

PROPOSED

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-05; VACATING AND ANNULLING THE FOLLOWING
4 SPECIFIED EASEMENTS: (i) DRAINAGE, RETENTION, AND FLOWAGE EASEMENT;
5 (ii) 15 FOOT WIDE UTILITY EASEMENT; (iii) 15 FOOT WIDE LAKE MAINTENANCE
6 EASEMENT; (iv) 20 FOOT WIDE DRAINAGE EASEMENT; AND (v) 20 FOOT WIDE
7 LAKE ACCESS EASEMENT, ALL LYING WITHIN PARCEL A OF LORSON PLAT
8 (PLAT BOOK 177, PAGE 139); AND DIRECTING THE CLERK TO PUBLISH NOTICE
9 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 specified easements:
13 (i) drainage, retention, and flowage easement; (ii) 15 foot wide utility easement;
14 (iii) 15 foot wide lake maintenance easement; (iv) 20 foot wide drainage easement; and
15 (v) 20 foot wide lake access easement, all lying within Parcel A of Lorson Plat, as recorded
16 at Plat Book 177, Page 139, of the Official Records of Broward County, Florida, and
17 generally located on the west side of Southwest 76 Avenue, between Stirling Road and
18 Griffin Road, in the Town of Davie, Florida, said lands situate, being, and lying in Broward
19 County, Florida, described in Exhibit A, attached hereto; and
20

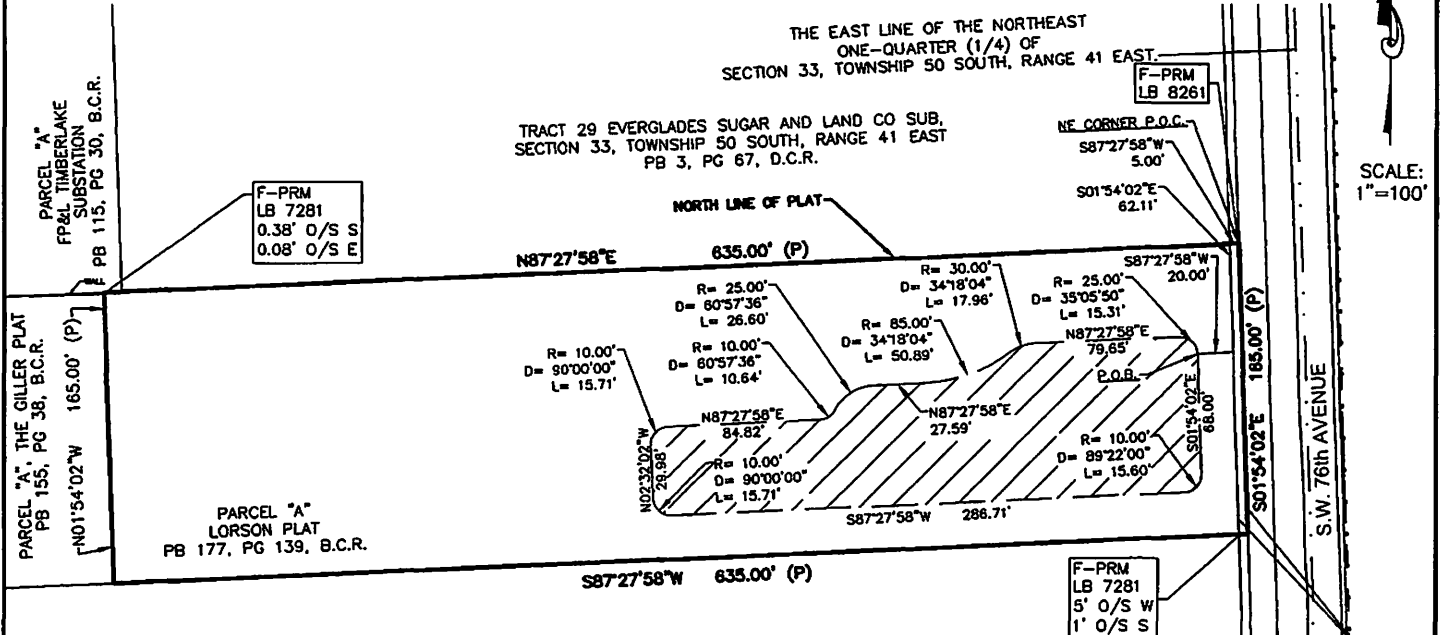


CONSULTING ENGINEERS • PLANNERS • SURVEYORS

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

LB #7024

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



SCALE:
1"=100'

LEGEND:

D	RADIUS
∠	CENTRAL ANGLE
P	ARC LENGTH
P.B.	PLAT BOOK
PG.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
C.B.W.C.D.	CENTRAL BROWARD WATER CONTROL DISTRICT
D.F.S.E.	DRAINAGE, FLOWAGE, AND STORAGE EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
PROP.	PROPOSED
SEC.	SECTION

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.



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:

1. 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
3. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

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, 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.

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Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2036

- 2024-V-05
 Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobrino Date: 09/12/24
Sanchez



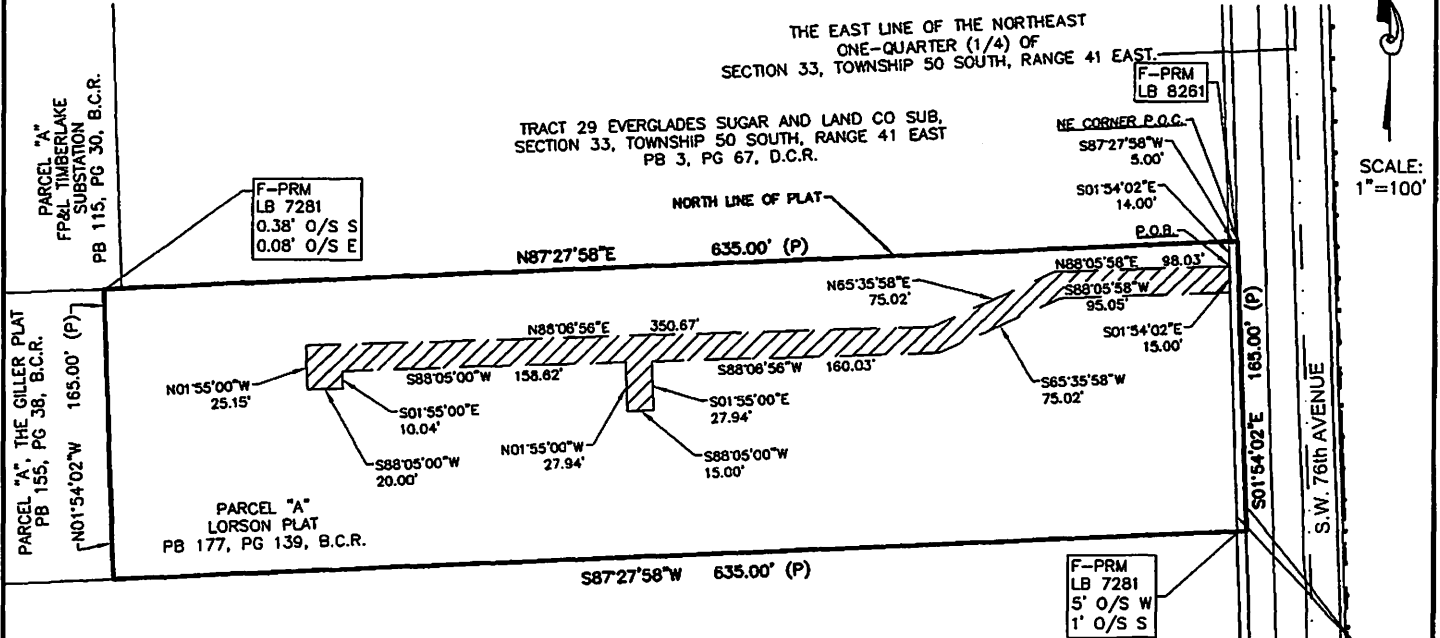
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LEGEND:

- | | |
|------------|---|
| R | RADIUS |
| D | CENTRAL ANGLE |
| L | ARC LENGTH |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| B.C.R. | BROWARD COUNTY RECORDS |
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| ROW | RIGHT-OF-WAY |
| R/W | RIGHT-OF-WAY |
| PROP. | PROPOSED |
| SEC. | SECTION |

- 15' RIGHT-OF-WAY PER D.B. 523, PG. 317, B.C.R.
- 20' RIGHT-OF-WAY PER P.B. 3, PG. 67, D.C.R.
- 20' RIGHT-OF-WAY PER P.B. 3, PG. 67, D.C.R.

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Digitally signed by JOSE A CORREA
Date: 2024.09.09 13:09:46 -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

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UPDATES / REVISIONS	DATE	NOTE:
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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 65°35'58" WEST, A DISTANCE OF 75.02 FEET; THENCE SOUTH 88°06'56" WEST, A DISTANCE OF 160.03 FEET; THENCE SOUTH 01°55'00" EAST, 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 27.94 FEET; THENCE SOUTH 88°05'00" WEST, A DISTANCE OF 158.62 FEET; THENCE SOUTH 01°55'00" EAST, A DISTANCE OF 10.04 FEET; THENCE SOUTH 88°05'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°55'00" WEST, A DISTANCE OF 25.15 FEET; THENCE NORTH 88°06'56" EAST, A DISTANCE OF 350.67 FEET; THENCE NORTH 65°35'58" EAST, A DISTANCE OF 75.02 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.

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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 Drive, Suite 300B
Plantation, FL 33324-2038

2024-V-05
 Right of way approved - Public R/W
 Right of way approved - Private Road

By: Jorge Sobeyro Date: 09/12/24
SANCHEZ

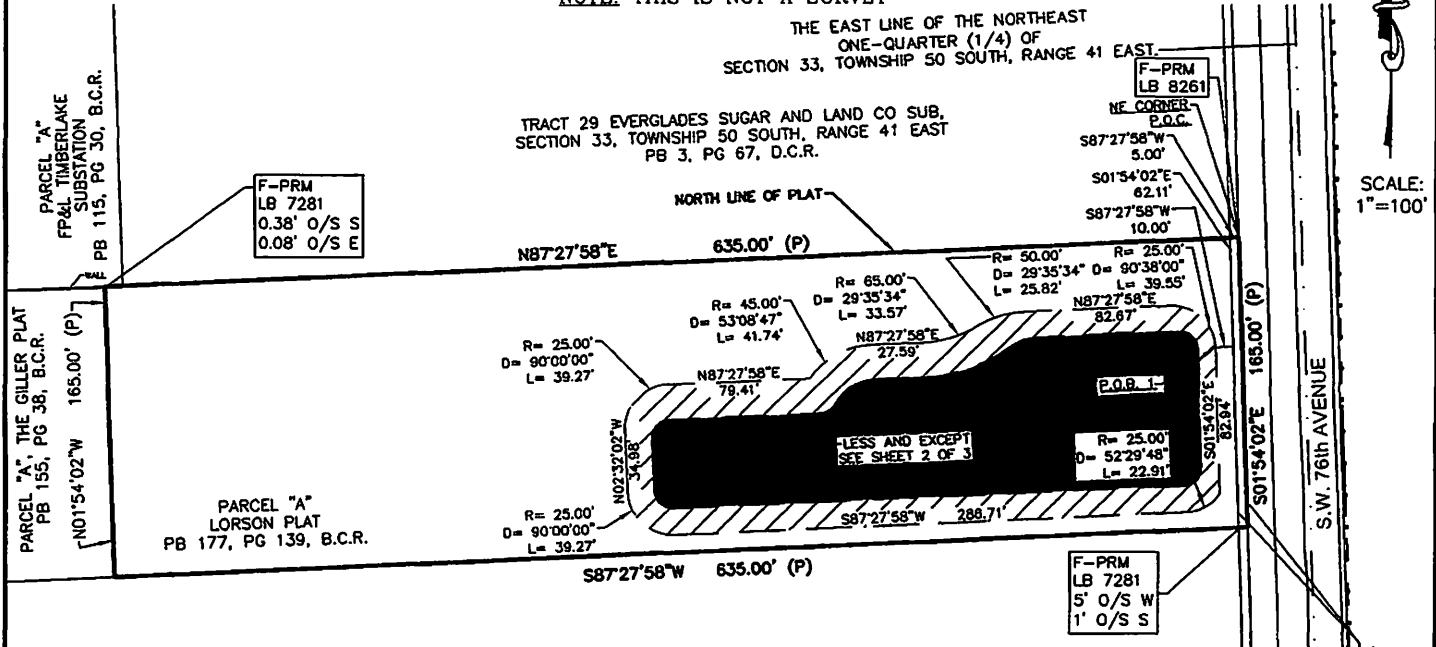


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- D= CENTRAL ANGLE
- L= ARC LENGTH
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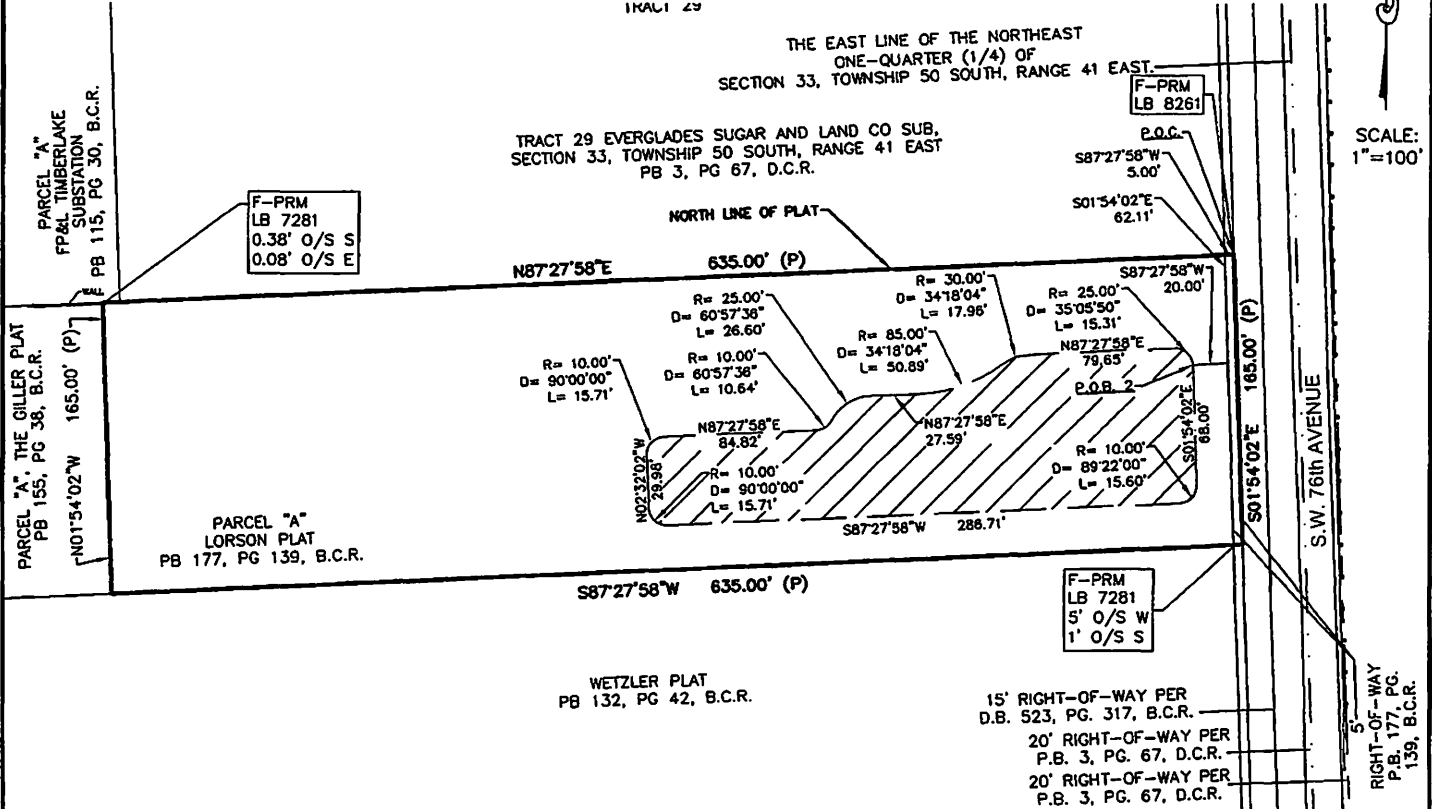
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19AUG1 23



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Right of Way Section
1 North University Drive, Suite 3608
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Right of way approved - Public RAW

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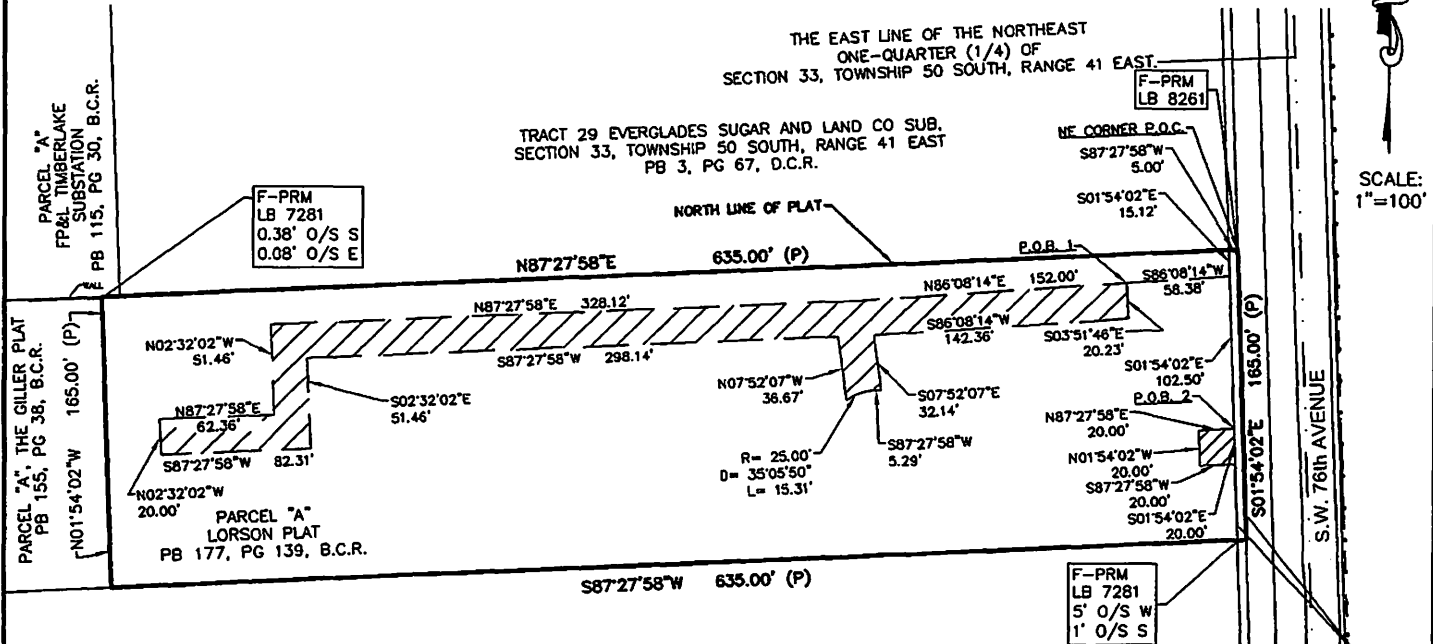
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WETZLER PLAT
PB 132, PG 42, B.C.R.

- 15' RIGHT-OF-WAY PER D.B. 523, PG. 317, B.C.R.
- 20' RIGHT-OF-WAY PER P.B. 3, PG. 67, D.C.R.
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JOSE A CORREA
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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 UNDERSIGNED 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 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. 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 Drive, Suite 300B
Plantation, FL 33324-2038

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

By: JORGE Sobrino Date: 09/12/24
Sanchez



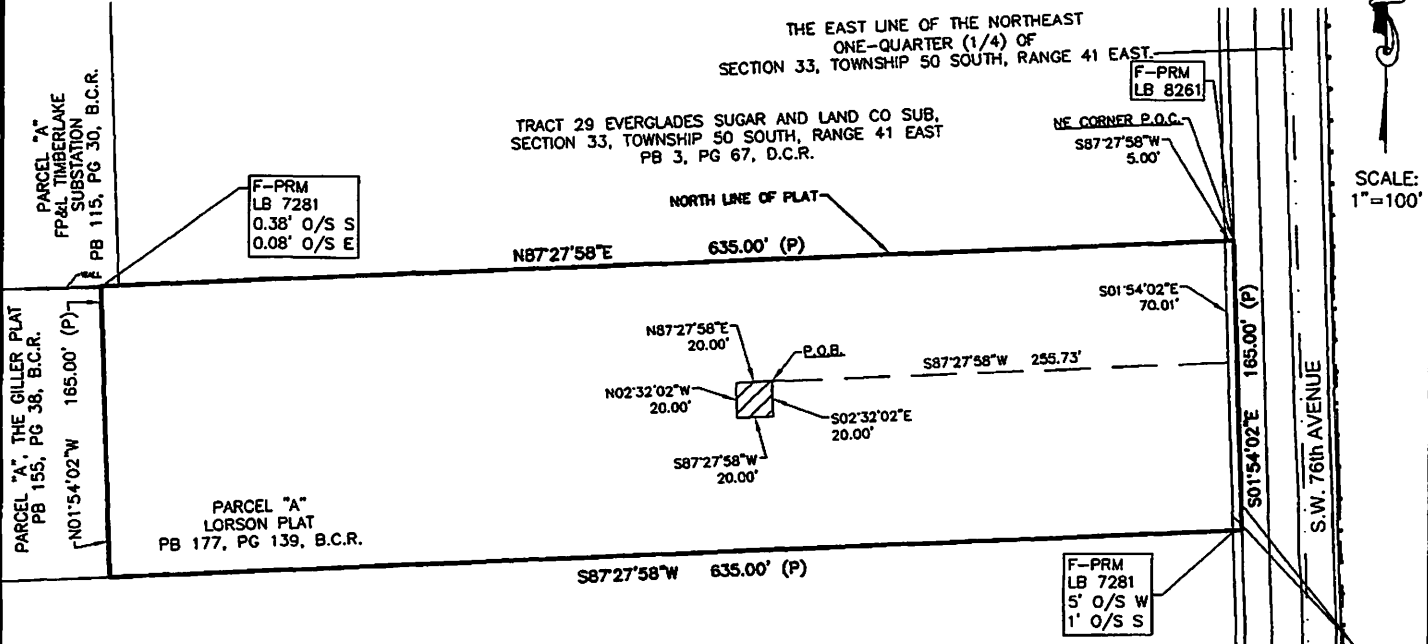
CONSULTING ENGINEERS • PLANNERS • SURVEYORS

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

LB #7024

- EXHIBIT 'A' -
- SKETCH AND DESCRIPTION -
- LAKE ACCESS EASEMENT -

NOTE: THIS IS NOT A SURVEY



SCALE:
1"=100'

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 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 LESS.

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
DAVIE, FL 33328

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

WETZLER PLAT
PB 132, PG 42, B.C.R.

LEGEND:

- | | |
|------------|---|
| R | RADIUS |
| D | CENTRAL ANGLE |
| L | ARC LENGTH |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| B.C.R. | BROWARD COUNTY RECORDS |
| M.D.C.R. | MIAMI-DADE COUNTY RECORDS |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| C.B.W.C.D. | CENTRAL BROWARD WATER CONTROL DISTRICT |
| D.F.S.E. | DRAINAGE, FLOWAGE, AND STORAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| ROW | RIGHT-OF-WAY |
| R/W | RIGHT-OF-WAY |
| PROP. | PROPOSED |
| SEC. | SECTION |

- 15' RIGHT-OF-WAY PER D.B. 523, PG. 317, B.C.R.
- 20' RIGHT-OF-WAY PER P.B. 3, PG. 67, D.C.R.
- 20' RIGHT-OF-WAY PER P.B. 3, PG. 67, D.C.R.

NOTES:

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