

PLAT REL

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, REGARDING RELEASE PETITION NO. 2024-V-06; RELEASING
3 A 12-FOOT-WIDE UTILITY EASEMENT (OFFICIAL RECORDS BOOK 13068,
4 PAGE 468); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.
5

6 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised
7 in accordance with law, a public hearing was held in the Commission Meeting Room 422,
8 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort
9 Lauderdale, Florida, on December 10, 2024, at 10:00 a.m., to consider the advisability of
10 releasing a 12-foot-wide utility easement recorded at Book 13068, Page 468, of the
11 Official Records of Broward County, Florida, and generally located on the east side of
12 Northeast 17th Avenue between Northeast 32nd Court and Northeast 32nd Place in the City
13 of Pompano Beach, Florida, said lands situate, being, and lying in Broward County,
14 Florida, as described in Exhibit A, attached hereto; and

15 WHEREAS, after hearing all interested parties and determining that the proposed
16 action will not materially interfere with the Broward County road system or adversely affect
17 the interests of the citizens of Broward County, and will not affect the ownership of or
18 deprive any person of convenient access to his/her premises, in accordance with
19 Section 27.69 of the Broward County Administrative Code, it was determined that it would
20 be in the best interest of all concerned to release the rights associated with the

21 | aforementioned land as described in Exhibit A, all situate, being, and lying in Broward
22 | County, Florida, NOW, THEREFORE,

23 |

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

26 | Section 1. Release.

27 | Pursuant to Section 27.69 of the Broward County Administrative Code, said Board
28 | hereby releases the rights associated with the 12-foot-wide utility easement on the land
29 | as set forth in Release Petition No. 2024-V-06, as described in Exhibit A, all situate, being,
30 | and lying in Broward County, Florida.

31 | Section 2. Severability.

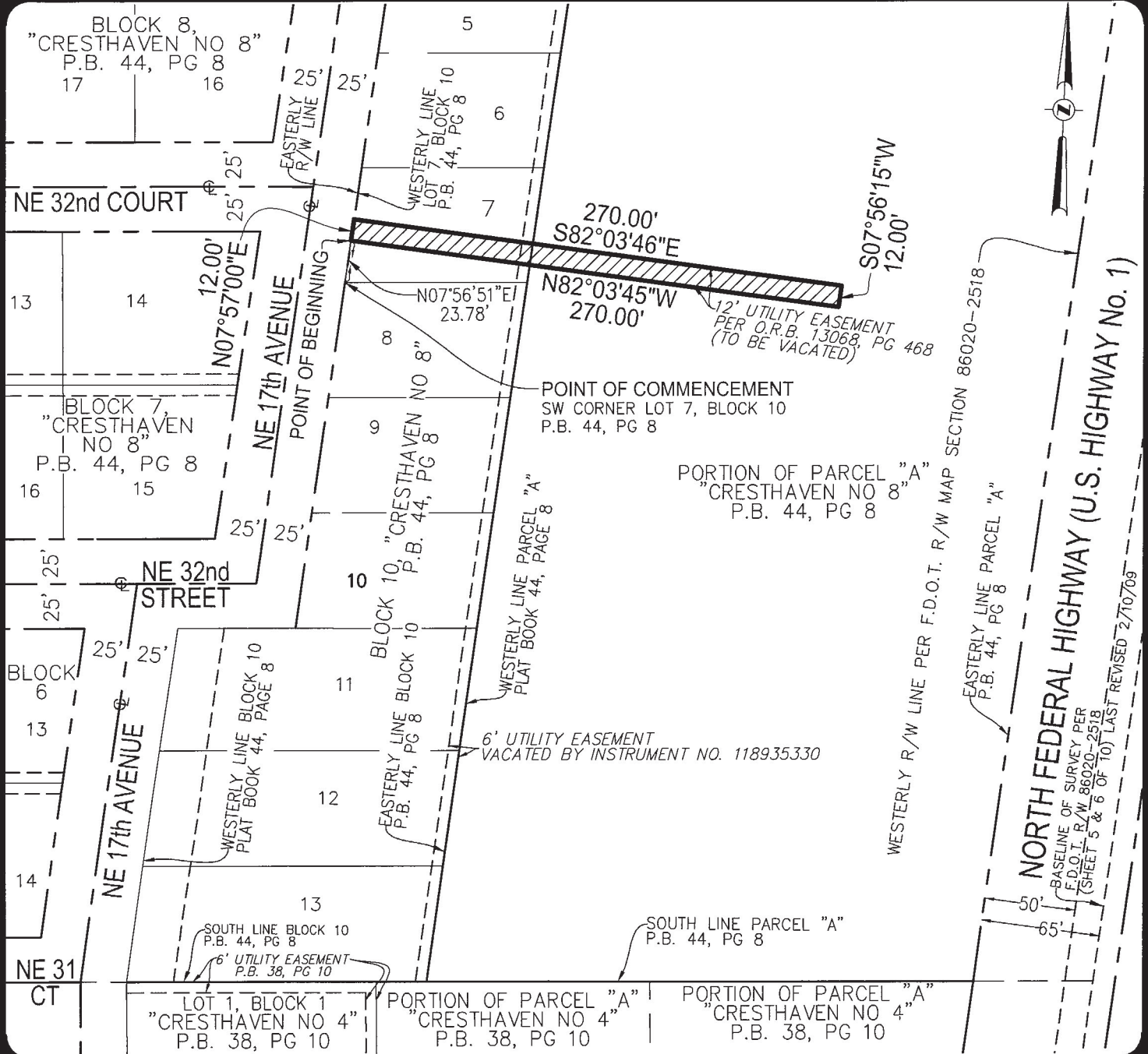
32 | If any portion of this Resolution is determined by any court to be invalid, the invalid
33 | portion will be stricken, and such striking will not affect the validity of the remainder of this
34 | Resolution. If any court determines that this Resolution, in whole or in part, cannot be
35 | legally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



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



FILE: NF OWNER, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO. 73074

DATE: 7/22/24; REV. 9/25/24

12' UTILITY EASEMENT VACATION

3207 NORTH FEDERAL HIGHWAY

POMPANO BEACH, BROWARD COUNTY, FL

CRESTHAVEN NO. 8

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- ⊕ CENTERLINE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY



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CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: 12' WIDE UTILITY EASEMENT BEING VACATED

THAT CERTAIN 12 FOOT WIDE UTILITY EASEMENT FOR WATER AND/OR SANITARY SEWAGE LINES AS RECORDED IN OFFICIAL RECORDS BOOK 13068, PAGE 468, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF LOT 7, BLOCK 10 AND A PORTION OF PARCEL "A" OF ***CRESTHAVEN NO 8***, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 7, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST 17TH AVENUE THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) NORTH 07°56'51" EAST 23.78 FEET TO THE **POINT OF BEGINNING**; (2) NORTH 07°57'00" EAST 12.00 FEET; THENCE SOUTH 82°03'46" EAST 270.00 FEET; THENCE SOUTH 07°56'15" WEST 12.00 FEET; THENCE NORTH 82°03'45" WEST 270.00 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 3,240 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EASTERLY RIGHT-OF-WAY LINE OF NE 17TH AVENUE BEING NORTH 07°56'51" EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

FILE: NF OWNER, LLC

SCALE: N/A DRAWN: M.M.M.

ORDER NO. 73074

DATE: 7/22/24; REV. 9/25/24

12' UTILITY EASEMENT VACATION

3207 NORTH FEDERAL HIGHWAY

POMPANO BEACH, BROWARD COUNTY, FL

CRESTHAVEN NO. 8

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2
Digitally signed by John F

John F Pulice

Pulice

Date: 2024.09.25 15:49:35

-04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

- 2024-V-06
 Right of way approved - Public RW
 Right of way approved - Private Road

By: JORGE SARRINO Date: 09/26/24
SANCHEZ