

**PLAT REL**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2024-V-05; VACATING  
3 AND ANNULLING THE FOLLOWING SPECIFIED EASEMENTS: (i) DRAINAGE,  
4 RETENTION, AND FLOWAGE EASEMENT; (ii) 15 FOOT WIDE UTILITY EASEMENT;  
5 (iii) 15 FOOT WIDE LAKE MAINTENANCE EASEMENT; (iv) 20 FOOT WIDE DRAINAGE  
6 EASEMENT; AND (v) 20 FOOT WIDE LAKE ACCESS EASEMENT, ALL LYING WITHIN  
7 PARCEL A OF LORSON PLAT (PLAT BOOK 177, PAGE 139); AND PROVIDING FOR  
8 SEVERABILITY AND AN EFFECTIVE DATE.

9  
10 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
11 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
12 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort  
13 Lauderdale, Florida, on December 10, 2024, at 10:00 a.m., to consider the advisability of  
14 renouncing and disclaiming the rights of Broward County ("County") and the public and  
15 to vacate and annul the following specified easements: (i) drainage, retention, and  
16 flowage easement; (ii) 15 foot wide utility easement; (iii) 15 foot wide lake maintenance  
17 easement; (iv) 20 foot wide drainage easement; and (v) 20 foot wide lake access  
18 easement, all lying within Parcel A of Lorson Plat, as recorded in Plat Book 177,  
19 Page 139, of the Official Records of Broward County, Florida, and generally located on  
20 the west side of Southwest 76 Avenue, between Stirling Road and Griffin Road, in the

21 Town of Davie, Florida, said lands situate, being, and lying in Broward County, Florida,  
22 as described in Exhibit A, attached hereto; and

23 WHEREAS, after hearing all interested parties and determining that the proposed  
24 action will not materially interfere with the County road system or adversely affect the  
25 interests of the citizens of Broward County, and will not affect the ownership of or deprive  
26 any person of convenient access to his/her premises, in accordance with  
27 Section 177.101, Florida Statutes (as amended from time to time), it was determined that  
28 it would be in the best interest of all concerned to vacate and annul the rights of the County  
29 and the public to and in the aforementioned land as described in Exhibit A, all situate,  
30 being, and lying in Broward County, Florida, NOW, THEREFORE,

31  
32 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
33 BROWARD COUNTY, FLORIDA:

34  
35 Section 1. Vacation and Annulment.

36 Pursuant to Section 177.101, Florida Statutes, said Board hereby vacates and  
37 annuls the rights of the County and the public to the land set forth in Vacation Petition  
38 No. 2024-V-05, as described in Exhibit A, all situate, being, and lying in Broward County,  
39 Florida.

40 Section 2. Severability.

41 If any portion of this Resolution is determined by any court to be invalid, the invalid  
42 portion will be stricken, and such striking will not affect the validity of the remainder of this  
43 Resolution. If any court determines that this Resolution, in whole or in part, cannot be

44 | legally applied to any individual, group, entity, property, or circumstance, such  
45 | determination will not affect the applicability of this Resolution to any other individual,  
46 | group, entity, property, or circumstance.

47 |         Effective Date.

48 |         This Resolution is effective upon adoption.

ADOPTED this         day of         , 2024.

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

AIK/gmb  
Resolution Adopting Vacation Petition Chapter 177 2024-V-05  
10/24/2024  
#60053

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



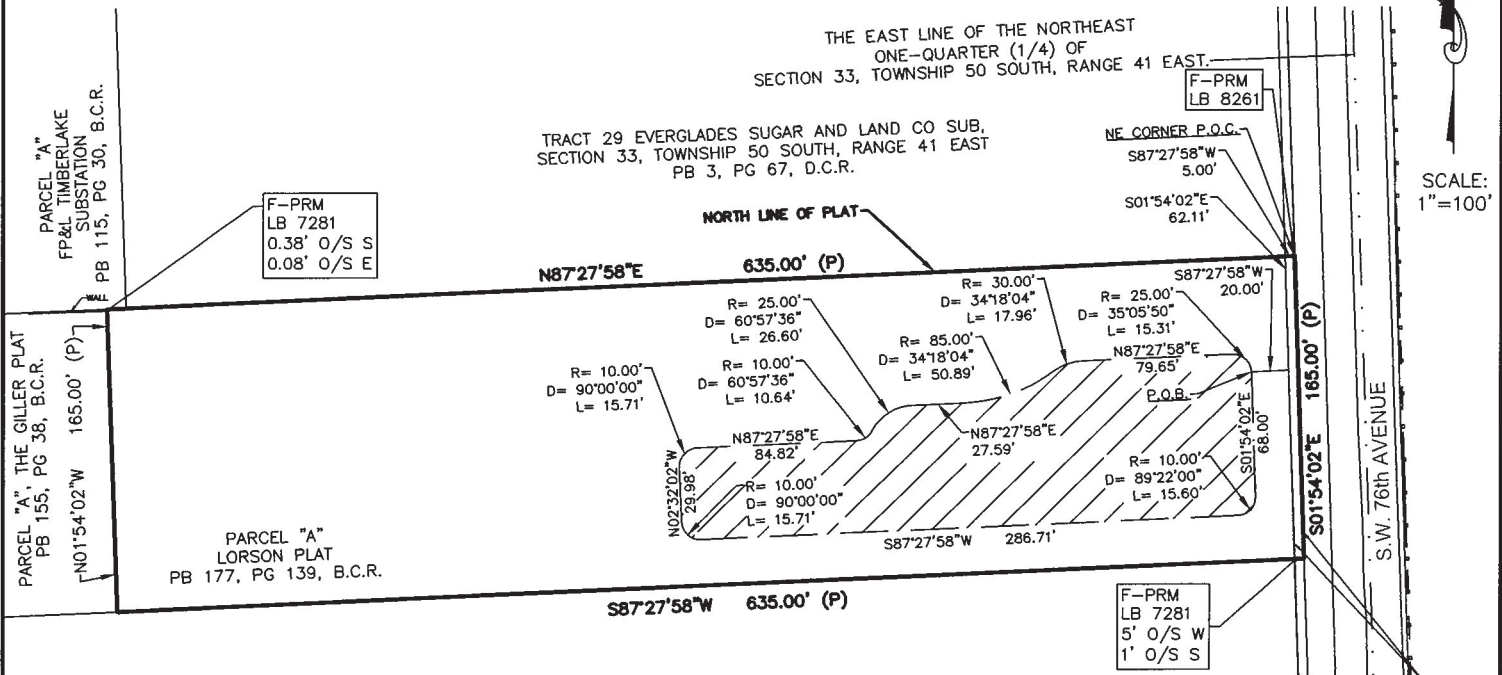
**CONSULTING ENGINEERS • PLANNERS • SURVEYORS**

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:**
- 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
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  - C.B.W.C.D. CENTRAL BROWARD WATER CONTROL DISTRICT
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  - L.M.E. LAKE MAINTENANCE EASEMENT
  - ROW RIGHT-OF-WAY
  - R/W RIGHT-OF-WAY
  - PROP. PROPOSED
  - SEC. SECTION

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

**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

**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.

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

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.





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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 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 60°57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 26.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°27'58" EAST, A DISTANCE OF 27.59 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND A DELTA ANGLE OF 34°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 30.00 FEET AND A DELTA ANGLE OF 34°18'04"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 17.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°27'58" EAST, A DISTANCE OF 79.65 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 35°05'50"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 15.31 FEET TO A POINT OF TANGENCY, ALSO BEING THE POINT OF BEGINNING.

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, 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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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 Sobrino Date: 09/12/24  
Sanchez

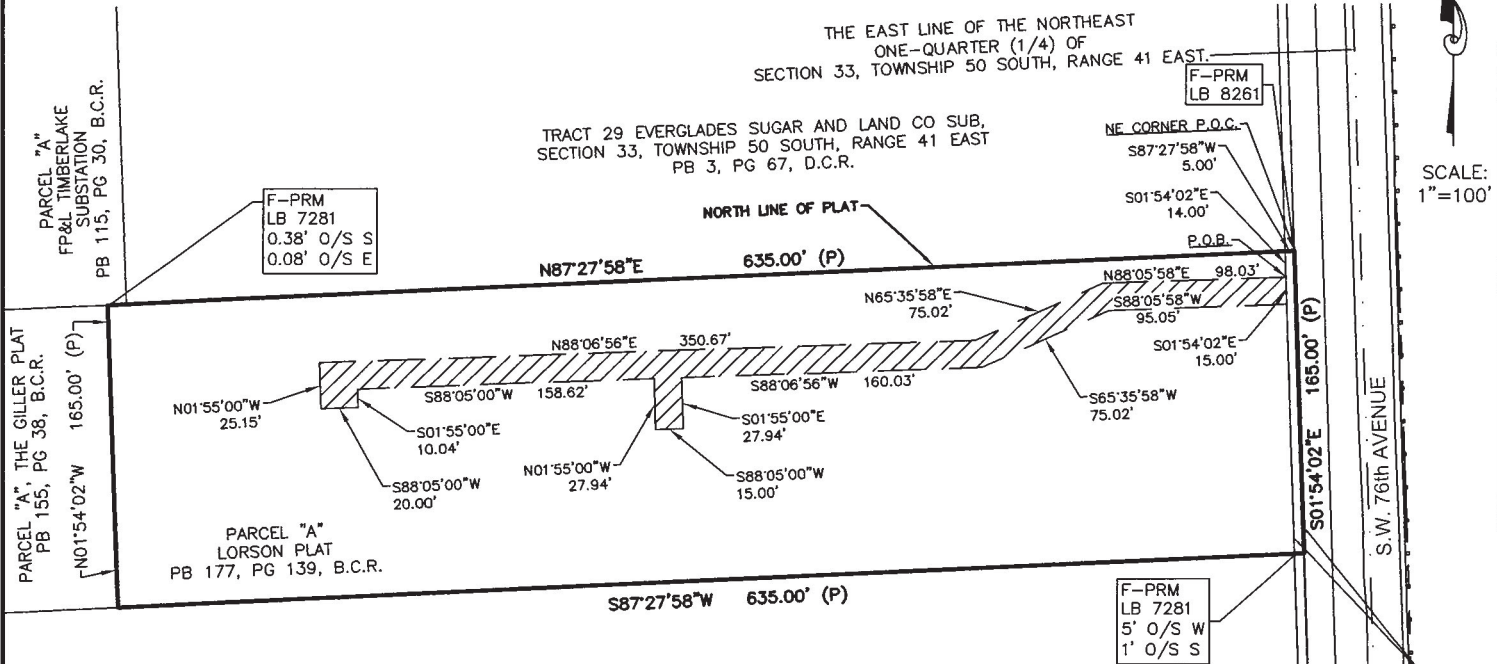


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Digitally signed by JOSE A CORREA  
 Date: 2024.09.09 13:09:46 -04'00'

JOSE A. CORREA  
 PROFESSIONAL SURVEYOR AND MAPPER LS#7023  
 STATE OF FLORIDA  
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- 2024-V-05  
 Right of way approved - Public R/W  
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By: Jorge Sobeiro Date: 09/12/24  
SANCHEZ



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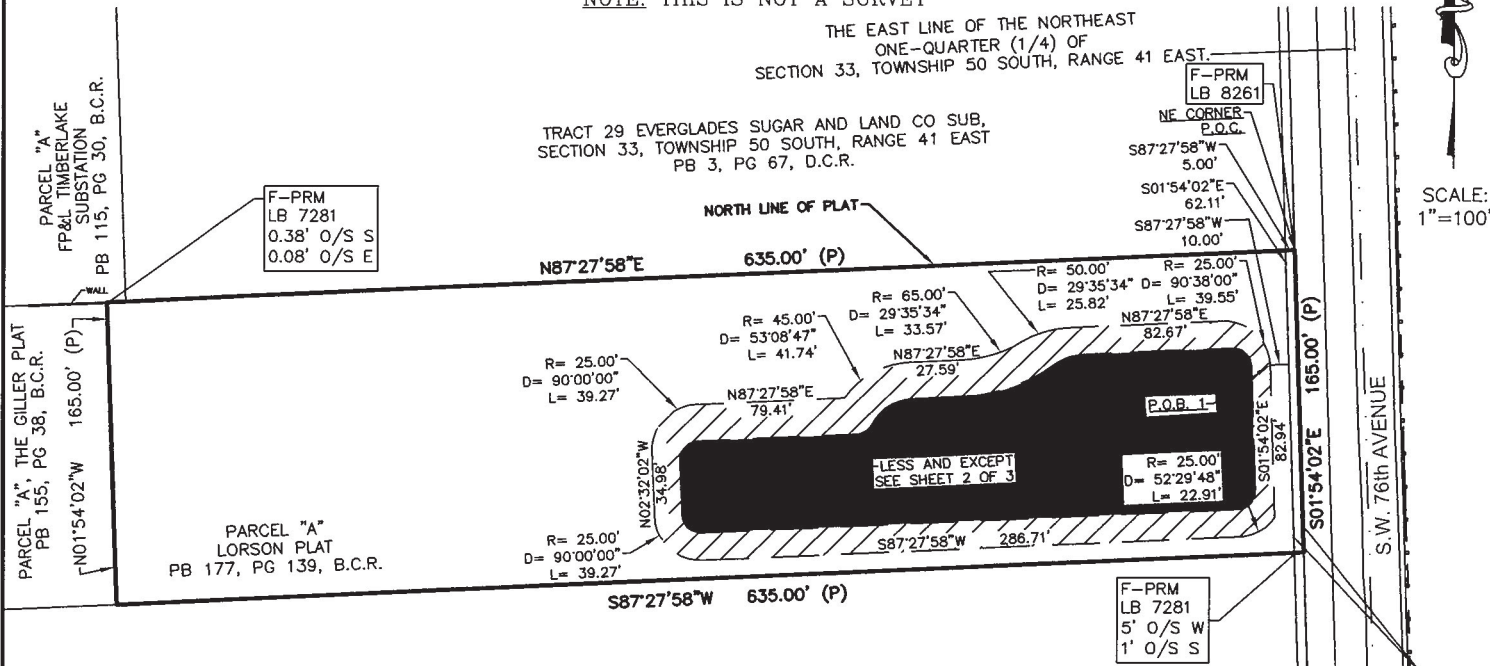
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13:08:03 -04'00'

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Table with columns: UPDATES / REVISIONS, DATE, and notes regarding the instrument's validity and reproduction permissions.





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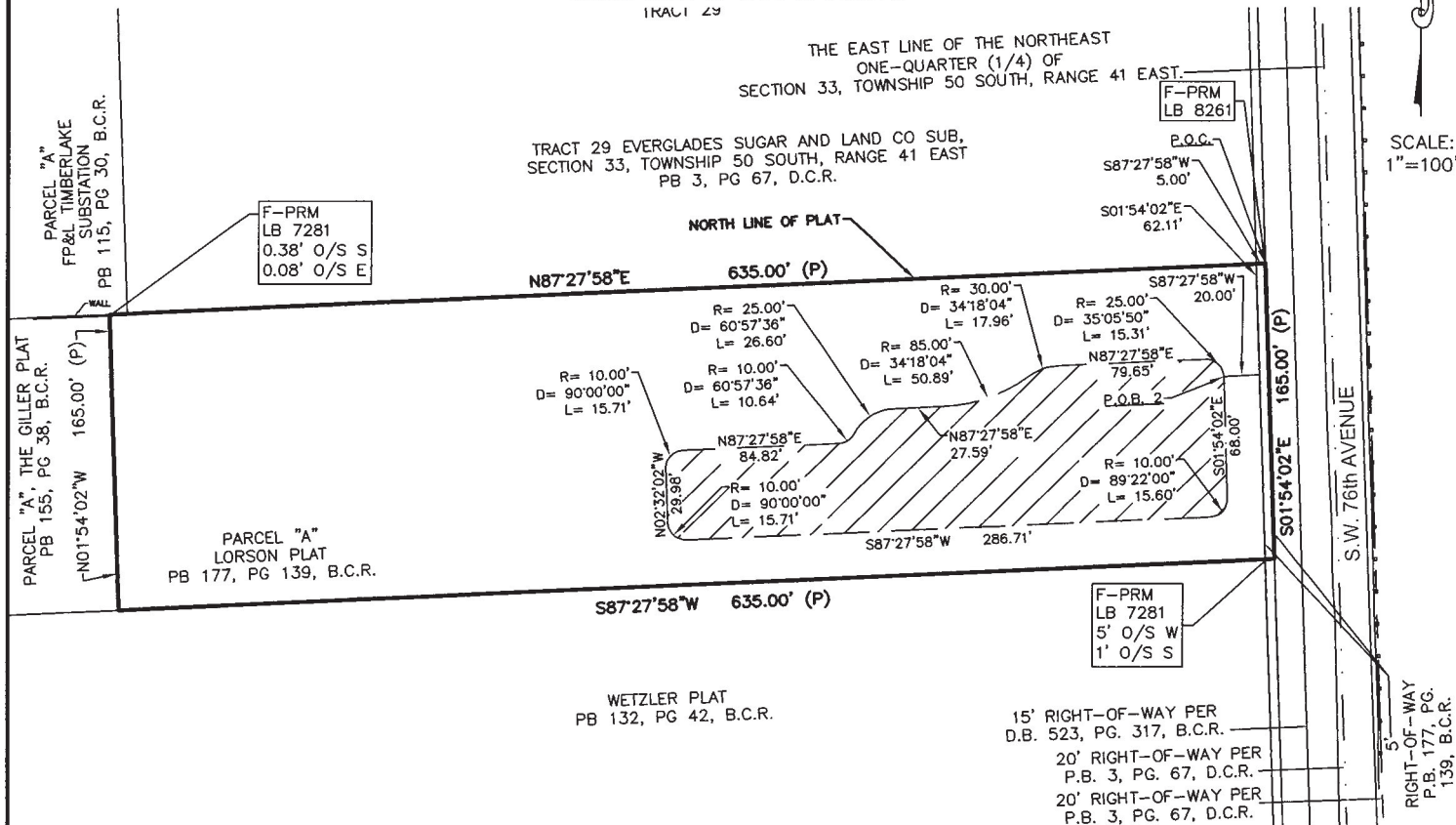
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 - LESS AND EXCEPT -

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TRACT 29

THE EAST LINE OF THE NORTHEAST  
 ONE-QUARTER (1/4) OF  
 SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

TRACT 29 EVERGLADES SUGAR AND LAND CO SUB,  
 SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST  
 PB 3, PG 67, D.C.R.



SCALE:  
1"=100'

**LEGEND:**

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- D. CENTRAL ANGLE
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NOTE: 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 53°08'47"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 41.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°27'58" EAST, A DISTANCE 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 REVERSE CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 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 82.67 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90°38'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 39.55 FEET TO A POINT OF TANGENCY, ALSO BEING POINT OF BEGINNING 1.

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 25.00 FEET AND A DELTA ANGLE OF 60°57'36"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 26.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°27'58" EAST, A DISTANCE OF 27.59 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET AND A DELTA ANGLE OF 34°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 30.00 FEET AND A DELTA ANGLE OF 34°18'04"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 17.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°27'58" EAST, A DISTANCE OF 79.65 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 35°05'50"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 15.31 FEET TO A POINT OF TANGENCY, ALSO BEING POINT OF BEGINNING 2.

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	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 3 OF 3

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

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

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





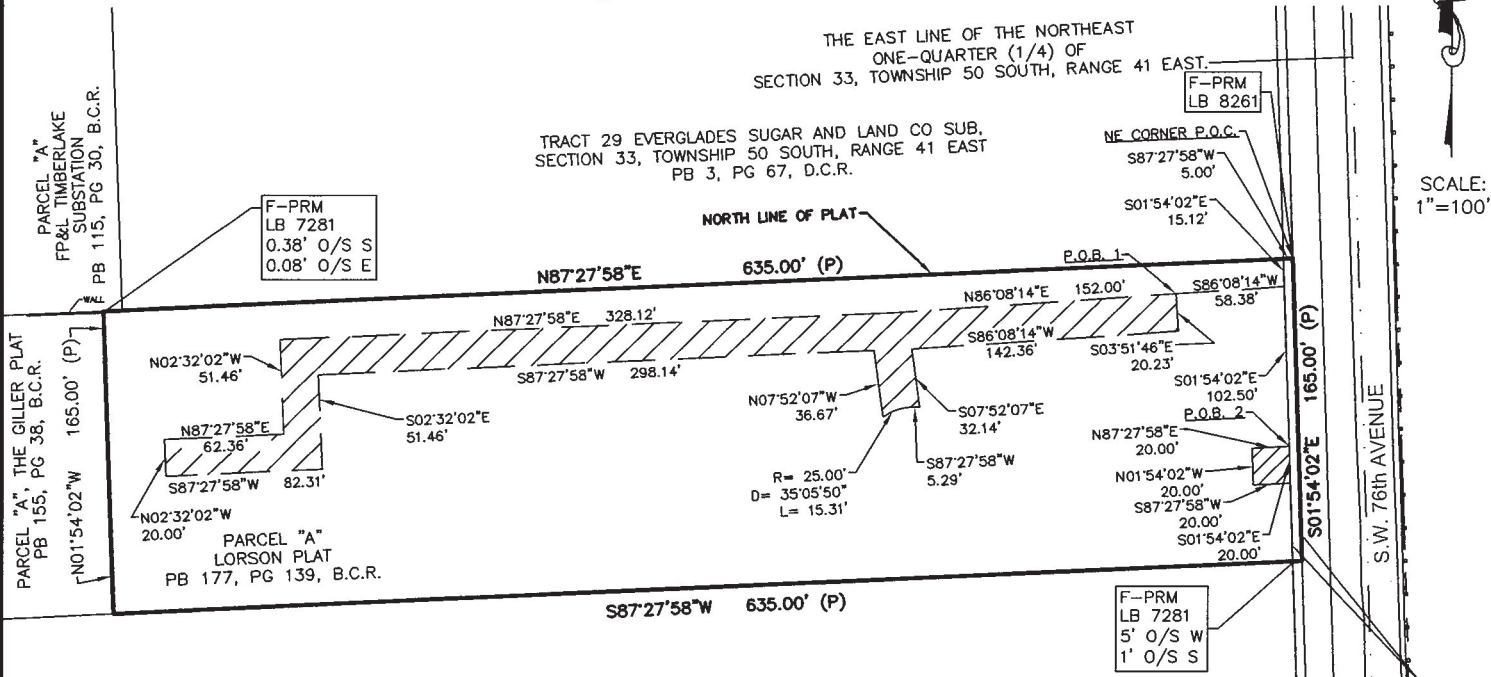
**CONSULTING ENGINEERS • PLANNERS • SURVEYORS**

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

LB #7024

- EXHIBIT 'A' -  
 - SKETCH AND DESCRIPTION -  
 - DRAINAGE EASEMENT -

NOTE: THIS IS NOT A SURVEY



SCALE: 1"=100'

- 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

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

**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  
 09:54:33 -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  
 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.
		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.



# CONSULTING ENGINEERS • PLANNERS • SURVEYORS

5230 SOUTH UNIVERSITY DRIVE, SUITE 104

DAVIE, FLORIDA 33328 • 954-680-6533

LB #7024

- EXHIBIT 'A' -  
 - SKETCH AND DESCRIPTION -  
 - DRAINAGE EASEMENT -

NOTE: 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 20.00 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 86°08'14" 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 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 RW  
 Right of way approved - Private Road

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





CONSULTING ENGINEERS • PLANNERS • SURVEYORS

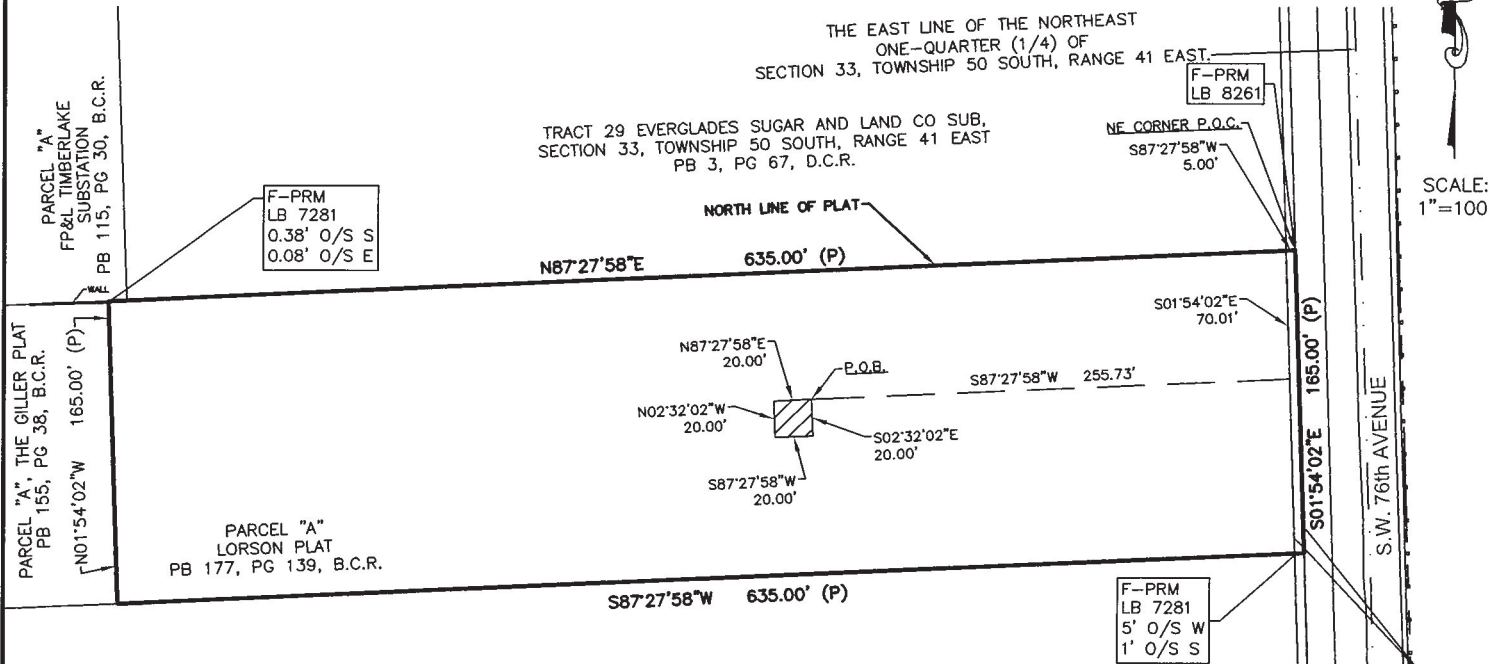
5230 SOUTH UNIVERSITY DRIVE, SUITE 104

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:

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

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.

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

NOTES:

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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.

Table with columns: UPDATES / REVISIONS, DATE, and notes regarding the instrument's validity and property ownership.

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 Soberino Sanchez Date: 09/17/24