

PLAT REL

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2023-V-09, VACATING
3 AND ANNULLING A 10-FOOT-WIDE DRAINAGE EASEMENT LYING IN LOTS 25 AND
4 26, BLOCK 46, OF COCONUT CREEK 11TH SECTION PLAT (PLAT BOOK 74, PAGE
5 15); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
6

7 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised
8 in accordance with law, a public hearing was held in the Commission Meeting Room 422,
9 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort
10 Lauderdale, Florida, on December 12, 2023, at 10:00 a.m., to consider the advisability of
11 renouncing and disclaiming the rights of Broward County ("County") and the public and
12 to vacate and annul a 10-foot-wide Drainage Easement lying in Lots 25 and 26, Block 46,
13 of Coconut Creek 11th Section Plat (Plat Book 74, Page 15), all included in the Official
14 Records of Broward County, Florida, and generally located approximately 180 feet north
15 of the intersection of Coconut Creek Boulevard and Northwest 42 Avenue in the City of
16 Coconut Creek, Florida, said lands situate, being, and lying in Broward County, Florida,
17 as described in Exhibit A, attached hereto; and

18 WHEREAS, after hearing all interested parties and determining that the proposed
19 action will not materially interfere with the County road system or adversely affect the
20 interests of the citizens of Broward County, and will not affect the ownership of or deprive
21 any person of convenient access to his/her premises, in accordance with

22 Section 177.101, Florida Statutes (as amended from time to time), it was determined that
23 it would be in the best interest of all concerned to vacate and annul the rights of the County
24 and the public to and in the aforementioned land as described in Exhibit A, all situate,
25 being, and lying in Broward County, Florida, NOW, THEREFORE,

26

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

29

30 Section 1. Vacation and Annulment.

31 Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and
32 annuls the rights of the County and the public to the land set forth in Vacation Petition
33 No. 2023-V-09, as described in Exhibit A, all situate, being, and lying in Broward County,
34 Florida.

35 Section 2. Severability.

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

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT CERTAIN 10-FOOT WIDE DRAINAGE EASEMENT LYING IN LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID 10.00-FOOT WIDE DRAINAGE EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE NORTH LINE OF SAID LOT 26, SOUTH 81°28'56" EAST A DISTANCE OF 20.00 FEET TO THE EAST SIDELINE OF THAT CERTAIN 20.00-FOOT WIDE CANAL MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING OF SAID 10-FOOT WIDE DRAINAGE EASEMENT; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 26, SOUTH 81°28'56" EAST A DISTANCE OF 90.00 FEET TO THE WEST SIDELINE OF THAT CERTAIN 10.00-FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF TERMINUS OF SAID 10-FOOT WIDE DRAINAGE EASEMENT.

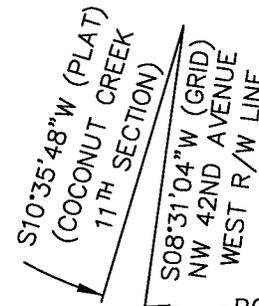
SAID LANDS LYING AND BEING IN SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 900 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. 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.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 08°31'04" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF NW 42ND AVENUE, AS RECORDED IN PLAT BOOK 74, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

POB - POINT OF BEGINNING	D.E. - DRAINAGE EASEMENT
POC - POINT OF COMMENCEMENT	U.E. - UTILITY EASEMENT
POT - POINT OF TERMINUS	CL - CENTERLINE
P.B. - PLAT BOOK	
PG. - PAGE	
LB - LICENSED BUSINESS	
R/W - RIGHT-OF-WAY	



ROTATION:
PLAT TO GRID: 02°04'44"
COUNTER-CLOCKWISE

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 17, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

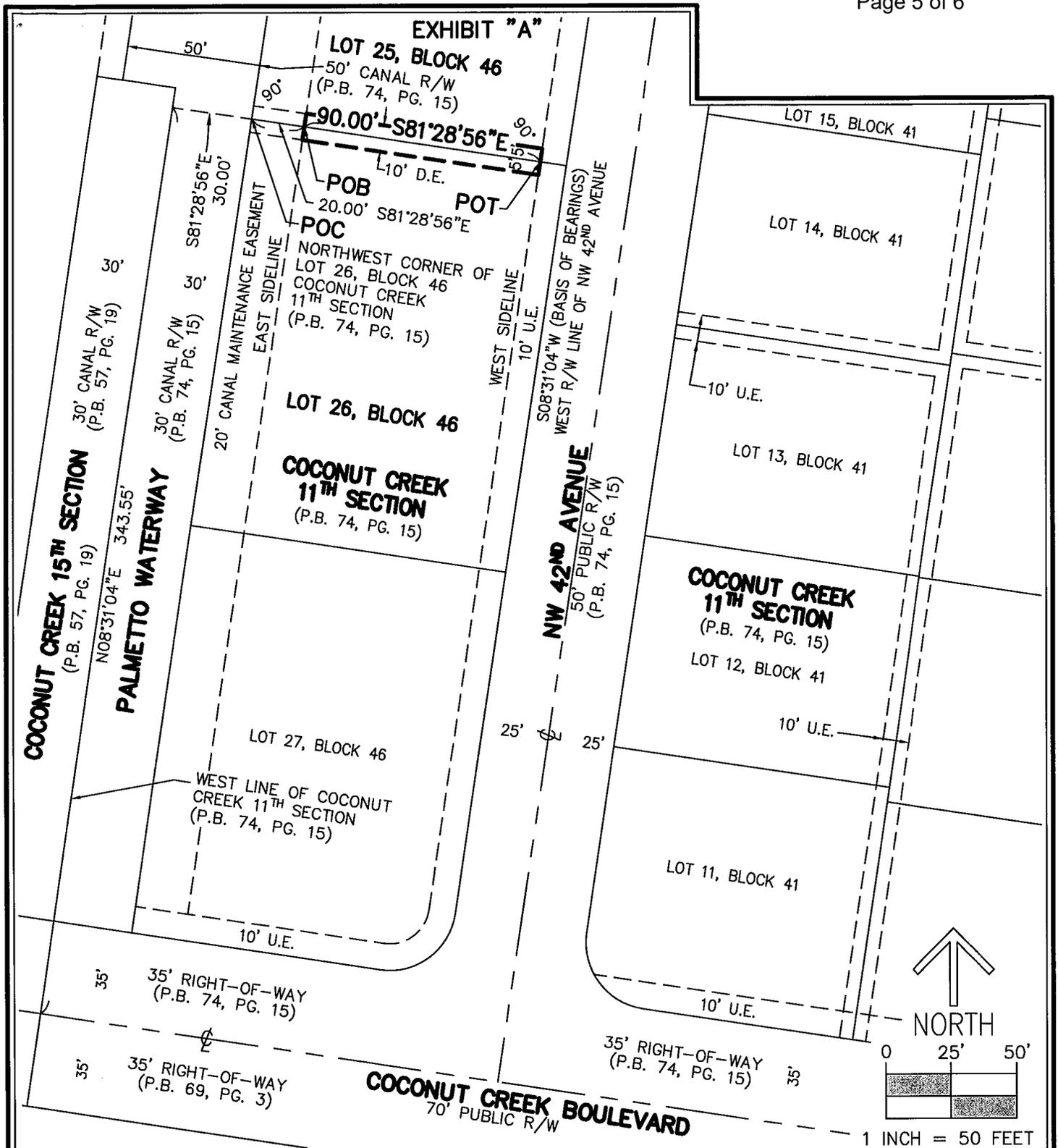
SHEET 1 OF 2

	CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD-SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

David E. Rohal, P.S.M.	David E. Rohal State of Florida License No. 4315 Exp. 03/31/27
DAVID E. ROHAL PROFESSIONAL LAND SURVEYOR NO. 4315 STATE OF FLORIDA LB 3591	

DATE	3-17-2023
DRAWN BY	SAS/dr
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10324-Vac DE

DRAINAGE EASEMENT ABANDONMENT LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH SECTION SKETCH & DESCRIPTION

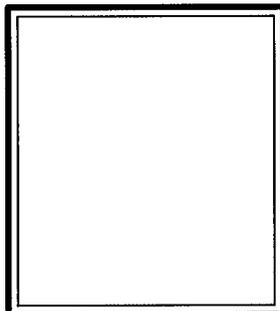


THIS IS NOT A SURVEY

1 INCH = 50 FEET

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD—SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)–392–1991 / FAX (561)–750–1452



DATE	3-17-2023
DRAWN BY	SAS/dr
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	10324-Vac DE

DRAINAGE EASEMENT ABANDONMENT
LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH SECTION
SKETCH & DESCRIPTION

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

- 2023-V-09
 Right of way approved - Public RW
 Right of way approved - Private Road

By: Jorge Sobrino Sanchez Date: 07/25/23