PROPOSED

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING A PUBLIC HEARING REGARDING VACATION PETITION NO. 2024-V-05; VACATING AND ANNULLING THE FOLLOWING SPECIFIED EASEMENTS: (i) DRAINAGE, RETENTION, AND FLOWAGE EASEMENT; (ii) 15 FOOT WIDE UTILITY EASEMENT; (iii) 15 FOOT WIDE LAKE MAINTENANCE EASEMENT; (iv) 20 FOOT WIDE DRAINAGE EASEMENT; AND (v) 20 FOOT WIDE LAKE ACCESS EASEMENT, ALL LYING WITHIN PARCEL A OF LORSON PLAT (PLAT BOOK 177, PAGE 139): 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 specified easements: (i) drainage, retention, and flowage easement; (ii) 15 foot wide utility easement; (iii) 15 foot wide lake maintenance easement; (iv) 20 foot wide drainage easement; and (v) 20 foot wide lake access easement, all lying within Parcel A of Lorson Plat, as recorded at Plat Book 177, Page 139, of the Official Records of Broward County, Florida, and generally located on the west side of Southwest 76 Avenue, between Stirling Road and Griffin Road, in the Town of Davie, Florida, said lands situate, being, and lying in Broward County, Florida, described in Exhibit A, attached hereto; and

21 WHEREAS, pursuant to Section 177.101, Florida Statutes, and Chapter 5, 22 Article IX, of the Broward County Code of Ordinances, this Board is required to hold a 23 public hearing before said property may be vacated and annulled, NOW, THEREFORE, 24 25 BE IT RESOLVED by the Board that a Public Hearing shall be held at 10:00 a.m. 26 on December 10, 2024, in Room 422 of the Broward County Governmental Center East, 27 located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation 28 and annulment of this interest. 29 30 BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby 31 authorized and directed to publish said notice of public hearing in the Sun-Sentinel 32 newspaper at least two (2) weeks prior to said date, inviting interested persons to appear 33 and be heard at the place and time herein specified. 34 ADOPTED this . 2024. **PROPOSED** day of Approved as to form and legal sufficiency: Andrew J. Meyers, County Attorney By: /s/ Alexis Marrero Koratich 10/09/2024 Alexis Marrero Koratich (date) **Assistant County Attorney** By: /s/ Maite Azcoitia 10/09/2024 Maite Azcoitia (date) **Deputy County Attorney** AlK/gmb

Coding: Words stricken are deletions from existing text. Words underlined are additions to existing text.

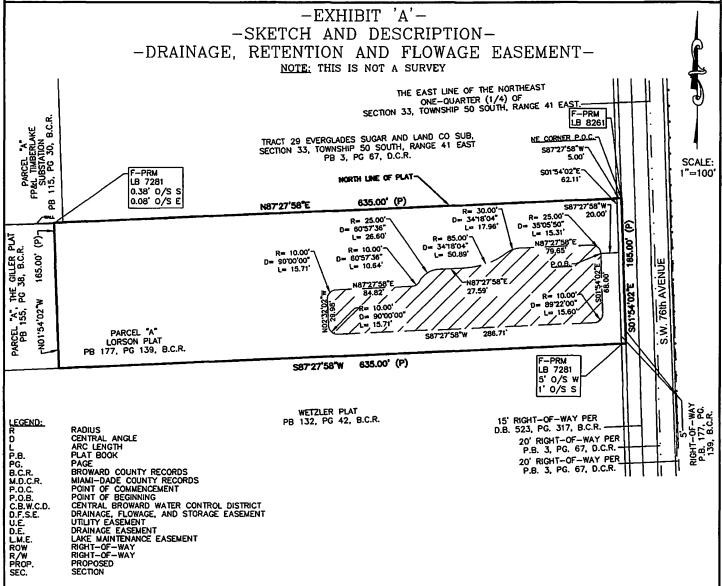
Resolution Adopting Public Hearing Vacation Petition 2024-V-05

10/11/2024 #60053



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

LB #7024



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by JOSE A CORREA Date: 2024.09.11 09:56:32 -04'00'

JOSE A. CORREA
PROFESSIONAL SURVEYOR AND MAPPER LS#7023
STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104
DAVIE. FL 33328

not valid without the original signature and raised seal of a florida licensed professional surveyor and mapper.

NOTES:

- THIS IS NOT A SKETCH OF SURVEY, ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2. BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE EAST LINE OF "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE HAS A BEARING OF: SOUTH 01"54"02" EAST
- THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

UPDATES / REVISIONS	DATE NOTE	E: THE UNDERSIGNED AND PILLAR CONSULTANT PLETENESS OF THE INFORMATION REFLECTED HI	S, INC. MAKE NO REPRESENTATIONS OR	GUARANTEES AS TO THE
		ervations, agreements or other matters of		
	ONL	y those items shown in the references as	iove. Pillar consultants, inc. did no	OT RESEARCH THE PUBLIC
	RECO	ords for matters affecting the lands sho	WN.	
		51.05 1 011 mg 111.010 141.00 111.0 111.0 111.0 111.0	••••	
	L NOT	E: THIS INSTRUMENT IS THE PROPERTY OF PI	LEAR CONSULTANTS INC. AND SHALL N	OT BE REPRODUCED IN
	I WHO	LE OR IN PART WITHOUT THE WRITTEN PERMIS	SION OF PILLAR CONSULTANTS, INC.	
Job No.: 22029 Date: 01/1:	2/27	Drawe Don W.E.C.	Scale: 1"=100'	SHEET 1 OF 2
Job No.: 22029 Date: 01/1:	2/23	Drawn By: W.E.G.	Scale: 1"=100"	SHEET TOP Z



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

LB #7024

-EXHIBIT 'A'-SKETCH AND DESCRIPTION-DRAINAGE, RETENTION & FLOWAGE EASEMENTNOTE: THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 62.11 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 68.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 89'22'00"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 15.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 286.71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 29.98 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 84.82 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 60'57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 10.64 FEET TO A POINT ON A REVERSE CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 50'57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 26.60 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 26.60 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 34'18'04"; THENCE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 50.89 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 50'50"; THENCE NORTH BOY'S THENCE NORTH BOY'S THENCE NORTH BOY'S THENCE NORTH BOY'S THENCE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 35'05'0"; T

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 21,183.22 SQUARE FEET (0.486 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE		
COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RIGHTS-OF-WAY, EA RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.				
		NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.		
Job No.: 22029	Date: 01/12/23	Drawn By: W.E.G. Scale: 1"=100' SHEET 2 OF 2		

Broward County Engineering Division Right of Way Section

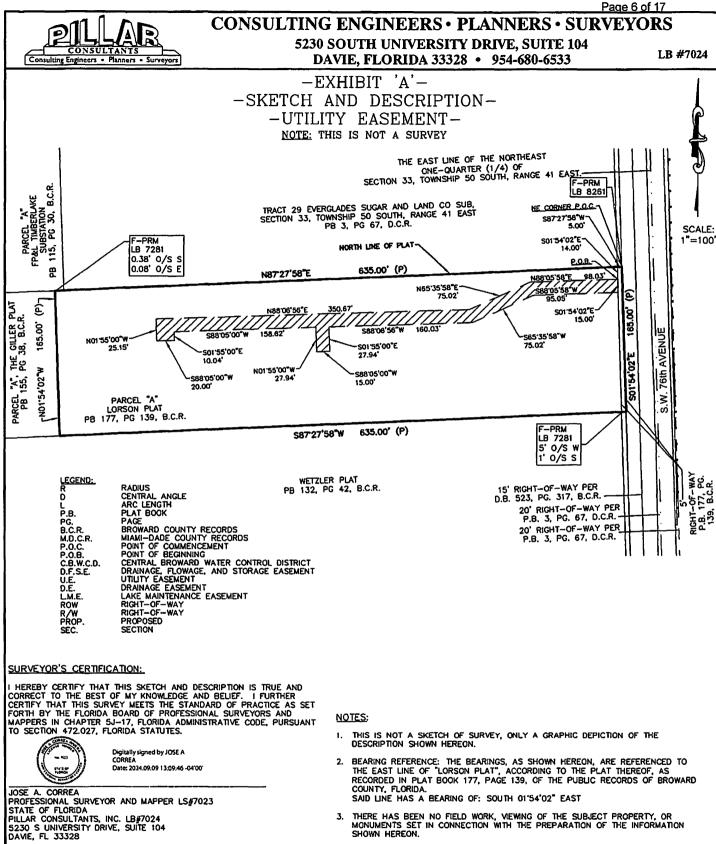
1 North University Orive, Suite 3008
Plantation, FI 33324-2038

V 2024-V-05

Right of way approved - Public RAW

Right of way approved - Private Road

Jorge Sobrino Date: 09/12/24
Sancher



NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. EASEMENTS OF RECORD. NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GLARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, 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. UPDATES / REVISIONS DATE NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC. Job No.: 22029 Date: 01/12/23 Drawn By: W.E.G. Scale: 1"=100' SHEET 1 OF 2

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR



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

LB #7024

-EXHIBIT 'A'-SKETCH AND DESCRIPTION-UTILITY EASEMENTNOTE: THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

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COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BEARING, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88'05'58" WEST, A DISTANCE OF 95.05 FEET; THENCE SOUTH 88'05'00" WEST, A DISTANCE OF 160.03 FEET; THENCE SOUTH 88'05'00" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01'55'00" WEST, A DISTANCE OF 27.94 FEET; THENCE SOUTH 88'05'00" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01'55'00" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88'05'00" WEST, A DISTANCE OF 15.62 FEET; THENCE SOUTH 01'55'00" EAST, A DISTANCE OF 10.04 FEET; THENCE SOUTH 88'05'00" WEST, A DISTANCE OF 25.15 FEET; THENCE NORTH 88'05'56" EAST, A DISTANCE OF 25.15 FEET; THENCE NORTH 88'05'58" EAST, A DISTANCE OF 98.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 8,486.94 SQUARE FEET (0.195 ACRES) MORE OR LESS.

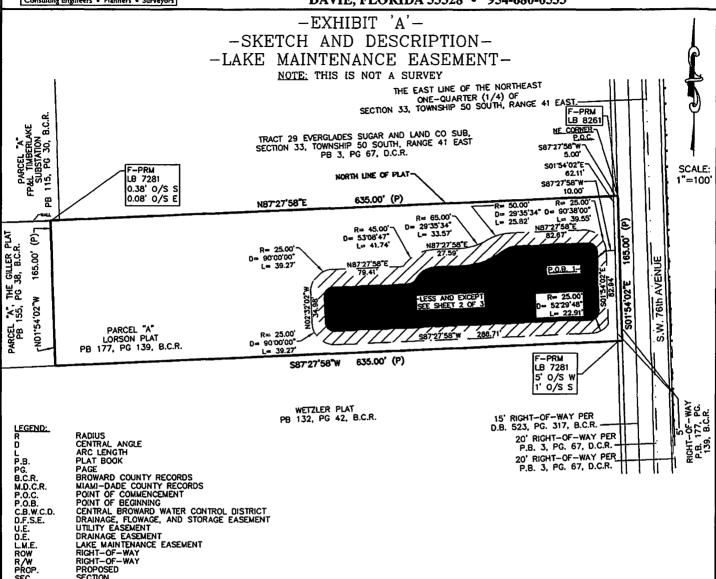
UPDATES / REVISIONS		NOTE: THE UNDERSIGNED AND PILLAR CONSULTANT				
		COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RICHTS-OF-WAY, EASEMENTS, SET-BACK URSERVATIONS, AGREGAENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC				ORTH
RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN. NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.						
Job No.: 22029 Date: 01/12	2/23	Drawn By: W.E.G.	Scale: 1"=100'	SHEET 2	OF	2

Broward County Englishering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, Fl. 33324-2038
12.024-V-05
13.05 Right of way approved - Public RAW
15.05 Right of way approved - Private Road
15.05 Sobeivo Date: 09/12/24
15.05 SANCHEZ



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

LB #7024



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



L.M.E. ROW R/W PROP. SEC.

> Digitally signed by JOSE A CORREA Date: 2024.09.09 13:08:03 -04'00'

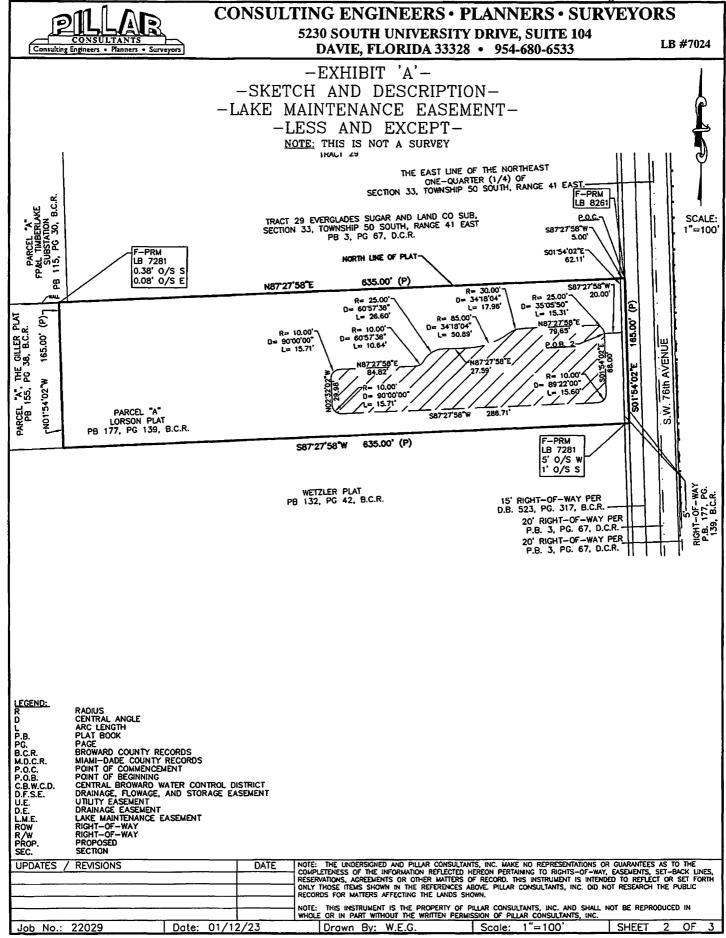
JOSE A. CORREA PROFESSIONAL SURVEYOR AND MAPPER LS#7023
STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104 DAME, FL 33328

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

NOTES:

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- 4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

UPDATES / REVISIONS		DATE		TS, INC. MAKE NO REPRESENTATIONS OR GLARANTESS AS TO THE ERECON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, SET-BACK LINES, F RECORD, THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH BOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC 7MN.			
			RESERVATIONS, AGREEMENTS OR OTHER MATTERS (
			NOTE: THIS INSTRUMENT IS THE PROPERTY OF A		NOT BE REPROD	UCED IN	
Job No.: 22029	Date: 01/12	/23	Drawn By: W.E.G.	Scale: 1"=100'	SHEET	1 OF	_3





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

LB #7024

-EXHIBIT 'A'-SKETCH AND DESCRIPTION-LAKE MAINTENANCE EASEMENTNOTE: THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 62.11 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 10.00 FEET TO POINT OF BEGINNING 1; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 82.94 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 52'29'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 22.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 286.71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 34.98 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 79.41 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET AND A DELTA ANGLE OF 79.41 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET AND A DELTA ANGLE OF 27.59 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET AND A DELTA ANGLE OF 29'35'34"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 33.57 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET AND A DELTA ANGLE OF 29'35'34"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 25.82 FEET TO A POINT OF TANGENCY; THE

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 62.11 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING 2; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 68.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 89'22'00"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 15.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 286,71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 29.98 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 90'00'00"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 84.82 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 60'57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 10.64 FEET TO A POINT ON A REVERSE CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET AND A DELTA ANGLE OF 60'57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 75.95 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A DELTA ANGLE OF 37.18'04"; THENCE NORTHEASTERLY, HAVING A RADIUS OF 50.09 FEET AND A DELTA ANGLE OF 37.18'04"; THENCE NORTHEASTERLY, HAVING A RADIUS OF 50.09 FEET AND A DELTA ANGLE OF 37.18'04"; THENCE NORTHEASTERLY, ALONG SAID CURVE, A DISTANCE OF 50.89 FEET TO A POINT ON A REVERSE CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 79.65 FEET TO A POINT ON A CIRCULAR CURVE, A DISTANCE OF 17.96 FEET TO A POINT OF TANGENCY, THENCE NO

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 12,495.24 SQUARE FEET (0.287 ACRES) MORE OR LESS.

UPDATES / REVISIONS		ITE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE
		IMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, SET-BACK LINES,
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		ILY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC
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Job No.: 22029 Date: 01/1:	2/23	Drawn By: W.E.G. Scale: 1"=100' SHEET 3 OF 3

Broward County (ing. needing Savislan) Right of Way Section

1 North University Drive, Suite 3608
Plantation, FI 33324-2036

2024-V-05
Right of way approved - Public RAV
Right of way approved - Private Road

By: Jorge Sobeino Date: 09/12/24

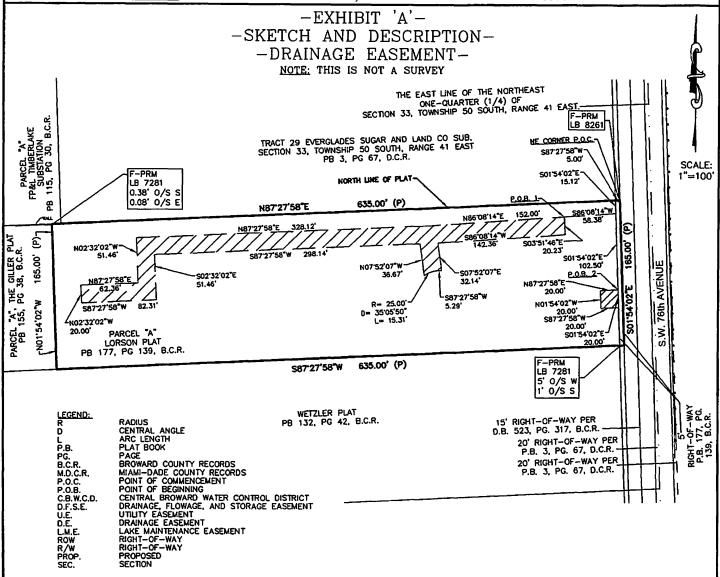
SONChe?

CONSULTANTS Consulting Engineers • Planners • Surveyors

CONSULTING ENGINEERS • PLANNERS • SURVEYORS

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

LB #7024



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DAME, FL 33328

Digitally signed by JOSE A CORREA Date: 2024.09.11 09:54:33 -04'00'

JOSE A. CORREA
PROFESSIONAL SURVEYOR AND MAPPER LS#7023
STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104

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

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- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

UPDATES / REVISIONS	DATE	NOTE: THE UNDERSIGNED AND PILLAR CONSULTAI COMPLETENESS OF THE INFORMATION REFLECTED		
		RESERVATIONS, AGREEMENTS OR OTHER MATTERS ONLY THOSE ITEMS SHOWN IN THE REFERENCES	OF RECORD. THIS INSTRUMENT IS INTEND	ED TO REFLECT OR SET FORTH
		RECORDS FOR MATTERS AFFECTING THE LANDS SH		OF RESEARCH THE PUBLIC
		NOTE: THIS INSTRUMENT IS THE PROPERTY OF WHOLE OR IN PART WITHOUT THE WRITTEN PERM		NOT BE REPRODUCED IN
Job No.: 22029	Date: 01/12/23	Drawn By: W.E.G.	Scale: 1"=100'	SHEET 1 OF 2



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

LB #7024

-EXHIBIT 'A'-SKETCH AND DESCRIPTION-DRAINAGE EASEMENTNOTE: THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01'54'02" EAST, A DISTANCE OF 15.12 FEET; THENCE SOUTH 86'08'14" WEST, A DISTANCE OF 58.38 FEET TO POINT OF BEGINNING 1; THENCE SOUTH 03'51'46" EAST, A DISTANCE OF 20.23 FEET; THENCE SOUTH 86'08'14" WEST, A DISTANCE OF 142.36 FEET; THENCE SOUTH 07'52'07" EAST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 5.29 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 35'05'50"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 15.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 07'52'07" WEST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 298.14 FEET; THENCE SOUTH 02'32'02" EAST, A DISTANCE OF 51.46 FEET; THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 82.31 FEET; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 51.46 FEET; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 62.36 FEET; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 51.46 FEET; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 328.12 FEET; THENCE NORTH 87'27'58" EAST, A DISTANCE OF 152.00 FEET TO POINT OF BEGINNING 1.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 12,611.68 SQUARE FEET (0.290 ACRES) MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87°27'58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01°54'02" EAST, A DISTANCE OF 102.50 FEET TO POINT OF BEGINNING 2; THENCE SOUTH 01°54'02" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°27'58" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°54'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°27'58" EAST, A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING 2.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA CONTAINING 400.00 SQUARE FEET (0.009 ACRES) MORE OR LESS.

UPDATES / REVISIONS	DATE	NOTE: THE UNDERSKINED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO RIGHTS—OF—WAY, EASEMENTS, SET—BACK				
		COMPLETENSS OF THE INFORMATION REPLECTED HEREUM PERMANENT TO RIGHTS IN-TWAT. DESCRIBENTS AS THE MATTERS LINES, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH DILLY THOSE TIEMS 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. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.	N			
Joh No.: 22029	Date: 01/12/23	Drawn By: W.F.G. Scale: 1"=100' SHFFT 2 0	OF 2			

Broward County Engineering Division Right of Way Section Plantation, Fl. 33324-2038

M. 2024 — V - 05

Right of way approved - Public RW

Right of way approved - Private Road

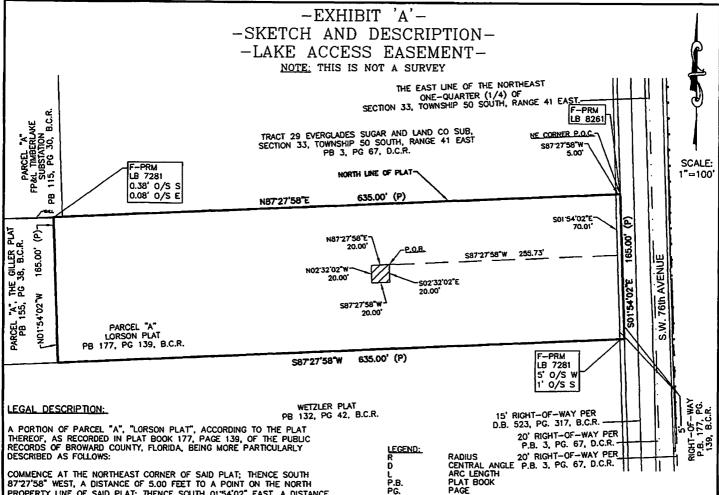
By Jorge Subrino Date: 09/12/24

Sanchez



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

LB #7024



COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 87"27"58" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PLAT; THENCE SOUTH 01"54"02" EAST, A DISTANCE OF 70.01 FEET; THENCE SOUTH 87"27"58" WEST, A DISTANCE OF 255.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02'32'02" EAST, A DISTANCE OF 20.00 FEET: THENCE SOUTH 87'27'58" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02'32'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87"27'58" 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 (0.009 ACRES) MORE OR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by JOSE A CORREA Date: 2024.09.09 13:06:21 -04'00'

JOSE A. CORREA PROFESSIONAL SURVEYOR AND MAPPER LS#7023 STATE OF FLORIDA
PILLAR CONSULTANTS, INC. LB#7024
5230 S UNIVERSITY DRIVE, SUITE 104 DAME, FL 33328

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

NOTES:

L P.B.

P.B. PG. B.C.R. M.D.C.R. P.O.C. P.O.B.

C.B.W.C.D. D.F.S.E. U.E. D.E. L.M.E.

ROW R/W FROP.

THIS IS NOT A SKETCH OF SURVEY, ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

PROPOSED SECTION

2. BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE REFERENCED TO THE EAST LINE OF "LORSON PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID LINE HAS A BEARING OF: SOUTH 01'54'02" EAST

DRAINAGE EASEMENT
LAKE MAINTENANCE EASEMENT
RIGHT-OF-WAY
RIGHT-OF-WAY

PLAT BOOK
PAGE
BROWARD COUNTY RECORDS
MIAMI-DADE COUNTY RECORDS
POINT OF COMMENCEMENT
POINT OF BEGINNING
CENTRAL BROWARD WATER CONTROL DISTRICT
DRAINAGE, FLOWAGE, AND STORAGE EASEMENT
UTILITY EASEMENT
DRAINAGE FASSMENT

- 3. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION
- 4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD

UPDATES / REVISIONS		E: THE UNDERSIGNED AND PILLAR CONSULTANT PLETENESS OF THE INFORMATION REFLECTED HI		
	RESE	ERVATIONS, AGREEMENTS OR OTHER MATTERS OF	F RECORD. THIS INSTRUMENT IS INTEND	ED TO REFLECT OR SET FORTH
		y those items shown in the references ab ords for matters affecting the lands sho		OI RESEARCH THE PUBLIC
		E: THIS INSTRUMENT IS THE PROPERTY OF PI ILE OR IN PART WITHOUT THE WRITTEN PERMIS		NOT BE REPRODUCED IN
Job No.: 22029 Date: 01/1	2/23	Drawn By: W.E.G.	Scale: 1"=100'	SHEET 1 OF 1

Broward County Engineering Division
Right of Way Section
1 North University Drive Sulte 300B
Plantation, FL 33324-2038
Description of Way approved - Public PAV
Right of way approved - Private Road
By Jorge Sobeino Date: 09/17/24
Sonchez