

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 A 12-FOOT UTILITY EASEMENT LYING WITHIN TRACT
6 GB-1 OF SPRINGS-MCKENZIE PLAT (PLAT BOOK 165,
7 PAGE 7); AND DIRECTING THE CLERK TO PUBLISH
8 NOTICE OF SUCH HEARING; VACATION PETITION NO.
9 2021-V-01.

10 WHEREAS, it has been requested that the Board of County Commissioners of
11 Broward County, Florida ("Board"), vacate, abandon, discontinue, and close a portion of
12 a 12-foot utility easement lying within Tract GB-1 of Springs-Mckenzie Plat, as recorded
13 in Plat Book 165, Page 7 of the Public Records of Broward County and is located at 6401
14 Lyons Road in the City of Coconut Creek, said lands situate, being and lying in Broward
15 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 be
20 vacated, abandoned and closed, NOW, THEREFORE,

21 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 A.M.,
22 on Tuesday, June 15, 2021, in Room 422 of the Broward County Governmental Center
23 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation
24 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"

DESCRIPTION:

A PORTION OF THAT CERTAIN DEDICATED 12.00 FOOT WIDE UTILITY EASEMENT LYING IN TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 55.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°24'54" EAST A DISTANCE OF 189.17 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE SOUTH 90°00'00" WEST A DISTANCE OF 12.00 FEET TO THE WEST SIDELINE OF SAID UTILITY EASEMENT; THENCE ALONG SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 139.09 FEET; THENCE NORTH 13°04'52" EAST A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,970 SQUARE FEET (0.0452 ACRE), MORE OR LESS.

NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD IS SHOWN TO BEAR SOUTH 00°24'54" EAST.

CERTIFICATE:

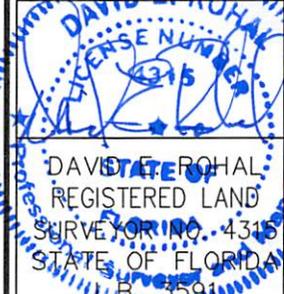
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 11, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



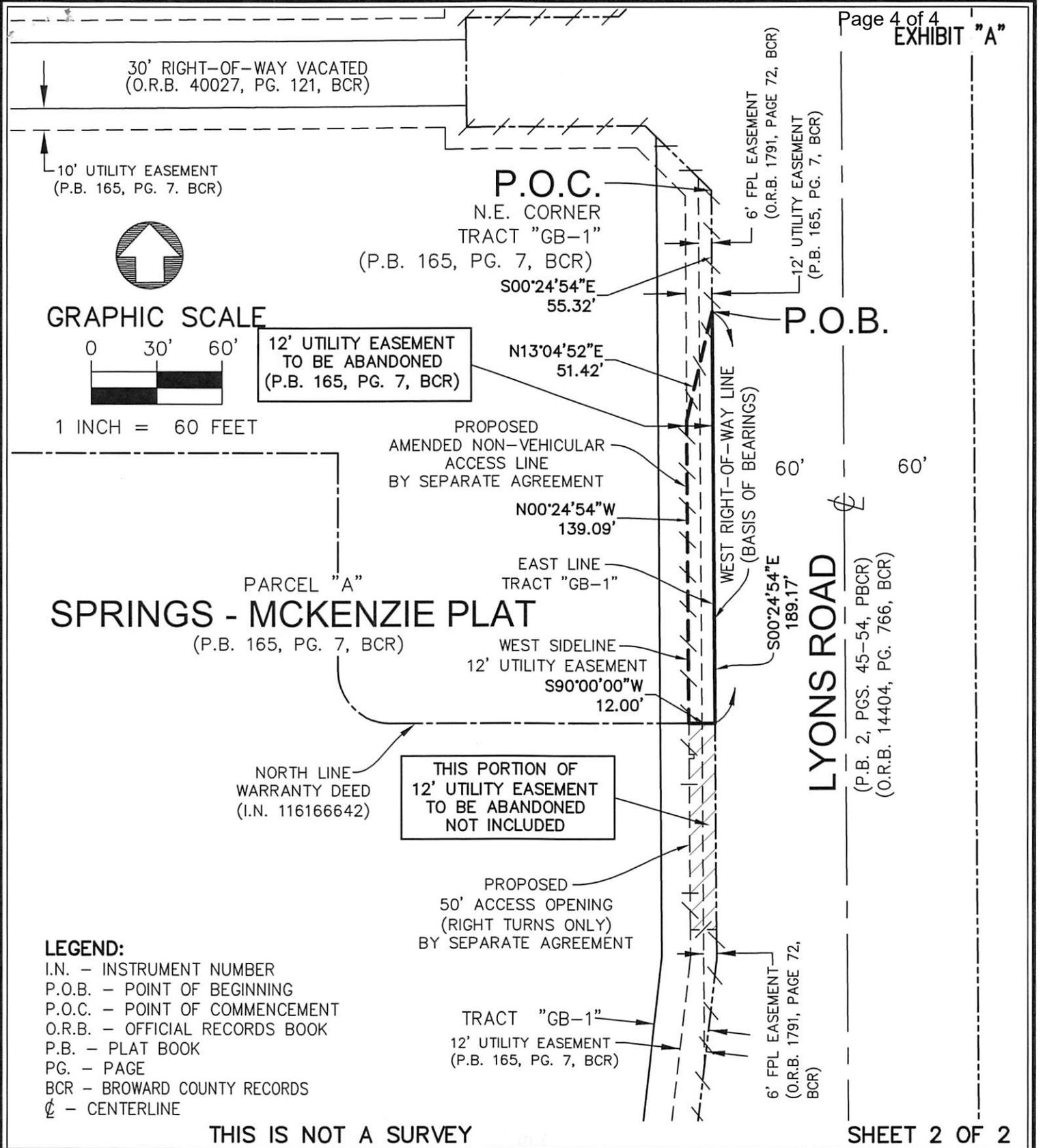
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID E. ROHAL
 REGISTERED LAND
 SURVEYOR NO. 4315
 STATE OF FLORIDA
 L.B. 359

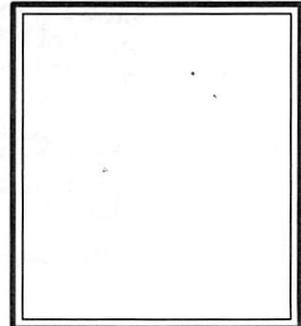
DATE	2/11/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8281

SPRINGS - MCKENZIE PLAT
UTILITY EASEMENT ABANDONMENT (NORTH PORTION)
SKETCH AND DESCRIPTION



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