

PLAT REL

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION
3 PETITION NO. 2024-V-04, VACATING AND ANNULLING THE FOLLOWING
4 EASEMENTS: (i) DRAINAGE, RETENTION, AND FLOWAGE EASEMENT,
5 (ii) 15-FOOT-WIDE LAKE MAINTENANCE AND UTILITY EASEMENT, (iii) 20-FOOT BY
6 20-FOOT LIFT STATION EASEMENT, (iv) 20-FOOT-WIDE DRAINAGE EASEMENT,
7 AND (v) 15-FOOT-WIDE UTILITY EASEMENT, ALL LYING WITHIN PARCEL A OF
8 GRIFFIN LANDMARK PLAT (PLAT BOOK 177, PAGE 114), AND DIRECTING THE
9 CLERK TO PUBLISH NOTICE OF SUCH HEARING.

10
11 WHEREAS, it has been requested that the Board of County Commissioners of
12 Broward County, Florida ("Board"), vacate and annul the following easements:
13 (i) drainage, retention, and flowage easement, (ii) 15-foot-wide lake maintenance and
14 utility easement, (iii) 20-foot by 20-foot lift station easement, (iv) 20-foot-wide drainage
15 easement, and (v) 15-foot-wide utility easement, all lying within Parcel A of Griffin
16 Landmark Plat, as recorded in Plat Book 177, Page 114, of the Official Records of
17 Broward County, Florida, and generally located on the north side of Griffin Road, between
18 the Florida Turnpike and SW 48 Avenue, in the Town of Davie, Florida, said lands situate,
19 being, and lying in Broward County, Florida, and described in Exhibit A, attached hereto;
20 and



CONSULTING ENGINEERS•PLANNERS•SURVEYORS
LB #7024
5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328
OFFICE: 954-680-6533

— SKETCH AND DESCRIPTION —

NOTE: THIS IS NOT A SURVEY.

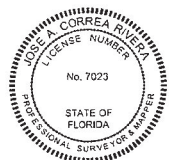
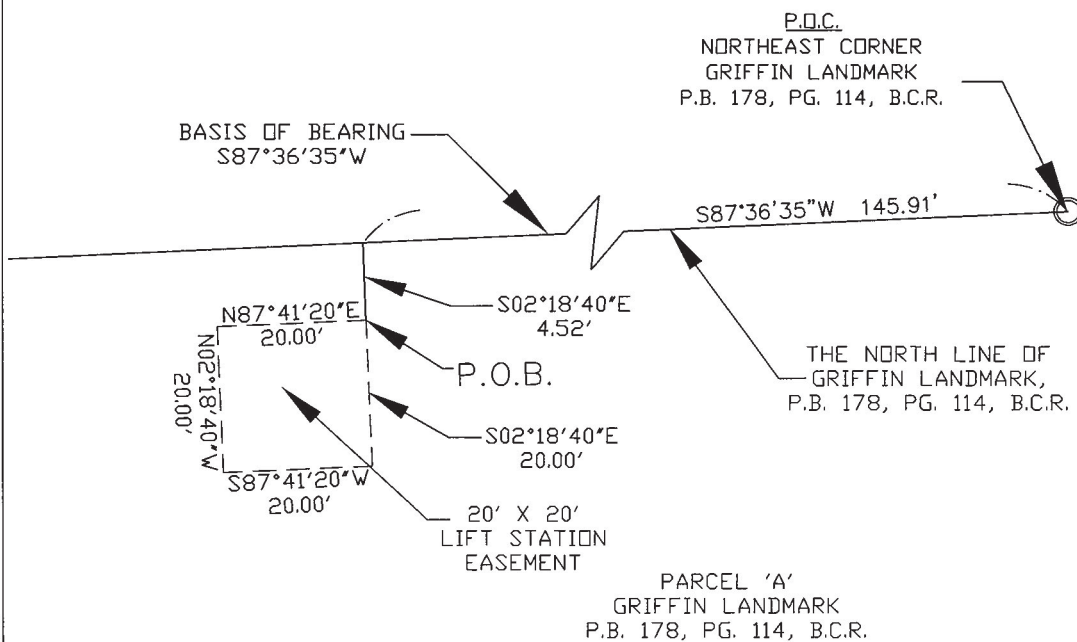
SANITARY LIFT STATION EASEMENT

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; THENCE NORTH 87°41'20" EAST, 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. CORREA 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 OF 1

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
				NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREIN 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: 1"=20'	

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

2024-V-04

Right of way approved - Public R/W

Right of way approved - Private Road

By: Jorge Sobeino
SANCHEZ

Date: 09/26/24



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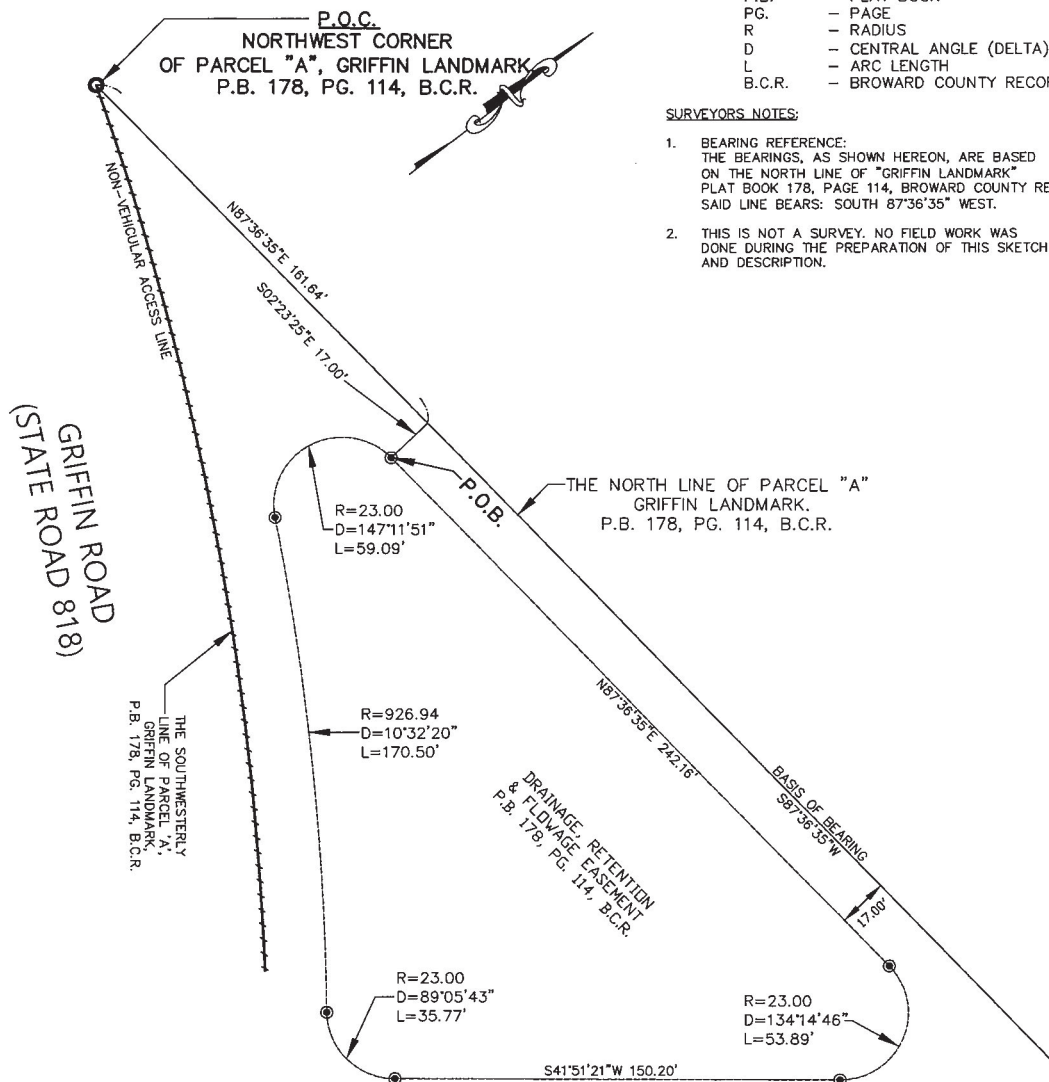
DRAINAGE, RETENTION AND FLOWAGE EASEMENT

LEGEND:

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- P.B. — PLAT BOOK
- PG. — PAGE
- R — RADIUS
- D — CENTRAL ANGLE (DELTA)
- L — ARC LENGTH
- B.C.R. — BROWARD COUNTY RECORDS

SURVEYORS NOTES:

1. BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF "GRIFFIN LANDMARK" PLAT BOOK 178, PAGE 114, BROWARD COUNTY RECORDS SAID LINE BEARS: SOUTH 87°36'35" WEST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.



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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

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Drawn By: JACR

Scale: NOT TO SCALE

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Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

- 2024-V-04
- Right of way approved - Public R/W
- Right of way approved - Private Road

By: Jorge Sobrino Date: 12/05/24
Sanchez

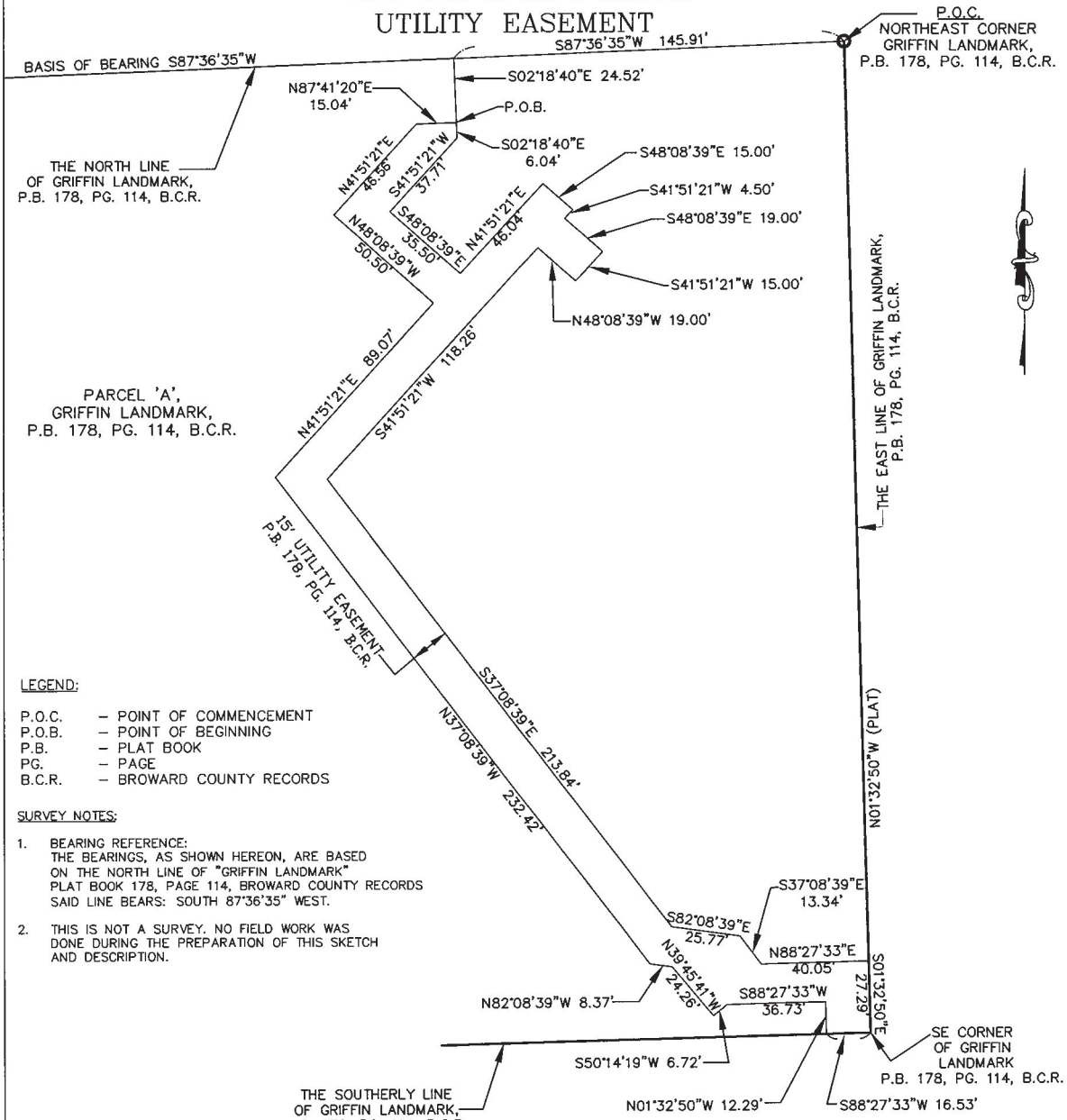


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UTILITY EASEMENT



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JOSE A CORREA
Date: 2024.09.18
17:26:29 -04'00'

PREPARED BY:
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PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7023
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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

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTE
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Right of Way Section
1 North University Drive, Suite 3003
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✓ 2024-V-04

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

By: Jorge Sobrino Date: 09/26/24
Sanchez



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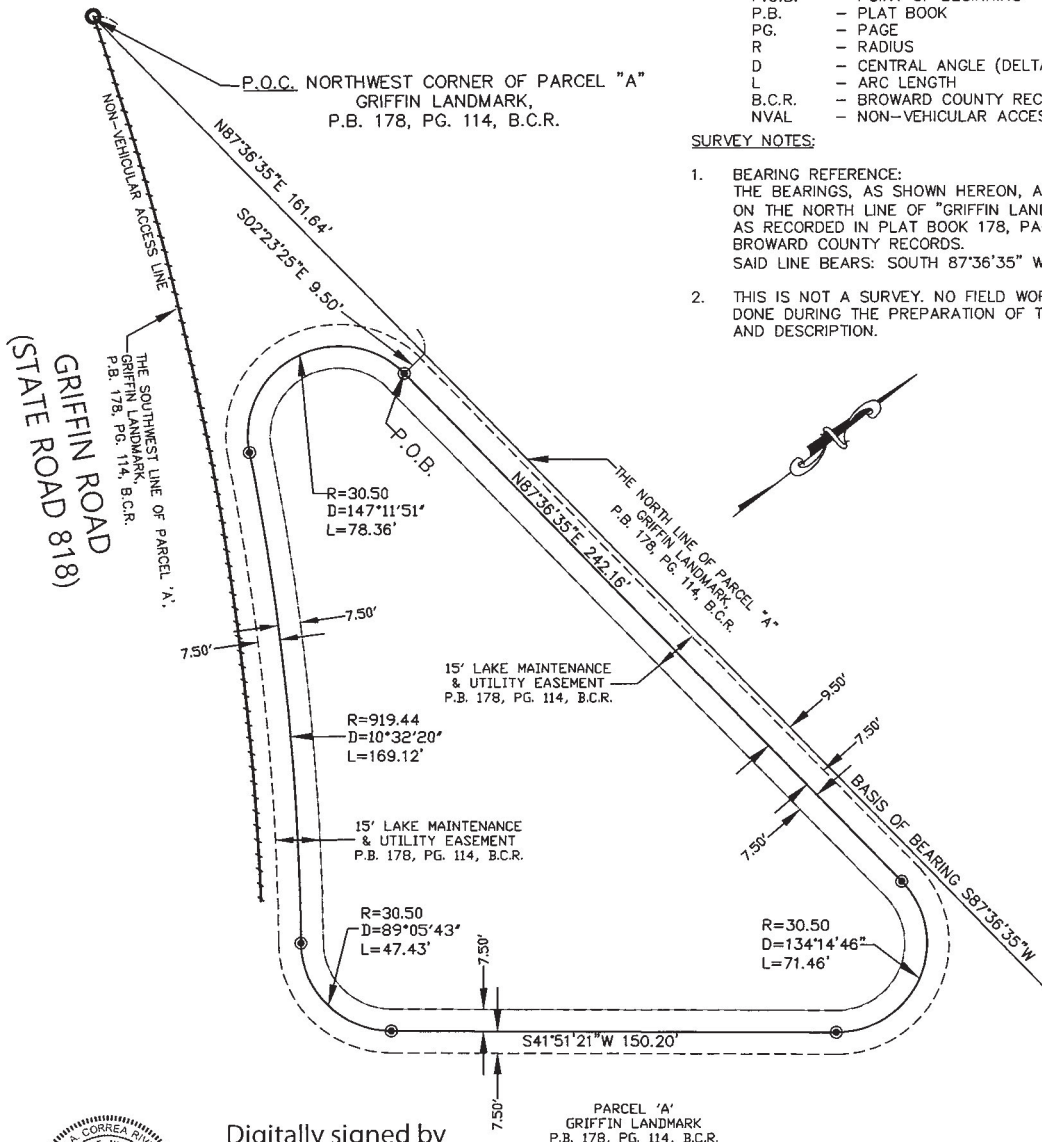
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LAKE MAINTENANCE & UTILITY EASEMENT

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- NVAL — NON-VEHICULAR ACCESS LINE

SURVEY NOTES:

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SAID LINE BEARS: SOUTH 87°36'35" WEST.
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GRIFFIN ROAD
(STATE ROAD 818)



Digitally signed by
JOSE A CORREA
Date: 2024.09.18
14:47:22 -04'00'

PREPARED BY:
JOSE A. CORREA RIVERA
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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

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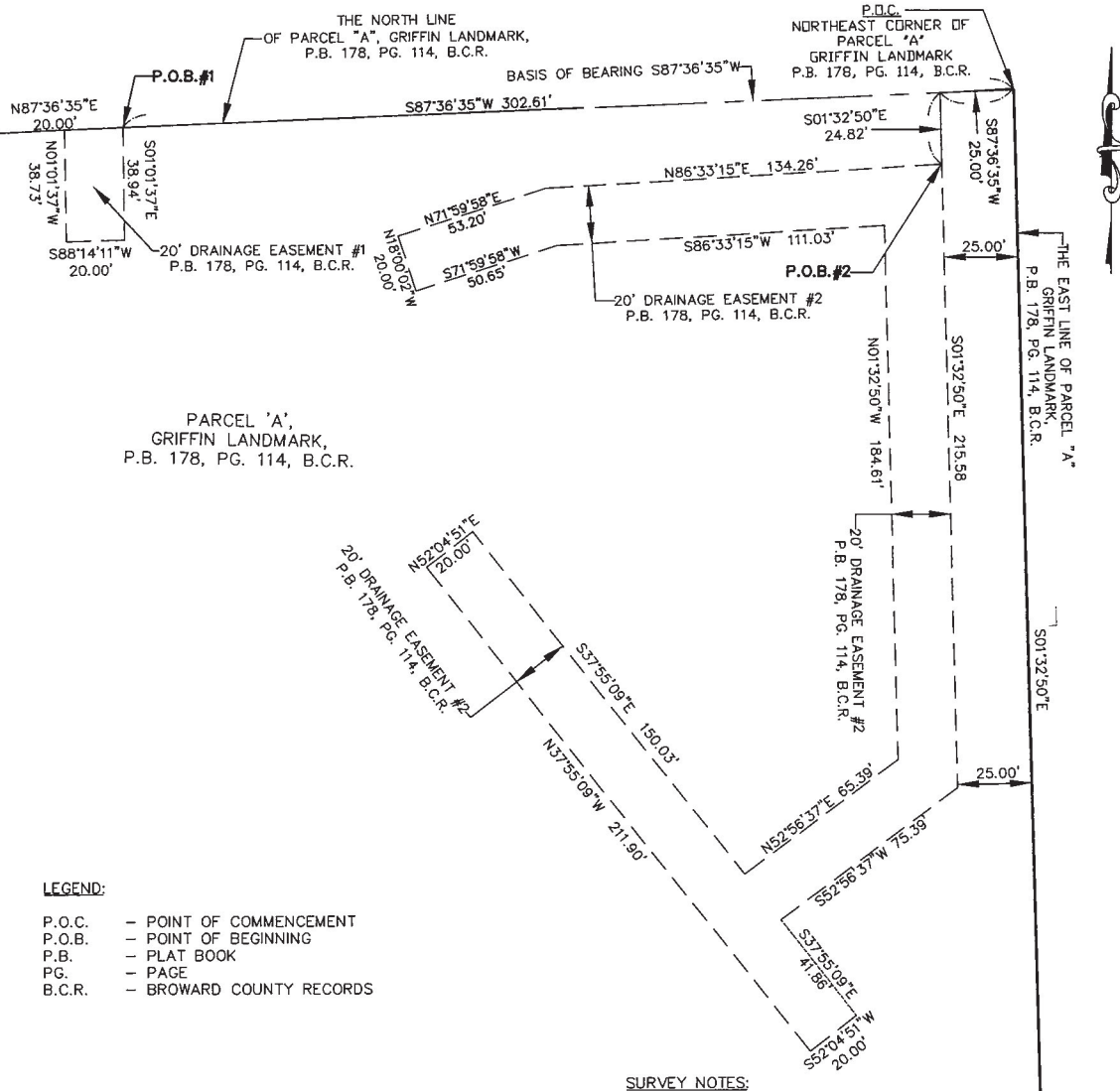
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SURVEY NOTES:

1. BEARING REFERENCE:
THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE NORTH LINE OF "GRIFFIN LANDMARK" PLAT BOOK 178, PAGE 114, BROWARD COUNTY RECORDS SAID LINE BEARS: SOUTH 87°36'35" WEST.
2. THIS IS NOT A SURVEY. NO FIELD WORK WAS DONE DURING THE PREPARATION OF THIS SKETCH AND DESCRIPTION.



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

PREPARED BY:
JOSE A. CORREA 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 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
				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 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.



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" WEST, 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 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTE
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Job No: 15007	Drawn 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

- 2024-V-04
 Right of way approved - Public R/W
 Right of way approved - Private Road

By: JORGE SOBEINO Date: 09/26/24
SAUCHEZ