

1 RESOLUTION NO. 2021-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TO  
4 AUTHORIZE VACATION OF A PORTION OF A 12-FOOT  
5 UTILITY EASEMENT LYING WITHIN TRACT GB-1 OF  
6 SPRINGS-MCKENZIE PLAT (PLAT BOOK 165, PAGE 7);  
7 VACATION PETITION NO. 2021-V-01; PROVIDING FOR  
8 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

9 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
10 in accordance with law, a public hearing was held in the Commission Meeting Room No.  
11 422, Broward County Governmental Center located at 115 South Andrews Avenue, Fort  
12 Lauderdale, Florida, on Tuesday, June 15, 2021 at 10:00 A.M., to consider the advisability  
13 of renouncing and disclaiming the rights of the County and the public and to vacate and  
14 abandon, discontinue, and close a portion of a 12-foot utility easement lying within Tract  
15 GB-1 of Springs-Mckenzie Plat, as recorded in Plat Book 165, Page 7 of the Public  
16 Records of Broward County and is located at 6401 Lyons Road in the City of Coconut  
17 Creek, said lands situate, being and lying in Broward County, Florida, described as  
18 follows:

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

20 Exhibit A

21 WHEREAS, after hearing all interested parties and determining that the proposed  
22 action will not materially interfere with the County road system or adversely affect the  
23 interests of the citizens of Broward County, and will not affect the ownership of or deprive  
24 any person of convenient access to his/her premises, in accordance with the Florida

1 Statutes (as amended from time to time) it was determined that it would be in the best  
2 interest of all concerned to renounce, disclaim, release, vacate and abandon the rights of  
3 the County and the public to and in the aforementioned land as described in Exhibit A  
4 attached hereto, all situate, lying and being in Broward County, Florida, NOW,  
5 THEREFORE,

6

7 BE IT RESOLVED by the Board of County Commissioners of Broward County,  
8 Florida ("Board") that:

9

10 Section 1. Vacation and Abandonment.

11 Said Board hereby closes, renounces, disclaims, releases, and abandons the  
12 right(s) of the County and the public to the land as described in Exhibit A, all situate,  
13 lying and being in Broward County, Florida.

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15 Section 2. Severability.

16 If any portion of this Resolution is determined by any court to be invalid, the invalid portion  
17 will be stricken, and such striking will not affect the validity of the remainder of this  
18 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
19 legally applied to any individual, group, entity, property, or circumstance, such  
20 determination will not affect the applicability of this Resolution to any other individual,  
21 group, entity, property, or circumstance.

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Section 3. Effective Date.

This Resolution is effective upon adoption.

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:**

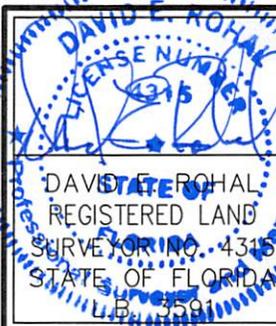
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 11, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 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**



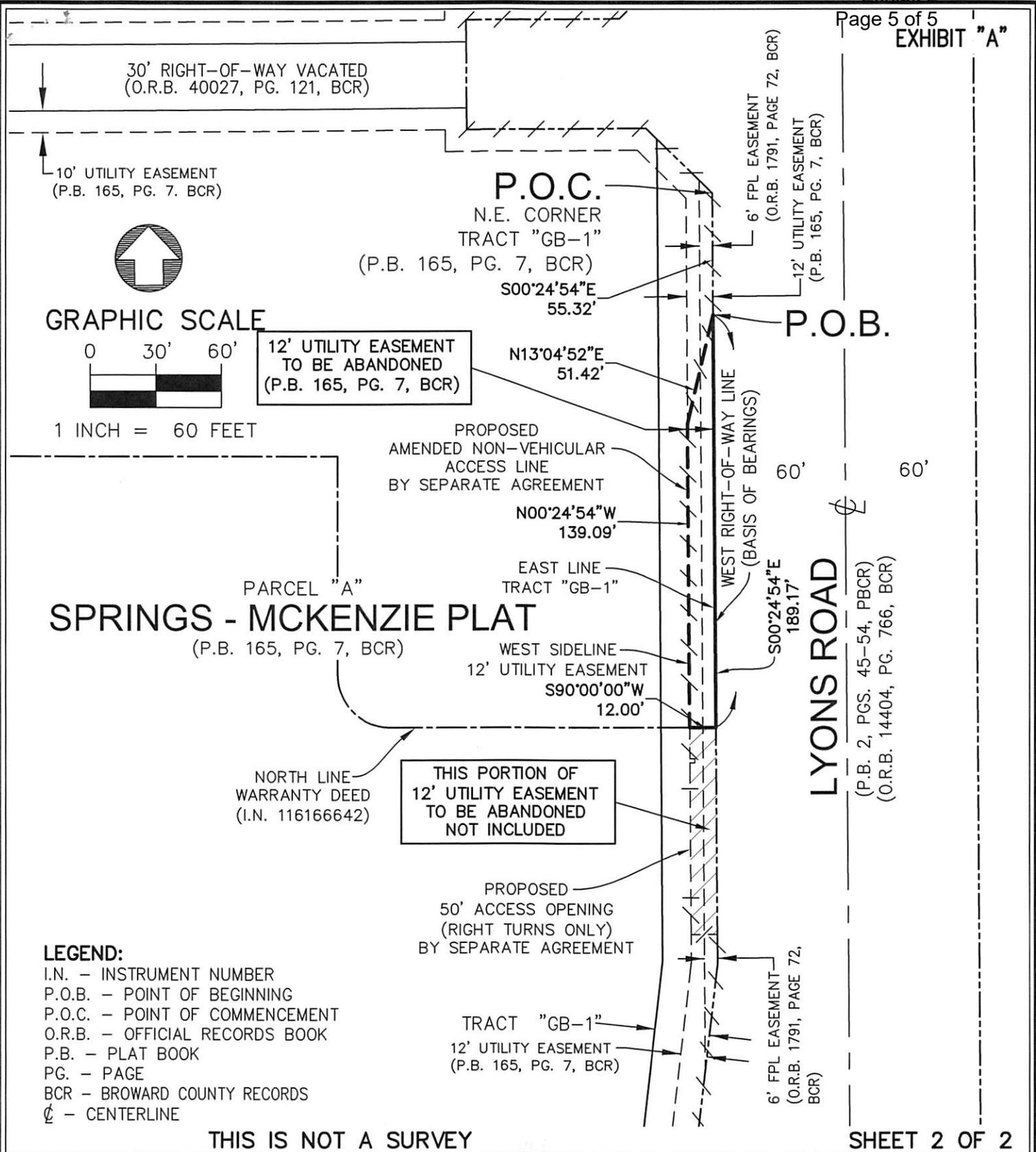
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID E. ROHAL  
 LICENSE NUMBER 4315  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR  
 SURVEYOR NO. 4315  
 STATE OF FLORIDA  
 L.B. 3591

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**



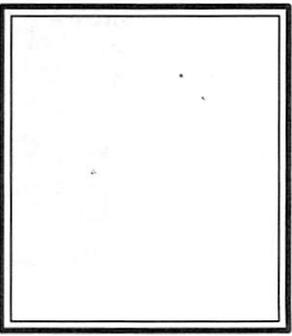
**LEGEND:**

- I.N. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- BCR - BROWARD COUNTY RECORDS
- ⊕ - CENTERLINE

**THIS IS NOT A SURVEY**

**SHEET 2 OF 2**

**CAULFIELD & WHEELER, INC.**  
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DATE	2/11/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281

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