

Environmental Protection and Growth Management Department **PLANNING AND DEVELOPMENT MANAGEMENT DIVISION** 1 N. University Drive, Box 102 · Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521 Broward.org/Planning

Review and Approval of Vacation Petition Application

Revie	w	the second	「一日日の時間」		
Date:	01/11/2021 County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney Planning and Development Management Division t: Vacation Petition No.: 2020-V-06 Petitioner(s): Exeter 4250 Coral Ridge LLC				
To: From: Subject					
•					
	Agent for Petitioner(s): Greenspoon Marder LLP Type: Image: Constraints of the state of the				
Ordinand	ces, the following		e requested vacation petition	e Broward County Administrative Code and Code of would not affect the ownership or right of convenient	
	Designated	Review Agencies	and Organizations	Date: <u>4/13/2021</u>	
Requi	red Docum	entation		1	
×	Vacation Peti	tion Application	Date Accepted: 08/19/	/2020	
×	File Fee (made payable to Broward County Board of County Commissioners and deposited)				
×	Petitioner Not	tice of Intent	Dates Published: 10/1	9/2020 and 10/26/2020	
×	Certificate of	Real Estate Taxes	Paid [Revenue Collection	n Division] Date: <u>4/27/2021</u>	
×	Property Loca	ation 🗵 Municipali	ty of Plantation	Dunicipal Service Distric	
×	Certified Copy	y of Municipal Reso	olution No: 2019	9-058 Date(s): <u>12/04/2019</u>	
×	Sketch and Lo	egal Description by	: Donald L Cooper, 6296		
×					
	Aerial Photog	raph and Section I	Map (No longer provided;	advise if needed for review)	
×	Plat, if applicable				
	Written Consent of All Abutting Owners in Plat, if applicable				
×	Certificate or Opinion of Title by: Mark J. Lynn, Florida Bar No. 85741 Date: 08/12/2020				
	Documentation of all reviewers responding "no objection/no comment"				
×	Waivers of Objection by Utility Companies				
×	Draft Resolution to Set Public Hearing				
×	Draft Resolut	ion of Adopted Vac	cation		
prior to t	d subject to the he Public Hearir	ng.	DEANNA M, KALI	nd approval of a Title Certificate dated within 45 days	
		ved as to Form by:	Date: 2021.0	0.16 16:40:35 -04'00'	
Print Na	ame: Deanna K	alli		Date: 6/16/2021	



			Exhibit 1 Page 2 of 7	
BBILLIABB	Environmental Protection and Growth Management Department Planning and Development Management Division 1 N. University Drive, Suite 102-A, Plantation, FL 33324 Phone 954-357-6666 FAX 954-357-6521		Office Use Only	
BR O WARD			Date Application Accepted:	
FLORIDA	Application Numb	er: 2020-V-C		
APPLICATION	FOR VACAT	ON AND ABAN	DONMENT	
A. X Vacation of Plats, or a				
B. TAbandonment of Stree			el (BCAC 25.100)	
		ed Easements or Interests		
	PETITIONER INF	ORMATION		
Petitioners (Owners): Exet				
Petitioner 1: Exeter 4250 C		Folio(s):		
Address: 101 W. Elm Stre		Phone: 954-527-	2443	
Address (cont'd): Suite 600		Fax:		
City, State Zip: Conshohoc	ken, PA 19428	Email:	Email:	
Important: Proof of Property Ownership red Note: For Co-Petitioners/Owners, complete	quired.	on page(s).		
	AGENT INFOR	RMATION		
Agent for Petitioners: Gre	enspoon Marder	LLP		
Contact Person: Deena Gra			Phone 1:954-527-2443	
Address: 200 East Browa		Phone 2:	Phone 2:	
Address (cont'd): Suite 1800	1	Fax:	Fax:	
City, State Zip: Ft. Lauderda	ale, FL 33301	Email: deena.gra	y@gmlaw.com	
Note: Proof of Agent Authorization by Peti	tioners required.			
	PROPERTYINF	ORMATION		
Vacation of Brauested: (boint a	escription) cessedsement along Cora	Ridge Drive. See attached.		
		ange: 41 East		
Approximate Street Address: 425	50 Coral Ridge Driv	e, Coral Springs, FL	33065	
Location: Municipality		☐ Municipal	Services District	
Folio Number(s): 48411804				
Plat: Plat Book 101, Pa		ngs R+D Electrica	Park	
Surveyor/Mapper: Sun-tec	n Engineering 19	54.777.3123	-less to de l	
			di lotale	

Legal Description Attached: Full Short Zoning: IRD- Industrial Park Land Use: Industrial Note: Industrial Use: Industrial Industrial Industrial Industrial Industrial Industrial Statistics (Second Statistics) and the same industrial Second Statistics (Second Statistics) and the same industrial Statistics (Second Statistics) and the same ind

First Application? Ves No If No, previous Application No:

NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.

ADDITIONAL PETITIONER INFORMATION				
Petitioner 2:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INFORMATION				
Petitioner 3:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INFORMATION				
Petitioner 4:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INFO	ORMATION			
Petitioner 5:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INF	ORMATION			
Petitioner 6:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INFORMATION				
Petitioner 7:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			
ADDITIONAL PETITIONER INFORMATION				
Petitioner 8:	Folio(s):			
Address:	Phone:			
Address (cont'd):	Fax:			
City, State Zip:	Email:			

The undersigned Petitioner(s) has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

8-29-19	Exeter 4250 Coral Ridge LLC	Timothy J. Weber, Vice President
Date	Petitioner	(print/name)
		By how h
	PA	(signature)
	AL	coupy Leus
A	yy/tnees	(Witness print name)
Han	PUMA	Stephen Mellet
	Witness	(Witness print name)
Date	Petitioner	(print name)
		Ву
	Witness	(signature)
	Witness	(print signer's name)

PETITIONER ACKNOWLEDGMENT (By Business or Government Entity)

State County

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

Timothy J. Weber	(name)
as Vice President	(title)
of Exeter 4250 Coral Ridge LLC	(name of entity),
a Limited Liability Corporation	(type of corporation/partnership/government),

on behalf of the business or government entity, who being first duly sworn by me this day, deposes and states that s/he is authorized on behalf of the business or government entity as Petitioner(s) in the foregoing Application for Vacation and Abandonment.

NOTARY (SEAL)

Commonwealth of Pennsylvania - Notary Seal Angela R. Nigro, Notary Public Montgomery County My commission expires March 23, 2022 Commission number 1328355

Notary Signature: Print Name:

Notary Public in and for the County and State last aforesaid.

Serial No., if any:

My Commission Expires:

AFFIDAVIT TO AUTHORIZE PETITIONER(S) AGENT

I/We, Exeter 4250 Coral Ridge LLC

Montgomery County

My commission expires March 23, 2022 Commission number 1328355

-, the property owner(s) of

property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

- 1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned. my/our Folio Number(s) is/are as follows: 484118040010
- 2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name:	Greenspoon Marder LL	P	
Address:	200 East Broward Boulevard, Suite 1800		
City, State Zip:	Ft. Lauderdale, FL 33301		
Telephone:	954-527-2443		
Contact Person:	Deena Gray, Esq.		
Exeter 4250 C	oral Ridge LLC		
Name of Pe	titioner/Owner(s)		
By	hull		
	gnature)		
Timothy J. V			
	nt name)		
29th day of AUC	JUST , 2019		
State PPMNSU	Ivania		
County MONH	2000 PM		
1	Junera	north Allouist	
The foregoing instrument w 2014, by/ TivM0H/(/	As acknowledged before m	le this <u>C</u> day of <u>TUUTUUT</u>	
who is personally known as identification.	to me or has produced		
NOT (SE		Notary Signature:	
(Print Name: ANGRIG R. NIGYO U	
Commonwealth of Pen Angela R, Nigro	nsylvania - Notary Seal 9, Notary Public	Notary Public in and for the County and State last aforesaid.	

My Commission Expires:

Serial No., if any:

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NARRATIVE FOR EASEMENT VACATION

Exeter 4250 Corral Ridge LLC ("Applicant") has submitted the vacation of a 1' non-access easement platted on the **Coral Springs R&D Electrical Park Plat** (PB 101, Page 4). The Applicant is seeking to complete construction of an industrial facility on the Plat.

The Applicant requests an easement vacation to allow for the dedication of a 1' NVAL along Coral Ridge Drive to replace an existing 1' non-access easement on the plat. At the time of the property's platting, the City of Coral Springs dedicated a non-access easement instead of an NVAL. While both non-access easements and NVAL's serve essentially the same function, the County and City have moved towards dedicating NVAL's instead of non-access easements. The Applicant is requesting this vacation to align itself with current County and City practices and has already submitted the NVAL amendment application for this matter, which is being processed by the County.