

1 RESOLUTION NO. 2021-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 REGARDING VACATION PETITION NO. 2020-V-06,
5 VACATING A ONE-FOOT NON-ACCESS EASEMENT
6 LYING WITHIN PARCEL A OF CORAL SPRINGS R & D
7 ELECTRICAL PARK PLAT (PLAT BOOK 101, PAGE 04);
8 AND PROVIDING FOR SEVERABILITY AND AN
9 EFFECTIVE DATE.

10 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised
11 in accordance with law, a public hearing was held in the Commission Meeting Room 422,
12 Broward County Governmental Center, located at 115 South Andrews Avenue,
13 Fort Lauderdale, Florida, on Tuesday, September 21, 2021, to consider the
14 advisability of renouncing and disclaiming the rights of Broward County ("County") and
15 the public and to vacate and annul a one-foot non-access easement lying
16 within Parcel A of Coral Springs R & D Electrical Park Plat (Plat Book 101, Page
17 04), all included in the Official Records of Broward County, Florida, and generally
18 located at 4250 Coral Ridge Drive in the City of Coral Springs, Florida, said lands
19 situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached
20 hereto; and

21 WHEREAS, after hearing all interested parties and determining that the
22 proposed action will not materially interfere with the County road system or
23 adversely affect the interests of the citizens of Broward County, and will not affect the
24 ownership of or deprive any person of convenient access to his/her
premises, in accordance with Section 177.101, Florida Statutes (as amended
from time to time), it was determined that it would be in the best interest of all concerned
to vacate and annul the rights of the County

1 and the public to and in the aforementioned land as described in Exhibit A, all situate,
2 being, and lying in Broward County, Florida, NOW, THEREFORE,

3
4 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
5 BROWARD COUNTY, FLORIDA:

6
7 Section 1. Vacation and Annulment.

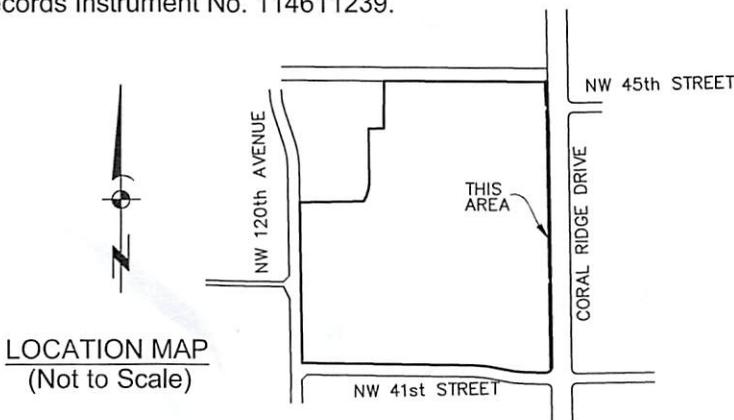
8 Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and
9 annuls the rights of the County and the public to the land set forth in Vacation Petition No.
10 2020-v-06, as described in Exhibit A, all situate, being, and lying in Broward County,
11 Florida.

12
13 Section 2. Severability.

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

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 record plat and are relative to the North line of Parcel "A", bearing North 89°45'59" West.
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. Sources of information utilized in the preparation of this sketch and description are as follows:
 - A. Record Plat entitled CORAL SPRINGS R & D ELECTRICAL PARK, Plat Book 101, Page, 4, Broward County Records.
 - B. Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job. No. 17-3837.
 - C. Special Warranty Deed, Official Records Instrument No. 114611239.



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: March 21, 2018.

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.
1/24/2019	REVISED	VV	DLC
9/10/2020	REVISE PER COMMENTS	VV	DLC

STE Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

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Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

3837Sk-NVAE
JOB No.:
17-3837

DESCRIPTION 1' NON-ACCESS EASEMENT VACATION

A 1.00 foot Non-Access Easement lying over and across a portion of Parcel "A", **CORAL SPRINGS R & D ELECTRICAL PARK**, according to the Plat thereof as recorded in Plat Book 101, Page 4, of the Public Records of Broward County, Florida, said easement being more particularly described as follows:

COMMENCE at the northeast corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°45'59" West, 7.00 feet to the **POINT OF BEGINNING**, said point being on the West line of that certain Easement for Road and Related Purposes as shown on said Plat; thence along said line, South 00°53'08" East, 37.01 feet; thence along said line, South 2°53'18" East, 81.14 feet to a point hereinafter referred to as **REFERENCE POINT 'A'**; thence South 89°06'52" West, 1.00 feet; thence North 2°53'18" West, 81.13 feet; thence North 00°53'08" West, 37.04 feet to the North line of said Parcel "A"; thence along said line, South 89°45'59" East, 1.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforesaid **REFERENCE POINT 'A'**, said point being on the West line of that certain Easement for Road and Related Purposes as shown on said Plat; thence along said line, South 2°53'18" East, 36.02 feet to the **POINT OF BEGINNING**; thence along said line, continue South 2°53'18" East, 83.13 feet to a point on the East line of said Parcel "A"; thence along said East line, South 00°53'08" East, 780.70 feet to a point hereinafter referred to as **REFERENCE POINT 'B'**; thence South 89°06'52" West, 1.00 feet; thence North 00°53'08" West, 780.68 feet; thence North 2°53'18" West, 83.15 feet; thence North 89°06'52" East, 1.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforesaid **REFERENCE POINT 'B'**; thence along the East line of said Parcel "A", South 00°53'08" East, 36.00 feet to the **POINT OF BEGINNING**; thence along said line, continue South 00°53'08" East, 429.54 feet to a point on the East line of that certain Road Easement as shown on said Plat; thence along said line, South 44°52'10" West, 1.40 feet; thence North 00°53'08" West, 430.52 feet; thence North 89°06'52" East, 1.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Coral Springs, Broward County, Florida, and containing 1,412 square feet, 0.0324 acres, in aggregate, more or less.



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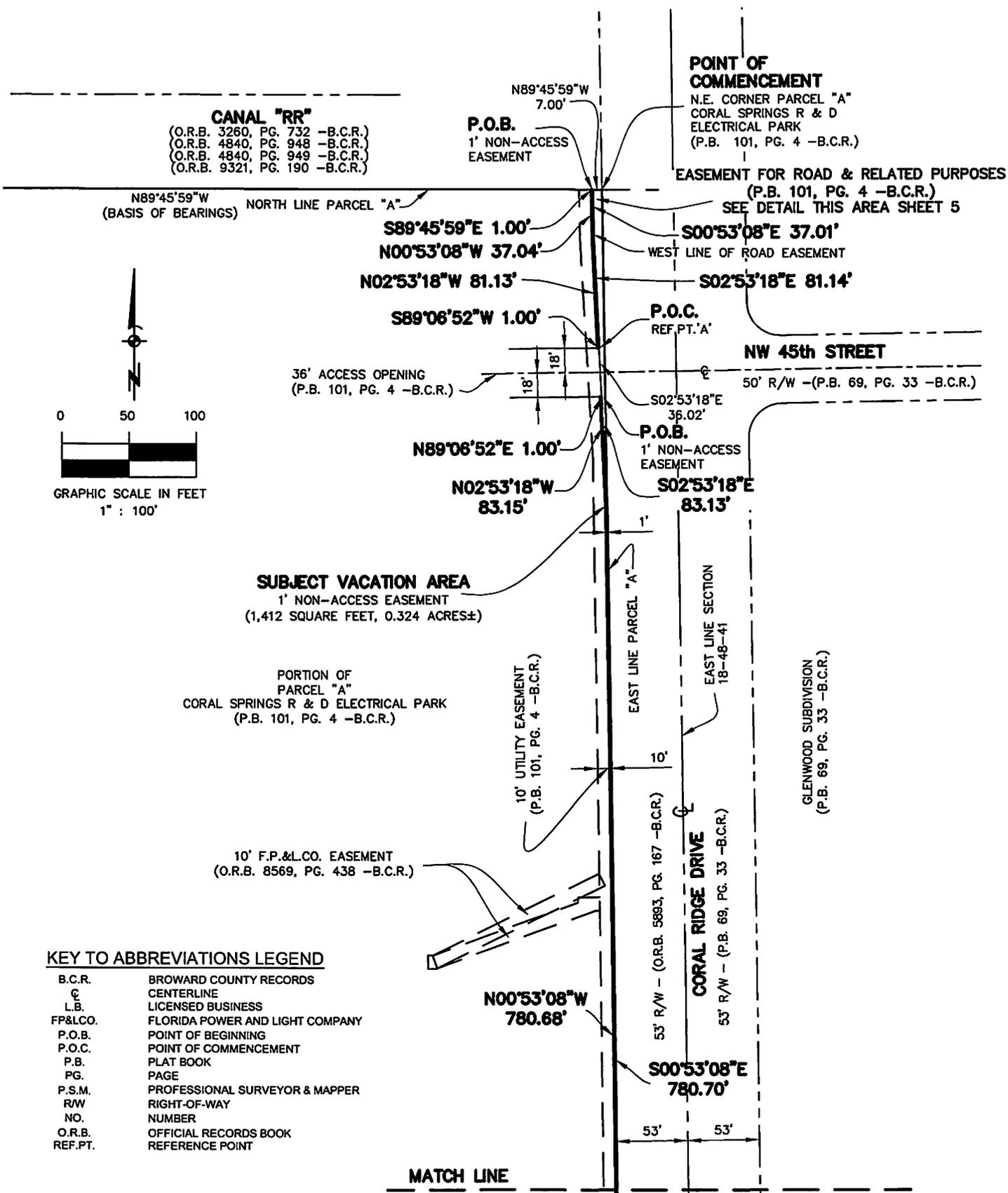
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1' NON-ACCESS EASEMENT VACATION

SHEET 3 OF 5



CANAL "RR"
 (O.R.B. 3260, PG. 732 -B.C.R.)
 (O.R.B. 4840, PG. 948 -B.C.R.)
 (O.R.B. 4840, PG. 949 -B.C.R.)
 (O.R.B. 9321, PG. 190 -B.C.R.)

POINT OF COMMENCEMENT
 N.E. CORNER PARCEL "A"
 CORAL SPRINGS R & D
 ELECTRICAL PARK
 (P.B. 101, PG. 4 -B.C.R.)

EASEMENT FOR ROAD & RELATED PURPOSES
 (P.B. 101, PG. 4 -B.C.R.)
 SEE DETAIL THIS AREA SHEET 5

N89°45'59"W
 (BASIS OF BEARINGS) NORTH LINE PARCEL "A"

S89°45'59"E 1.00'
 N00°53'08"W 37.04'

S00°53'08"E 37.01'

N02°53'18"W 81.13'

S02°53'18"E 81.14'

S89°06'52"W 1.00'

P.O.C.
 REF.PT. 'A'

NW 45th STREET

36' ACCESS OPENING
 (P.B. 101, PG. 4 -B.C.R.)

50' R/W - (P.B. 69, PG. 33 -B.C.R.)



S02°53'18"E
 36.02'

N89°06'52"E 1.00'

P.O.B.
 1' NON-ACCESS
 EASEMENT

N02°53'18"W
 83.15'

S02°53'18"E
 83.13'

SUBJECT VACATION AREA
 1' NON-ACCESS EASEMENT
 (1,412 SQUARE FEET, 0.324 ACRES±)

PORTION OF
 PARCEL "A"
 CORAL SPRINGS R & D ELECTRICAL PARK
 (P.B. 101, PG. 4 -B.C.R.)

10' UTILITY EASEMENT
 (P.B. 101, PG. 4 -B.C.R.)

EAST LINE PARCEL "A"

EAST LINE SECTION
 18-48-41

GLENWOOD SUBDIVISION
 (P.B. 69, PG. 33 -B.C.R.)

10' F.P.&L.CO. EASEMENT
 (O.R.B. 8569, PG. 438 -B.C.R.)

53' R/W - (O.R.B. 5883, PG. 167 -B.C.R.)

CORAL RIDGE DRIVE
 53' R/W - (P.B. 69, PG. 33 -B.C.R.)

N00°53'08"W
 780.68'

S00°53'08"E
 780.70'

53' 53'

MATCH LINE

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
FP&LCO.	FLORIDA POWER AND LIGHT COMPANY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
REF.PT.	REFERENCE POINT



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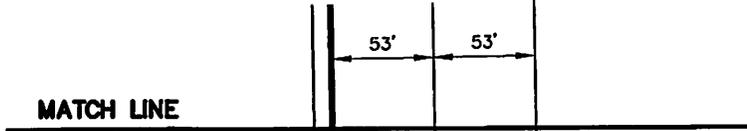
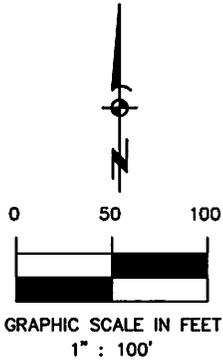
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1' NON-ACCESS EASEMENT VACATION

SHEET 4 OF 5



SUBJECT VACATION AREA
 1' NON-ACCESS EASEMENT
 (1,412 SQUARE FEET, 0.324 ACRES±)

N00°53'08"W
 780.68'

S00°53'08"E
 780.70'

S89°06'52"W
 1.00'

P.O.C
 REF.PT.'B'

36' ACCESS OPENING
 (P.B. 101, PG. 4 -B.C.R.)

S00°53'08"E
 36.00'

P.O.B.
 1' NON-ACCESS
 EASEMENT

N89°06'52"E
 1.00'

PORTION OF
 PARCEL "A"
 CORAL SPRINGS R & D ELECTRICAL PARK
 (P.B. 101, PG. 4 -B.C.R.)

EAST LINE PARCEL "A"

GLENWOOD SUBDIVISION
 (P.B. 69, PG. 33 -B.C.R.)

N00°53'08"W
 430.52'

S00°53'08"E
 429.54'

10' UTILITY EASEMENT
 (P.B. 101, PG. 4 -B.C.R.)

53' R/W - (O.R.B. 5893, PG. 167 -B.C.R.)

53' R/W - (P.B. 69, PG. 33 -B.C.R.)

CORAL RIDGE DRIVE

S44°52'10"W
 1.40'

WEST LINE OF ROAD EASEMENT
 SOUTH LINE PARCEL "A"

NW 41st STREET

ROAD EASEMENT
 (P.B. 101, PG. 4 -B.C.R.)

60' R/W - (O.R.B. 6696, PG. 484 -B.C.R.)

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
FP&LCO.	FLORIDA POWER AND LIGHT COMPANY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
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1' NON-ACCESS EASEMENT VACATION

SHEET 5 OF 5

DETAIL OF EASEMENT FOR ROAD & RELATED PURPOSES

CANAL "RR"

(O.R.B. 3260, PG. 732 -B.C.R.)
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POINT OF COMMENCEMENT

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 CORAL SPRINGS R & D
 ELECTRICAL PARK
 (P.B. 101, PG. 4 -B.C.R.)

NORTH LINE PARCEL "A"

S89°45'59"E 1.00'

N00°53'08"W 37.04'

EAST LINE OF ROAD EASEMENT

N02°53'18"W 81.13'

S02°53'18"E 81.14'

EASEMENT FOR ROAD & RELATED PURPOSES
 (P.B. 101, PG. 4 -B.C.R.)

S89°06'52"W 1.00'

P.O.C. REF.PT. 'A'

S02°53'18"E 36.02'

36' ACCESS OPENING
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NW 45th STREET

50' R/W
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N02°53'18"W 83.15'

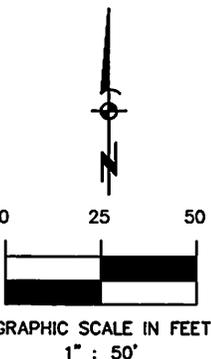
S02°53'18"E 83.13'

SUBJECT VACATION AREA
 1' NON-ACCESS EASEMENT
 (1,412 SQUARE FEET, 0.324 ACRES±)

EAST LINE PARCEL "A"

53' R/W - (O.R.B. 5893, PG. 167 -B.C.R.)

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 53' R/W - (P.B. 69, PG. 33 -B.C.R.)



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