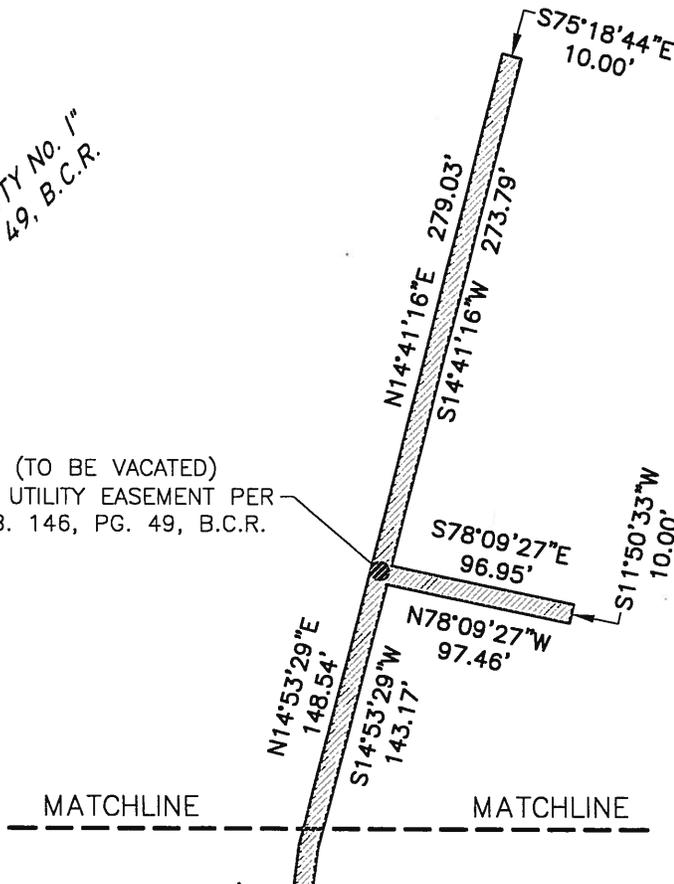
LOCATION MAP  
 NOT TO SCALE



SCALE 1"=100'

PARCEL "A"  
 NOVA UNIVERSITY No. 1"  
 P.B. 146, PG. 49, B.C.R.

(TO BE VACATED)  
 10' UTILITY EASEMENT PER  
 P.B. 146, PG. 49, B.C.R.



SKETCH & DESCRIPTION

10' UTILITY EASEMENT VACATION

A PORTION OF PARCEL "A",  
 "NOVA UNIVERSITY NO.1"  
 P.B. 146, PG. 49, B.C.R.

TOWN OF DAVIE BROWARD COUNTY FLORIDA

**KEITH**  
 & ASSOCIATES, INC.

consulting engineers  
 301 EAST ATLANTIC BOULEVARD  
 POMPANO BEACH, FLORIDA 33060-6643  
 (954) 788-3400 FAX (954) 788-3500  
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 08343.03 10' Utility Easement Vacation-SKD.dwg

DATE 12/18/17

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY L.P.

DATE REVISIONS

DATE	REVISIONS

**LEGAL DESCRIPTION:**

A PORTION OF THAT PARTICULAR 20.00 FOOT UTILITY EASEMENT, AS SHOWN ON PARCEL "A", "NOVA UNIVERSITY NO.1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, ON PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 88°06'37" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 452.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°34'30" EAST, A DISTANCE OF 106.24 FEET; THENCE NORTH 30°05'04" EAST, A DISTANCE OF 140.31 FEET; THENCE NORTH 15°12'45" EAST, A DISTANCE OF 203.24 FEET; THENCE NORTH 71°23'58" EAST, A DISTANCE OF 584.60 FEET; THENCE NORTH 71°38'57" EAST, A DISTANCE OF 377.11 FEET; THENCE NORTH 06°19'01" EAST, A DISTANCE OF 25.59 FEET; THENCE SOUTH 83°40'59" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 06°19'01" WEST, A DISTANCE OF 16.77 FEET; THENCE NORTH 72°53'25" EAST, A DISTANCE OF 283.77 FEET; THENCE SOUTH 14°56'57" WEST, A DISTANCE OF 5.51 FEET; THENCE SOUTH 15°18'15" WEST, A DISTANCE OF 18.16 FEET; THENCE SOUTH 72°53'25" WEST, A DISTANCE OF 286.24 FEET; THENCE SOUTH 71°38'57" WEST, A DISTANCE OF 383.37 FEET; THENCE SOUTH 71°23'58" WEST, A DISTANCE OF 573.88 FEET; THENCE SOUTH 15°12'45" WEST, A DISTANCE OF 195.18 FEET; THENCE SOUTH 30°05'04" WEST, A DISTANCE OF 140.37 FEET; THENCE SOUTH 15°34'30" WEST, A DISTANCE OF 97.40 FEET TO AN INTERSECTION WITH SAID SOUTH LINE; THENCE SOUTH 88°06'37" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 20.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 34,358 SQUARE FEET MORE OR LESS.

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
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**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 8, 2016 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

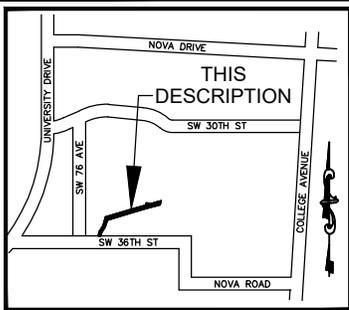
KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

<p align="center"><b>SKETCH &amp; DESCRIPTION</b></p> <p align="center">20' UTILITY EASEMENT VACATION</p> <p>A PORTION OF PARCEL "A", "NOVA UNIVERSITY NO.1" P.B. 146, PG. 49, B.C.R.</p> <p>TOWN OF DAVIE    BROWARD COUNTY    FLORIDA</p>	 <p><i>consulting engineers</i></p> <p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET <u>1</u> OF <u>4</u></p> <p>DRAWING NO. 08343.03 Utility Easement Vacation-SKD.dwg</p>	<p>DATE <u>3/8/16</u></p> <p>SCALE <u>N/A</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWNG. BY <u>S.M.</u></p> <p>CHK. BY <u>M.M.M.</u></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">DATE</th> <th style="width: 50%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS										
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LEGEND:

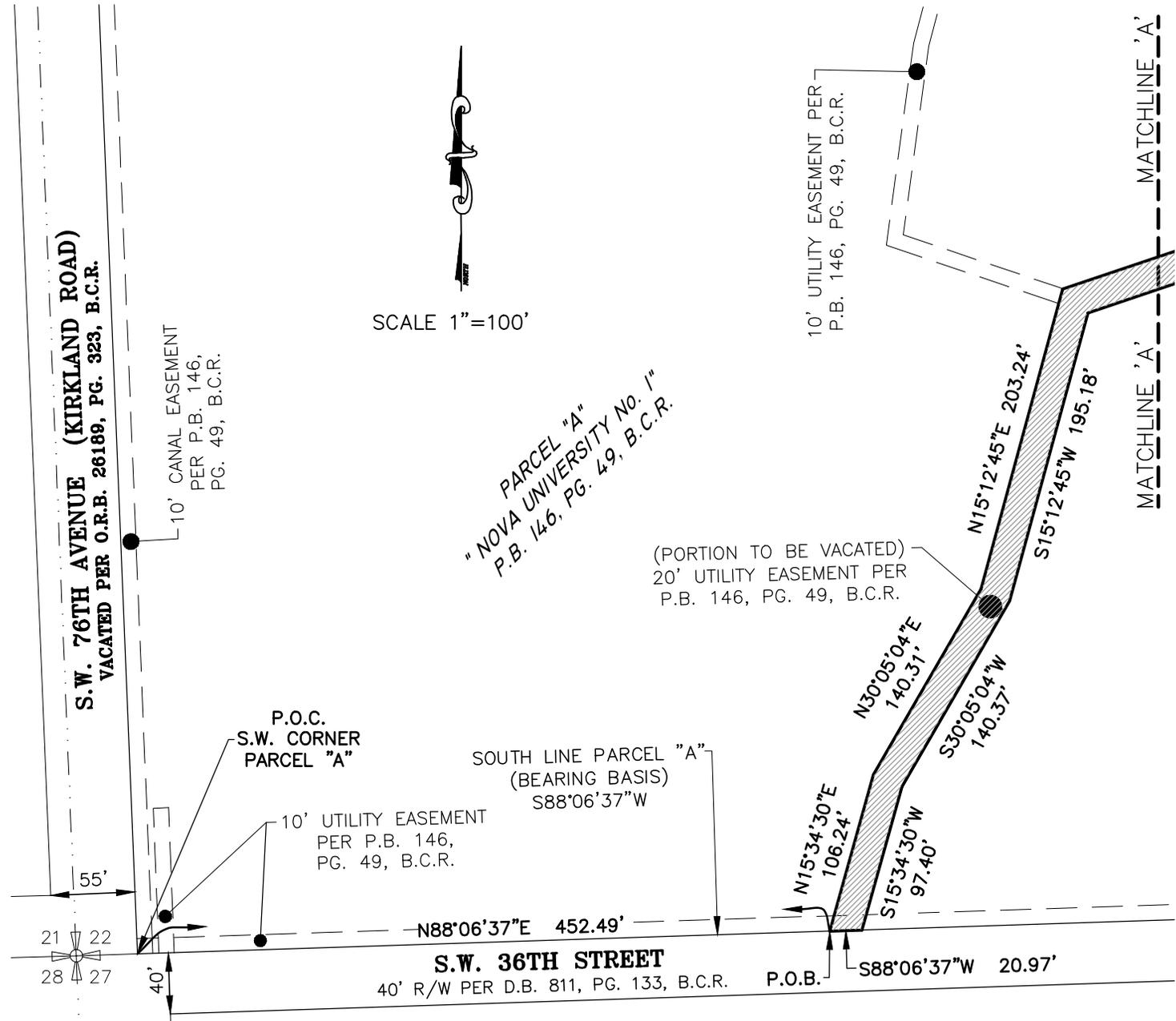
- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W. RIGHT-OF-WAY
- SEC. SECTION



LOCATION MAP  
NOT TO SCALE



SCALE 1"=100'



21 22  
28 27

40'

55'

10' CANAL EASEMENT PER P.B. 146, PG. 49, B.C.R.

P.O.C. S.W. CORNER PARCEL "A"

10' UTILITY EASEMENT PER P.B. 146, PG. 49, B.C.R.

SOUTH LINE PARCEL "A" (BEARING BASIS) S88°06'37"W

N88°06'37"E 452.49'

S.W. 36TH STREET

40' R/W PER D.B. 811, PG. 133, B.C.R.

P.O.B.

S88°06'37"W 20.97'

N15°34'30"E 106.24'

N30°05'04"E 140.31'

S30°05'04"W 140.37'

S15°34'30"W 97.40'

N15°12'45"E 203.24'

S15°12'45"W 195.18'

10' UTILITY EASEMENT PER P.B. 146, PG. 49, B.C.R.

MATCHLINE 'A'

SKETCH & DESCRIPTION

20' UTILITY EASEMENT VACATION

A PORTION OF PARCEL "A", "NOVA UNIVERSITY NO. 1" P.B. 146, PG. 49, B.C.R.

TOWN OF DAVIE BROWARD COUNTY FLORIDA



consulting engineers  
301 EAST ATLANTIC BOULEVARD  
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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 4

DRAWING NO. 08343.03 Utility Easement Vacation-SKD.dwg

DATE 3/8/16

SCALE AS SHOWN

FIELD BK. N/A

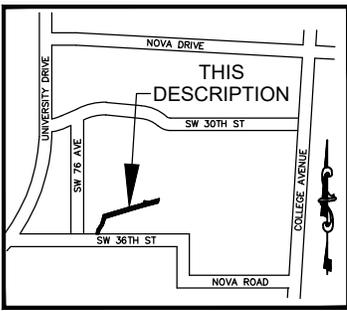
DWG. BY S.M.

CHK. BY M.M.M.

DATE	REVISIONS

LEGEND:

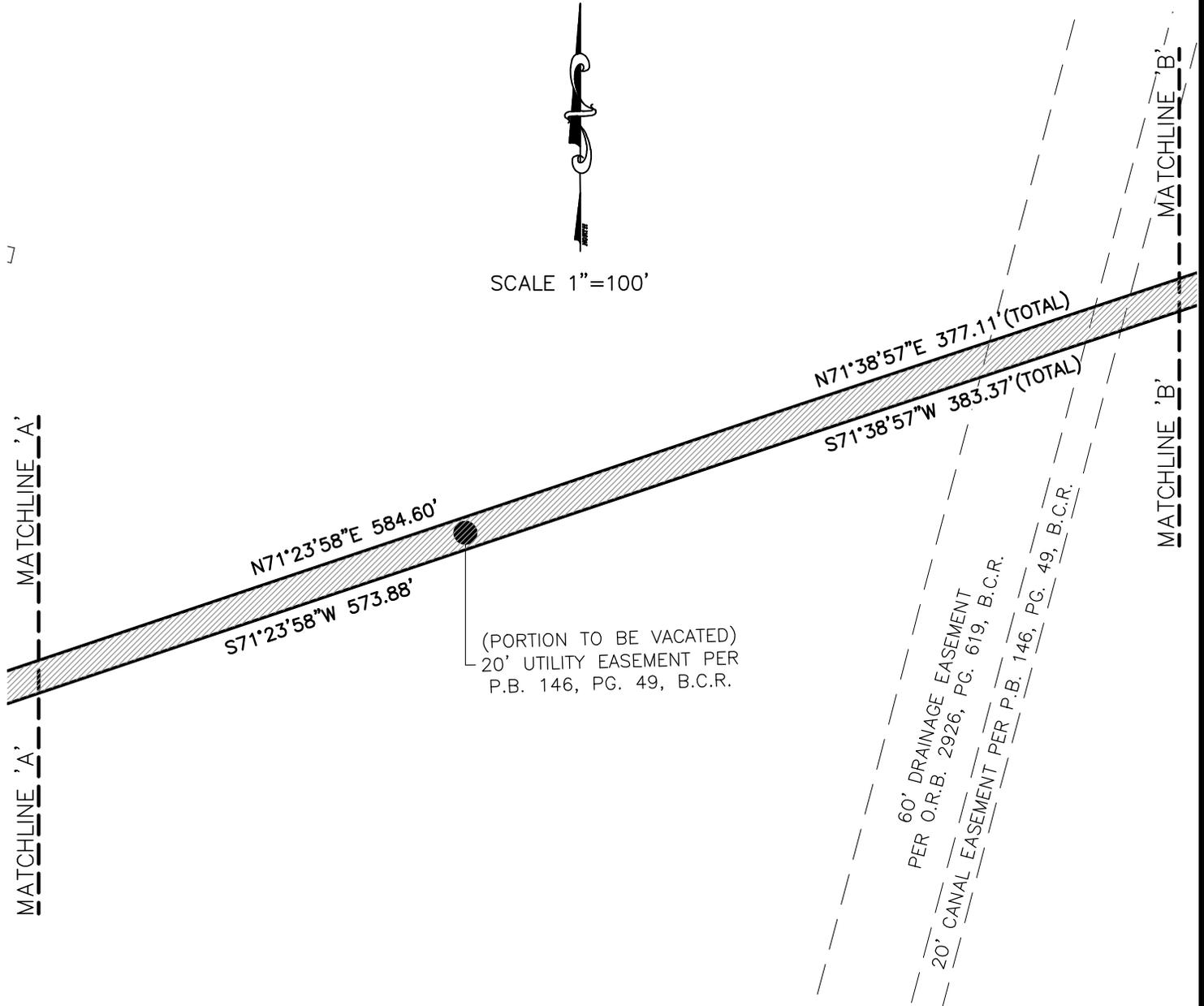
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- SEC. SECTION



LOCATION MAP  
NOT TO SCALE



SCALE 1"=100'



(PORTION TO BE VACATED)  
20' UTILITY EASEMENT PER  
P.B. 146, PG. 49, B.C.R.

60' DRAINAGE EASEMENT  
PER O.R.B. 2926, PG. 619, B.C.R.  
20' CANAL EASEMENT PER P.B. 146, PG. 49, B.C.R.

**SKETCH & DESCRIPTION**

**20' UTILITY EASEMENT VACATION**

A PORTION OF PARCEL "A", "NOVA UNIVERSITY NO.1"  
P.B. 146, PG. 49, B.C.R.

TOWN OF DAVIE BROWARD COUNTY FLORIDA



consulting engineers  
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SHEET 3 OF 4

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SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY M.M.M.

DATE	REVISIONS

