

PLAT REL

RESOLUTION NO. 2023-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2022-V-07, VACATING A 20 FOOT WIDE UTILITY EASEMENT AND PORTIONS OF A 10 FOOT WIDE UTILITY EASEMENT LYING WITHIN PARCELS A AND B OF THE PENNELL FAMILY PLAT (PLAT BOOK 160, PAGE 23); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room 422, Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on March 14, 2023, at 10:00 a.m., to consider the advisability of renouncing and disclaiming the rights of Broward County ("County") and the public and to vacate and annul a 20 foot wide utility easement and portions of a 10 foot wide utility easement lying within Parcels A and B of the Pennell Family Plat (Plat Book 160, Page 23), all included in the Public Records of Broward County, Florida, and generally located on the east side of Northeast 1 Avenue between Northeast 5 Street and North Dixie Highway in the City of Deerfield Beach, Florida, said lands situate, being, and lying in Broward County, Florida, as described in Exhibit A, attached hereto; and

WHEREAS, after hearing all interested parties and determining that the proposed action will not materially interfere with the County road system or adversely affect the interests of the citizens of Broward County, and will not affect the 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 and the public to and in the aforementioned land as described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW, THEREFORE,

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

Section 1. Vacation and Annulment

Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and annuls the rights of the County and the public to the land set forth in Vacation Petition No. 2022-V-07 as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Section 2. Severability.

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

determination will not affect the applicability of this Resolution to any other individual,
group, entity, property, or circumstance.

Section 3. Effective Date.

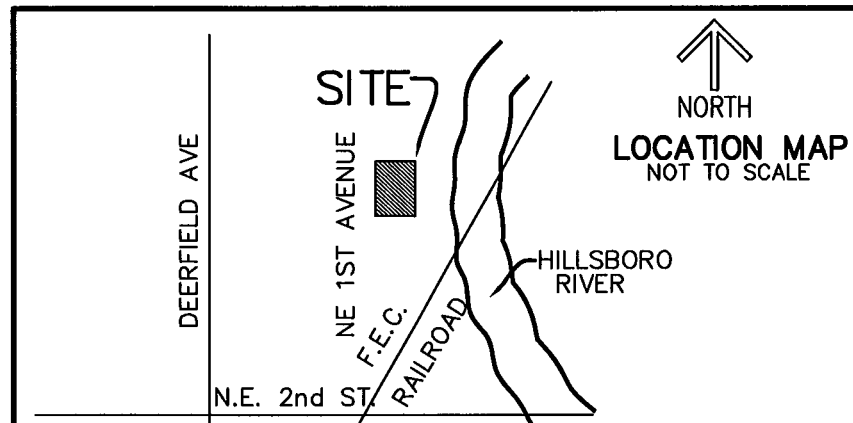
This Resolution is effective upon adoption.

ADOPTED this day of , 2023.

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

By: /s/ Alexis I. Marrero Koratich 12/07/2022
 Alexis I. Marrero Koratich (date)
 Assistant County Attorney

By: /s/ Maite Azcoitia 12/07/2022
 Maite Azcoitia (date)
 Deputy County Attorney



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°42'14" WEST ALONG THE EAST LINE OF THE PLAT OF PENNEL FAMILY PLAT, PLAT BOOK 160, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. 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.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

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SHEET 1 OF 4



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
Lindley**

Digitally signed
by David Lindley
Date: 2022.10.10
16:50:01 -04'00'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	OCT 2019
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	7954

**EXHIBIT A
UTILITY EASEMENT ABANDONMENT
SKETCH OF LEGAL DESCRIPTION**

DESCRIPTION

BEING A PORTION OF THE UTILITY EASEMENTS SHOWN ON PENNEL FAMILY PLAT, PLAT BOOK 160, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL B, AS SAME IS SHOWN ON SAID PLAT, RUN THENCE NORTH 00°45'06" WEST ALONG THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'06" WEST, A DISTANCE OF 280.28 FEET; THENCE SOUTH 88°59'53" WEST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 130.61 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°59'53" EAST, A DISTANCE OF 140.62 FEET; THENCE SOUTH 00°45'06" EAST, A DISTANCE OF 290.28 FEET; THENCE SOUTH 88°59'53" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'17" EAST ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°36'10" EAST (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°42'17" EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 170.73 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 88°36'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 160.74 FEET; THENCE NORTH 00°42'17" WEST ALONG THE SAID WEST LINE OF PARCEL A, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT THE NORTHEAST CORNER OF PARCEL A AS SAME IS SHOWN ON SAID PLAT, RUN THENCE SOUTH 00°42'14" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°42'14" EAST ALONG SAID EAST LINE AND THEN ALONG THE EAST LINE OF PARCEL B AS SAME IS SHOWN ON SAID PLAT, A DISTANCE OF 648.80 FEET; THENCE SOUTH 88°59'53" WEST (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 10.00 FEET; THENCE NORTH 00°42'14" WEST, A DISTANCE OF 436.23 FEET; THENCE SOUTH 88°36'10" WEST, A DISTANCE OF 286.52 FEET; THENCE NORTH 00°47'14" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 286.55 FEET; THENCE NORTH 00°42'14" WEST. A DISTANCE OF 192.50 FEET; THENCE NORTH 88°36'10" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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SHEET 2 OF 4



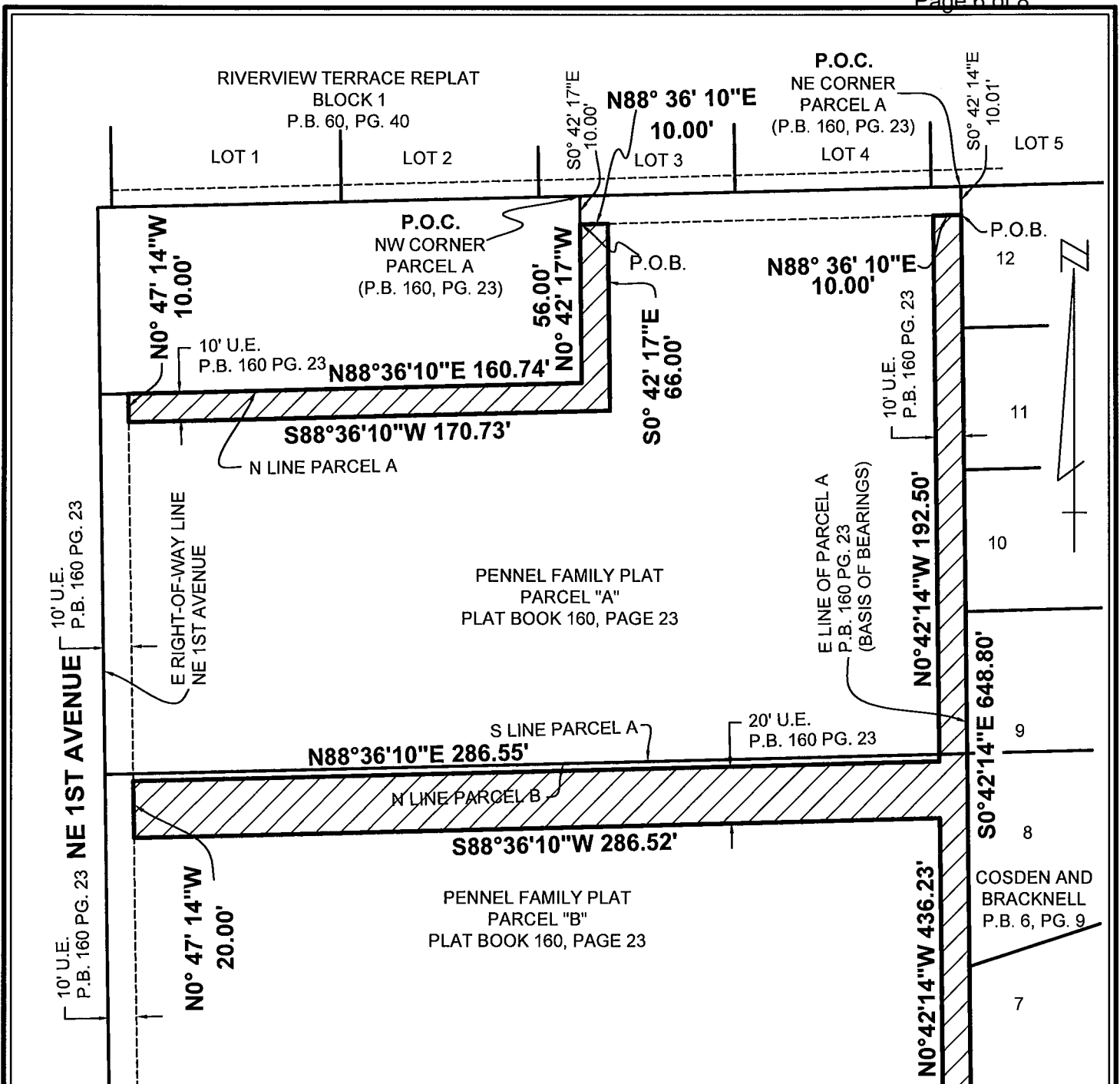
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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BOCA RATON, FLORIDA 33434
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LEGEND

PG. - PAGE
P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
R/W - RIGHT-OF-WAY
O.R.B. - OFFICIAL RECORDS BOOK
P.O.C. - POINT OF COMMENCEMENT

MATCH LINE



GRAPHIC SCALE IN FEET
SCALE 1"=50'

THIS IS NOT A SURVEY

SHEET 3 OF 4



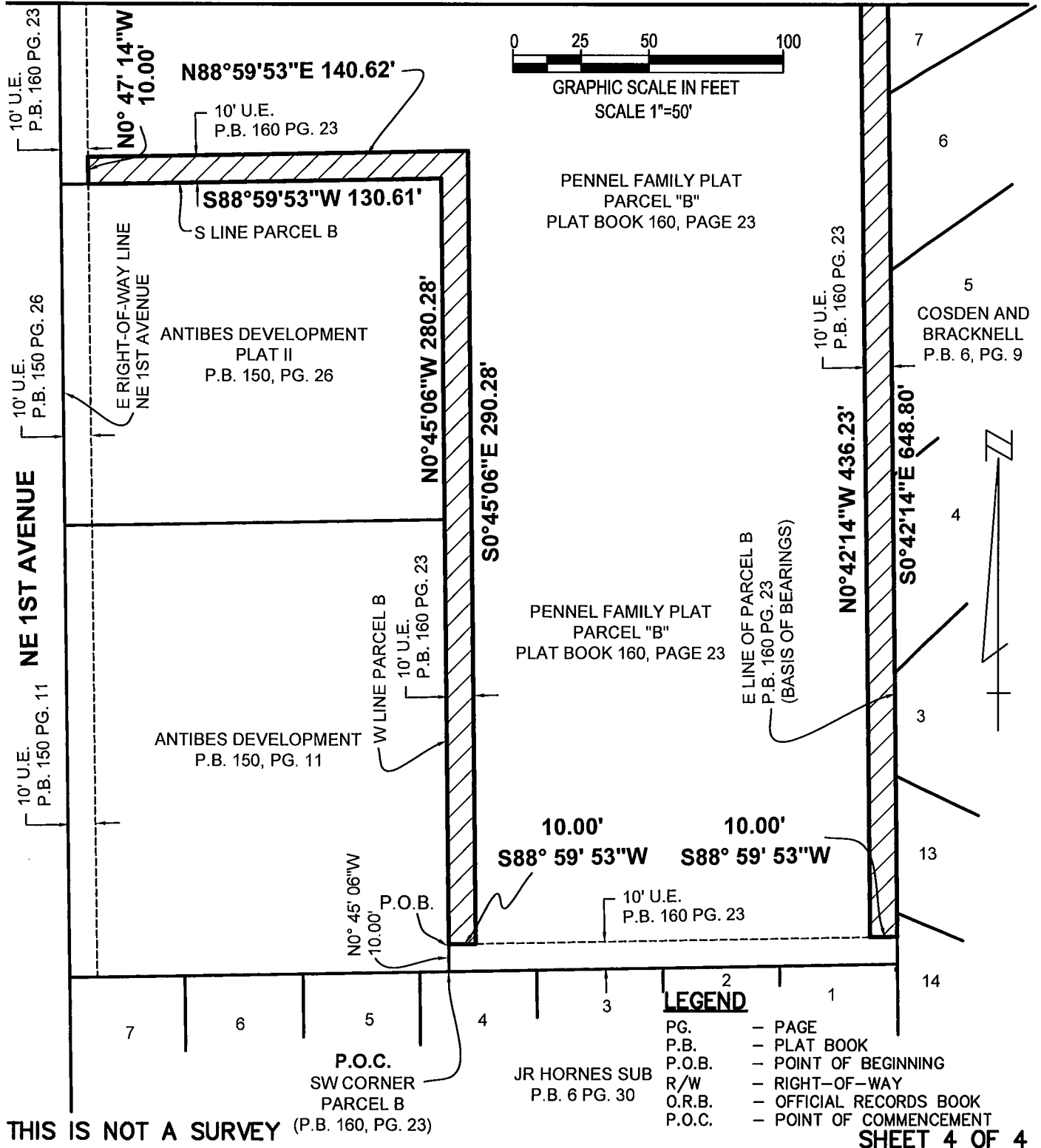
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MATCH LINE



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F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7954

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

☒ 2022-V-07
☐ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 10/11/22