### **PLAT REL**

#### RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2024-V-04, VACATING AND ANNULLING THE FOLLOWING EASEMENTS: (i) DRAINAGE, RETENTION, AND FLOWAGE EASEMENT, (ii) 15-FOOT-WIDE LAKE MAINTENANCE AND UTILITY EASEMENT, (iii) 20-FOOT BY 20-FOOT LIFT STATION EASEMENT, (iv) 20-FOOT-WIDE DRAINAGE EASEMENT, AND (v) 15-FOOT-WIDE UTILITY EASEMENT, ALL LYING WITHIN PARCEL A OF GRIFFIN LANDMARK PLAT (PLAT BOOK 177, PAGE 114), AND DIRECTING THE CLERK TO PUBLISH NOTICE OF SUCH HEARING.

WHEREAS, it has been requested that the Board of County Commissioners of Broward County, Florida ("Board"), vacate and annul the following easements: (i) drainage, retention, and flowage easement, (ii) 15-foot-wide lake maintenance and utility easement, (iii) 20-foot by 20-foot lift station easement, (iv) 20-foot-wide drainage easement, and (v) 15-foot-wide utility easement, all lying within Parcel A of Griffin Landmark Plat, as recorded in Plat Book 177, Page 114, of the Official Records of Broward County, Florida, and generally located on the north side of Griffin Road, between the Florida Turnpike and SW 48 Avenue, in the Town of Davie, Florida, said lands situate, being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 177.101, Florida Statutes, and Chapter 5, Article IX, of the Broward County Code of Ordinances, this Board is required to hold a public hearing before said property may be vacated and annulled, NOW, THEREFORE,

BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 a.m., on February 25, 2025, in Room 422 of the Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and annulment of these interests.

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

ADOPTED this day of , 2025.

21

22

23

24

25

26

27

28

29

30

31

Approved as to form and legal sufficiency: Andrew J. Meyers, County Attorney

By: <u>/s/ Deanna Kalil</u> 12/20/2024

Deanna Kalil (date)

Assistant County Attorney

By: /s/ Maite Azcoitia 12/20/2024

Maite Azcoitia (date)

Deputy County Attorney

DMK/gmb Resolution Authorizing PH Vacation Resolution 2024-V-04 01/09/2025 #60053



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

### -SKETCH AND DESCRIPTION-

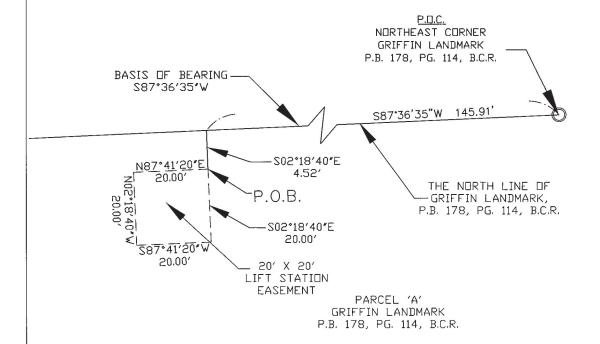
NOTE: THIS IS NOT A SURVEY.
SANITARY LIFT STATION EASEMENT

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID "GRIFFIN LANDMARK" PLAT; THENCE SOUTH 87'36'35" WEST, ALONG THE NORTH LINE OF THE SAID PLAT, A DISTANCE OF 145.91 FEET; THENCE SOUTH 02'18'40" EAST, A DISTANCE OF 4.52 FEET TO THE POINT OF BEGINNING OF A SANITARY LIFT STATION EASEMENT; THENCE CONTINUE SOUTH 02'18'40" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87'41'20" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02'18'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 400.00 SQUARE FEET (0.01 ACRES) MORE OR LESS.





Digitally signed by JOSE A CORREA Date: 2024.09.18 17:27:50 -04'00'

PREPARED BY:
JOSE A. CURREA RIVERA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 DF 1

| UPDATES / REVISIONS |           | DATE | BY | CHK'D | NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE<br>NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE |                         |  |  |
|---------------------|-----------|------|----|-------|---|-------------------------|--|--|
|                     |           |      |    |       | INFORMATION REFLECTED HEREON PERTAINING TO EASET-BACK LINES, RESERVATIONS, AGREEMENTS OR I                                | SEMENTS, RIGHTS-OF-WAY, |  |  |
|                     |           |      |    |       | THIS INSTRUMENT IS INTENDED TO REFLECT OR SE<br>SHOWN IN THE REFERENCES ABOVE. PILLAR CONSUL                              |                         |  |  |
|                     |           |      |    |       | DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.  |                         |  |  |
|                     |           |      | -  |       | NOTE: THIS INSTRUMENT IS THE PROPERTY OF PIL  |                         |  |  |
|                     |           |      |    |       | WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC   |                         |  |  |
| Job No.: 15007      | Drawn By: | JACR |    |       | Date: October 27, 2023  | Scale: 1"=20"           |  |  |

Broward County Engineering Division
Right of Way Section

1 North University Drive, Suite 3008
Plantation, Fl. 33324,2038

2034-V-04
Right of way approved - Public RAV
Right of way approved - Private Road

By: Jorge Sobeino Date: 09/26/24

SANCHER

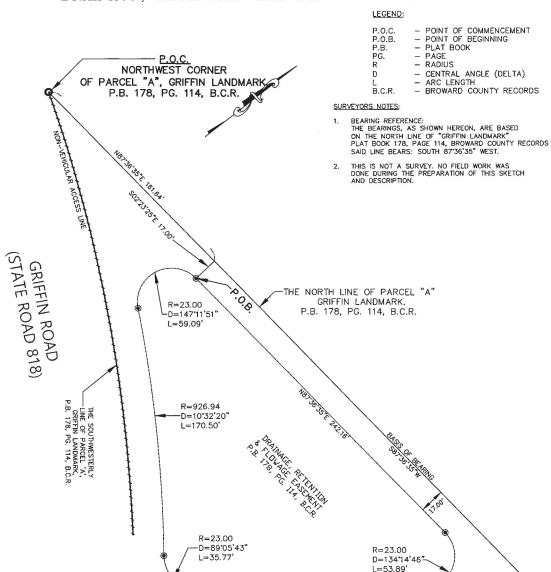


5230 SOUTH UNIVERSITY DRIVE, SUITE 104 **DAVIE, FLORIDA 33328** OFFICE: 954-680-6533

## -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.

DRAINAGE, RETENTION AND FLOWAGE EASEMENT





Digitally signed by JOSE A CORREA Date: 2024.09.18 17:23:26 -04'00'

PREPARED BY: JOSE A. CORREA RIVERA PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023 STATE OF FLORIDA NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED/STAMPED SEAL OR DIGITAL SIGNATURE/SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 2

SURVEYUR AND MAPPER.

CHK'D NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE
NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE
INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY,
SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD,
THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH DULY THOSE ITEMS
SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC.
DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS
SHOWN. UPDATES / REVISIONS NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERHISSION OF PILLAR CONSULTANTS, INC. Scale: 1'=50' Drawn By: JACR Job No.: 15007 Date: OCTOBER 27, 2023

S41'51'21"W 150.20'



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

### -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.

DRAINAGE, RETENTION AND FLOWAGE EASEMENT

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 87'36'35" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 161.64 FEET; THENCE SOUTH 02'23'25" EAST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING OF AN EASEMENT FOR DRAINAGE, RETENTION AND FLOWAGE; THENCE NORTH 87'36'35" EAST ALONG A LINE 17.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 242.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 23.00 FEET, AND A CENTRAL ANGLE OF 134'14'46"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC, A DISTANCE OF 53.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 150.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 23.00 FEET, AND A CENTRAL ANGLE OF 89'05'43"; THENCE SOUTHERLY AND NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 35.77 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 926.94 FEET, AND A CENTRAL ANGLE OF 10'32'20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 170.50 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 23.00 FEET, AND A CENTRAL ANGLE OF 147'11'51"; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 59.09 FEET TO A POINT OF TANGENCY. SAID POINT BEING THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 27,265.81 SQUARE FEET (0.63 ACRES) MORE OR LESS.

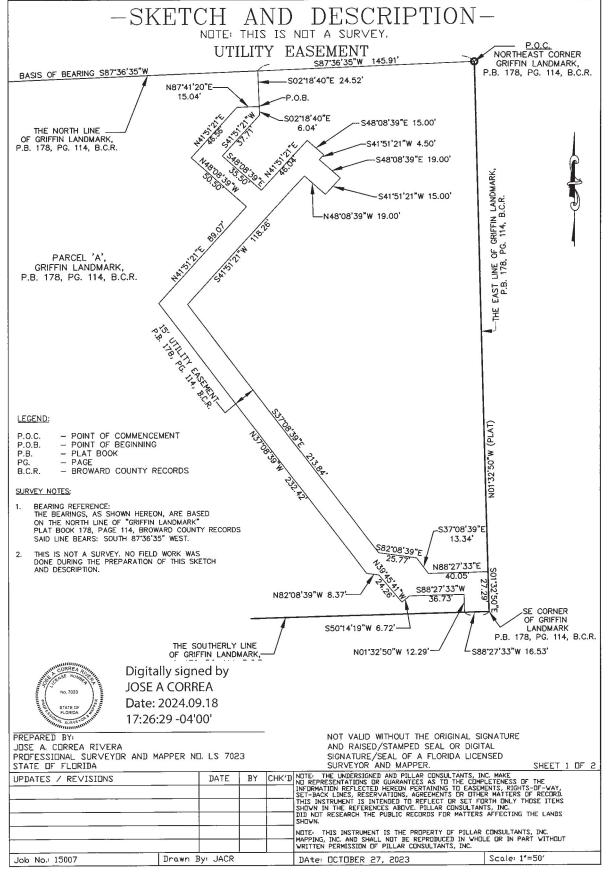
SHEET 2 OF 2

| Job No. 15007       | Date: DCT | BER 2 | 7, 202 | 23    | Drawn By: JACR  | Scale: NOT TO SCALE                           |  |
|---------------------|-----------|-------|--------|-------|---|---|--|
|                     |           |       |        |       | NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR<br>MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHO<br>WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.   |   |  |
|                     |           |       |        |       | DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.  |   |  |
|                     | -         |       |        |       | SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHE<br>THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FO<br>SHOWN IN THE REFERENCES ABOVE, PILLAR CONSULTAN | R MATTERS OF RECORD.<br>IRTH ONLY THOSE ITEMS |  |
|                     |           |       |        |       | INFORMATION REFLECTED HEREON PERTAINING TO EASE   | ENTS, RIGHTS-OF-WAY,                          |  |
| UPDATES / REVISIONS |           | DATE  | BY     | CHK'D | NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, IN<br>NO REPRESENTATIONS OR GUARANTEES AS TO THE COMP   | IC. MAKE                                      |  |

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plyntation, FI. 33324-2038
M. 2024-V-04
D. Right of way approved - Public RAW
Right of way approved - Privata Road
By: Jorge Sobrino Date: 12/05/24
Sanckez



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533





5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

### -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.

UTILITY EASEMENT

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID "GRIFFIN LANDMARK" PLAT: THENCE SOUTH 87'36'35" WEST, ALONG THE NORTH LINE OF THE SAID PLAT, A DISTANCE OF 145.91 FEET; THENCE SOUTH 02"8'40" EAST, A DISTANCE OF 24.52 FEET TO THE POINT OF BEGINNING OF A 15.00 FOOT UTILITY EASEMENT; THENCE CONTINUE SOUTH 02"18'40" EAST, A DISTANCE OF 6.04 FEET; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 37.71 FEET; THENCE SOUTH 48'08'39" EAST, A DISTANCE OF 35.50 FEET; THENCE NORTH 41°51'21" EAST, A DISTANCE OF 46.04 FEET; THENCE SOUTH 48'08'39" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 4.50 FEET; THENCE SOUTH 48'08'39" EAST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 48'08'39" WEST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 118.26 FEET; THENCE SOUTH 37'08'39" EAST, A DISTANCE OF 213.84 FEET; THENCE SOUTH 82'08'39" EAST, A DISTANCE OF 25.77 FEET; THENCE SOUTH 37'08'39" EAST, A DISTANCE OF 13.34 FEET; THENCE NORTH 88'27'33" EAST, A DISTANCE OF 40.05 FEET TO A POINT ON THE EAST LINE OF THE SAID "GRIFFIN LANDMARK" PLAT; THENCE SOUTH 01'32'50" EAST, ALONG SAID EASTERN LINE, A DISTANCE OF 27.29 FEET TO THE SOUTHEAST CORNER OF THE SAID "GRIFFIN LANDMARK" PLAT; THENCE SOUTH 88'27'33" WEST, ALONG THE SOUTHERLY LINE OF "GRIFFIN LANDMARK" PLAT, A DISTANCE OF 16.53 FEET; THENCE NORTH 01'32'50" WEST, A DISTANCE OF 12.29 FEET; THENCE SOUTH 88'27'33" WEST, A DISTANCE OF 36.73 FEET; THENCE SOUTH 50'14'19" WEST, A DISTANCE OF 6.72 FEET; THENCE NORTH 39°45'41" WEST, A DISTANCE OF 24.26 FEET; THENCE NORTH 82°08'39" WEST, A DISTANCE OF 8.37 FEET; THENCE NORTH 37°08'39" WEST, A DISTANCE OF 232.42 FEET; THENCE NORTH 41°51'21" EAST, A DISTANCE OF 89.07 FEET; THENCE NORTH 48°08'39" WEST, A DISTANCE OF 50.50 FEET; THENCE NORTH 41°51'21" EAST, A DISTANCE OF 46.56 FEET; THENCE NORTH 87'41'20" EAST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 8,787.64 SQUARE FEET (0.20 ACRES) MORE OR LESS.

SHEET 2 OF 2

| 700 0000            |                |    |   |
|---------------------|----------------|----|---|
| UPDATES / REVISIONS | DATE           | BY | HK'D NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE<br>NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE            |
|                     |                |    | INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. |
|                     |                |    | THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE, PILLAR CONSULTANTS, INC.              |
|                     |                |    | DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.  |
|                     |                |    | NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC.   |
|                     |                |    | MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.                      |
| Job No.: 15007      | Drawn By: JACR | -  | DAte: OCTOBER 27, 2023 Scale: NOT TO SCALE  |

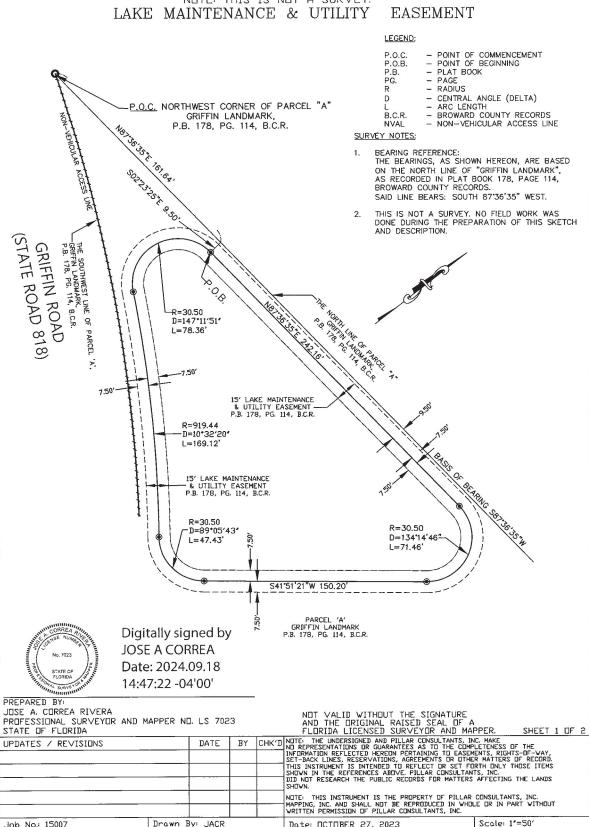
Broward County Engineering Division
Right of Way Section
North University Drive, Suite 3009
Plantation, Fl. 33324-2038
December 2024-V-04
Right of way approved - Public RAW
Right of way approved - Private Road
By: Jorge Sobri No Date: 09/26/24
Saucher



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

## -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.



Date: OCTOBER 27, 2023

Drawn By: JACR

Job No.: 15007



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

### -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY.

LAKE MAINTENANCE & UTILITY EASEMENT

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 87'36'35" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 161.64 FEET; THENCE SOUTH 02'23'25" EAST, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING OF A 15.00 FOOT LAKE MAINTENANCE AND UTILITY EASEMENT, LYING 7.50 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 87'36'35" EAST, ALONG A LINE 9.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 242.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 30.50 FEET, AND A CENTRAL ANGLE OF 134'14'46"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC, A DISTANCE OF 71.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41'51'21" WEST, A DISTANCE OF 150.20 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 30.50 FEET, AND A CENTRAL ANGLE OF 89'05'43"; THENCE SOUTHERLY AND NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 47.43 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 919.44 FEET, AND A CENTRAL ANGLE OF 10'32'20"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 169.12 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST OF A CIRCULAR CURVE HAVING A RADIUS OF 30.50 FEET, AND A CENTRAL ANGLE OF 10'32'20"; THENCE NORTHWESTERLY ALONG THE EAST, SAID CURVE HAVING A RADIUS OF 30.50 FEET, AND A CENTRAL ANGLE OF 147'11'51"; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 78.36 FEET TO A POINT OF TANGENCY. SAID POINT BEING THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 11,387.65 SQUARE FEET (0.26 ACRES) MORE OR LESS.

SHEET 2 OF 2

| UPDATES / REVISIONS |                | DATE | BY | CHK'I | NOTE: THE UNDERSIGNED AND PILLAR CONSULTAN<br> NO REPRESENTATIONS OR GUARANTEES AS TO THE   | TS, INC. MAKE   |  |
|---------------------|----------------|------|----|-------|---|---|--|
|                     |                |      |    | 3     | INFORMATION REFLECTED HEREON PERTAINING TO<br>SET-BACK LINES, RESERVATIONS, AGREEMENTS OR<br>THIS INSTRUMENT IS INTENDED TO REFLECT OR S<br>SHOWN IN THE REFERENCES ABOVE, PILLAR CONSI<br>DID NOT RESEARCH THE PUBLIC RECORDS FOR MA | EASEMENTS, RIGHTS-DF-WAY,<br>OTHER MATTERS OF RECORD.<br>ET FORTH ONLY THOSE ITEMS<br>JLTANTS, INC. |  |
|                     |                |      |    |       | SHOWN.    NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC.    HAPPING, INC. AND SHALL NOT BE REPRODUCED IN VHOLE OR IN PART WITHOUT  |   |  |
|                     |                |      |    |       | WRITTEN PERMISSION OF PILLAR CONSULTANTS, IN  |   |  |
| Job No.: 15007      | Drawn By: JACR |      |    |       | Date: DCTDBER 27, 2023  | Scale: NOT TO SCALE   |  |

Broward County Engineering Division Right of Way Section 1 North University Drive, Suite 3008

Playtation, Fl. 33324-2038

Right of way approved - Public RW
Right of way approved - Private Road

By: Jorge Sobeino Date: 9/26/24

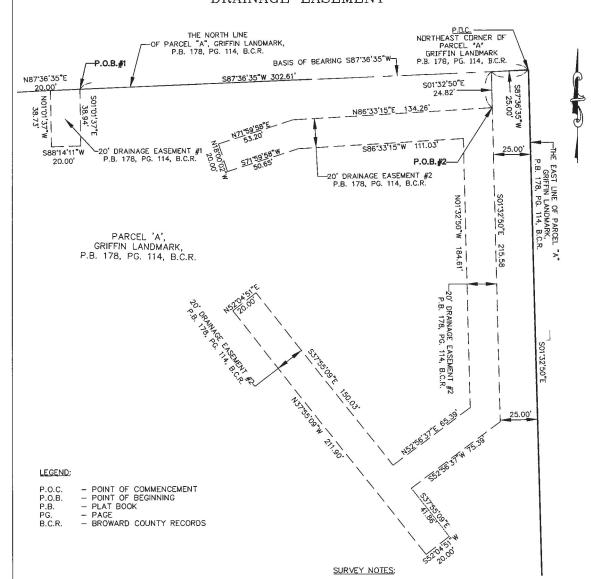
Sanchez



5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533

### -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY. DRAINAGE EASEMENT





Digitally signed by JOSE A CORREA Date: 2024.09.18 17:25:07 -04'00'

BEARING REFERENCE: DEARING REPERIOR.

THE BEARINGS, AS SHOWN HEREON, ARE BASED
ON THE NORTH LINE OF "CRIFFIN LANDMARK"
PLAT BOOK 178, PAGE 114, BROWARD COUNTY RECORDS
SAID LINE BEARS: SOUTH 8736'35" WEST.

THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.

PREPARED BY:
JUSE A. CURREA RIVERA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A

| STATE OF FLURIDA              |  |      |                               |          | FURINA CICENSEN SOKAFIOR AND   | J MAPPER.   | 2HEF I                                  | I UF C |
|-------------------------------|--|------|-------------------------------|----------|--|---|---|--------|
| UPDATES / REVISIONS           |  | DATE | BY CHK'D NOTE: THE UNDERSIGNE |          | NOTE: THE UNDERSIGNED AND PILLAR CONSULTAN<br>NO REPRESENTATIONS OR GUARANTEES AS TO THE   | THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE ESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE |   |        |
|                               |  |      |                               |          | INFORMATION REFLECTED HEREON PERTAINING TO<br>SET-BACK LINES, RESERVATIONS, AGREEMENTS OR<br>THIS INSTRUMENT IS INTENDED TO REFLECT OR S | DTHER MATTERS   | OF RECORD.                              |        |
|                               |  |      |                               |          |  |   |   |        |
|                               |  |      |                               |          | DID NOT RESEARCH THE PUBLIC RECORDS FOR MASSHOWN.  | TIERS AFFECTING   | THE LANDS                               |        |
|                               |  |      |                               |          | NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT  |   |   |        |
| 1000                          |  |      |                               |          | WRITTEN PERMISSION OF PILLAR CONSULTANTS, I  |   | *************************************** |        |
| Job No.: 15007 Drawn By: JACR |  |      | Date: OCTOBER 27, 2023        | Scale: 1 | <b>′</b> =50′  |   |   |        |



GENERAL CONTRACTING•LIC #QB-0015697
DESIGN / BUILD•CONSTRUCTION MANAGEMENT
CONSULTING ENGINEERS•PLANNERS•SURVEYORS
LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104 DAVIE, FLORIDA 33328 OFFICE: 954-680-6533 •FAX:954-680-0323

### -SKETCH AND DESCRIPTION-

NOTE: THIS IS NOT A SURVEY. DRAINAGE EASEMENT

#### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", GRIFFIN LANDMARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87'36'35" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 302.61 FEET TO THE POINT OF BEGINNING #1 FOR THE 20.00 FOOT DRAINAGE EASEMENT #1; THENCE SOUTH 01'01'37" EAST, A DISTANCE OF 38.94 FEET: THENCE SOUTH 88"14'11" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 01'01'37" WEST, A DISTANCE OF 38.73 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 87'36'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING #1.

#### TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87'36'35" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 25.00 FEET; THENCE SOUTH 01'32'50" EAST, ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 24.82 FEET TO THE POINT OF BEGINNING #2 FOR THE 20 FOOT DRAINAGE EASEMENT #2; THENCE CONTINUE SOUTH 01'32'50" EAST, ALONG A LINE 25 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 215.58 FEET; THENCE SOUTH 52'56'37" WEST, A DISTANCE OF 75.39 FEET; THENCE SOUTH 37'55'09" EAST, A DISTANCE OF 41.86 FEET; THENCE SOUTH 52'04'51" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 37'55'09" EAST, A DISTANCE OF 211.90 FEET; THENCE NORTH 52'04'51" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 37'55'09" EAST, A DISTANCE OF 150.03 FEET; THENCE NORTH 52'56'37" EAST, A DISTANCE OF 65.39 FEET; THENCE NORTH 01'32'50" WEST, A DISTANCE OF 184.61 FEET; THENCE SOUTH 86'33'15" WEST, A DISTANCE OF 111.03 FEET; THENCE SOUTH 71'59'58" WEST, A DISTANCE OF 50.65 FEET; THENCE NORTH 18'00'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71'59'58" EAST, A DISTANCE OF 53.20 FEET; THENCE NORTH 86'33'15" EAST, A DISTANCE OF 134.26 TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 13,916.19 SQUARE FEET (0.32 ACRES) MORE OR LESS.

SHEET 2 DF 2

| UPDATES / REVISIONS    | DATE     | BY | CHK'D | NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, IN<br>NO REPRESENTATIONS OR GUARANTEES AS TO THE COMP                | NC. MAKE<br>PLETENESS OF THE |  |  |  |
|------------------------|----------|----|-------|--|------------------------------|--|--|--|
|                        |          |    |       | INFORMATION REFLECTED HEREON PERTAINING TO EASEN<br>SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHE               | MENTS, RIGHTS-OF-WAY,        |  |  |  |
|                        |          |    |       | THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FO<br>SHOWN IN THE REFERENCES ABOVE, PILLAR CONSULTAN                | TS, INC.                     |  |  |  |
|                        |          |    |       | DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS SHOWN.   | AFFECTING THE LANDS          |  |  |  |
|                        |          |    |       | NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR  |                              |  |  |  |
|                        |          |    |       | MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHO WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC. |                              |  |  |  |
| Job No.: 15007 Drawn I | By: JACR |    |       | Date: OCTOBER 27, 2023   | Scale: NOT TO SCALE          |  |  |  |

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, Fl. 33324-2038
Right of way approved - Public RAW
Right of way approved - Private Road

By: JORGE Sobeino Date: 09/26/24 SANCHEZ