

Resolution 2016-072

(2015-V-11)

**RESOLUTION TO ADOPT VACATION**

WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised in accordance with law, a public hearing was held in the Commission Meeting Room No. 422, Broward County Governmental Center located at 115 South Andrews Avenue, Fort Lauderdale, Florida, on Tuesday, February 9, 2016, at 2:00 P.M., to consider the advisability of renouncing and disclaiming all rights of the County and the public to vacate and abandon, discontinue, and close a road and utility easement lying within a portion of the Solomon Office Plat situated approximately 1,000 feet south of Sheridan Street on the east side of University Drive in the City of Pembroke Pines all situate, lying and being in Broward County, Florida, described as follows:

Sketch and legal descriptions attached hereto and made a part hereof as

Exhibit "A"

WHEREAS, after hearing all interested parties and determining that the proposed action will not materially interfere with the County road system or adversely affect the interests of the citizens of Broward County, and will not affect the ownership of or deprive any person convenient access to his/her premises, in accordance with the Florida Statutes (as amended from time to time) it was determined that it would be in the best interest of all concerned to renounce, disclaim, release, vacate and abandon any right to the County and the public to and in the aforementioned land as described in Exhibit "A" attached hereto, all situate, lying and being in Broward County, Florida, NOW, THEREFORE,

BE IT RESOLVED by the Board of County Commissioners of Broward County, Florida that:

1. Vacation. Said Board hereby renounces, disclaims, releases, and abandons any right to the County and the public to and in the following described land, all situate, lying and being in Broward County, Florida:

Sketch and legal descriptions attached hereto and made a part hereof as Exhibit "A".

2. Effective Date: This Resolution shall take effect upon recordation in the public records of Broward County, Florida.

ADOPTED and Effective this 9<sup>th</sup> day of February, 2016. #4-PH

## EXHIBIT "A"

FOR: CHIEFTAIN PEMBROKE, LP

SKETCH AND DESCRIPTION  
ROAD & UTILITY EASEMENT VACATION**LEGAL DESCRIPTION:**

A PORTION OF PARCEL A, SOLOMON OFFICE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE ROAD AND UTILITY EASEMENT AS SHOWN ON SAID PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 02°21'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 255.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 02°21'28" WEST, A DISTANCE OF 35.38 FEET; THENCE NORTH 87°28'08" EAST, A DISTANCE OF 122.23 FEET; THENCE NORTH 82°37'19" EAST, A DISTANCE OF 301.03 FEET; THENCE NORTH 87°36'27" EAST, A DISTANCE OF 337.77 FEET; THENCE NORTH 01°38'48" WEST, A DISTANCE OF 11.84 FEET; THENCE NORTH 87°43'35" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 527.46 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 02°21'37" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 35.00 FEET; THENCE SOUTH 87°43'35" WEST ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 967.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1874.86 FEET, THROUGH A CENTRAL ANGLE OF 02°31'58", FOR AN ARC DISTANCE OF 82.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°11'37" WEST, A DISTANCE OF 151.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1944.86 FEET, THROUGH A CENTRAL ANGLE OF 01°39'35", FOR AN ARC DISTANCE OF 56.34 FEET; THENCE SOUTH 42°14'52" WEST ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 42.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 30,449 SQUARE FEET OR 0.699 ACRES MORE OR LESS.

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE WEST LINE OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST IS ASSUMED TO BEAR NORTH 02°21'28" WEST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

PRINTED ON

NOV 23 2015

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

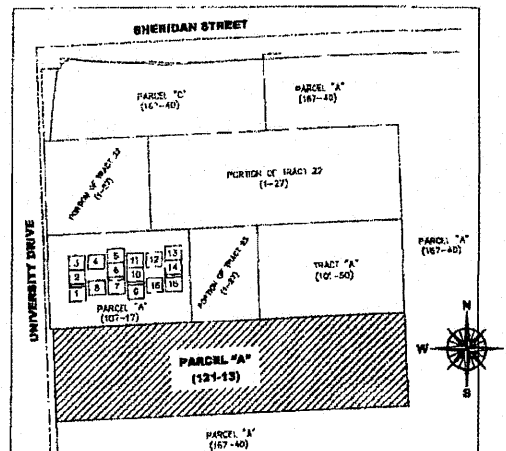
C:\2015\15-0011\_SOLOMON OFFICE PARK\DRAWINGS\SD\_ROADWAY ESMT VAC

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

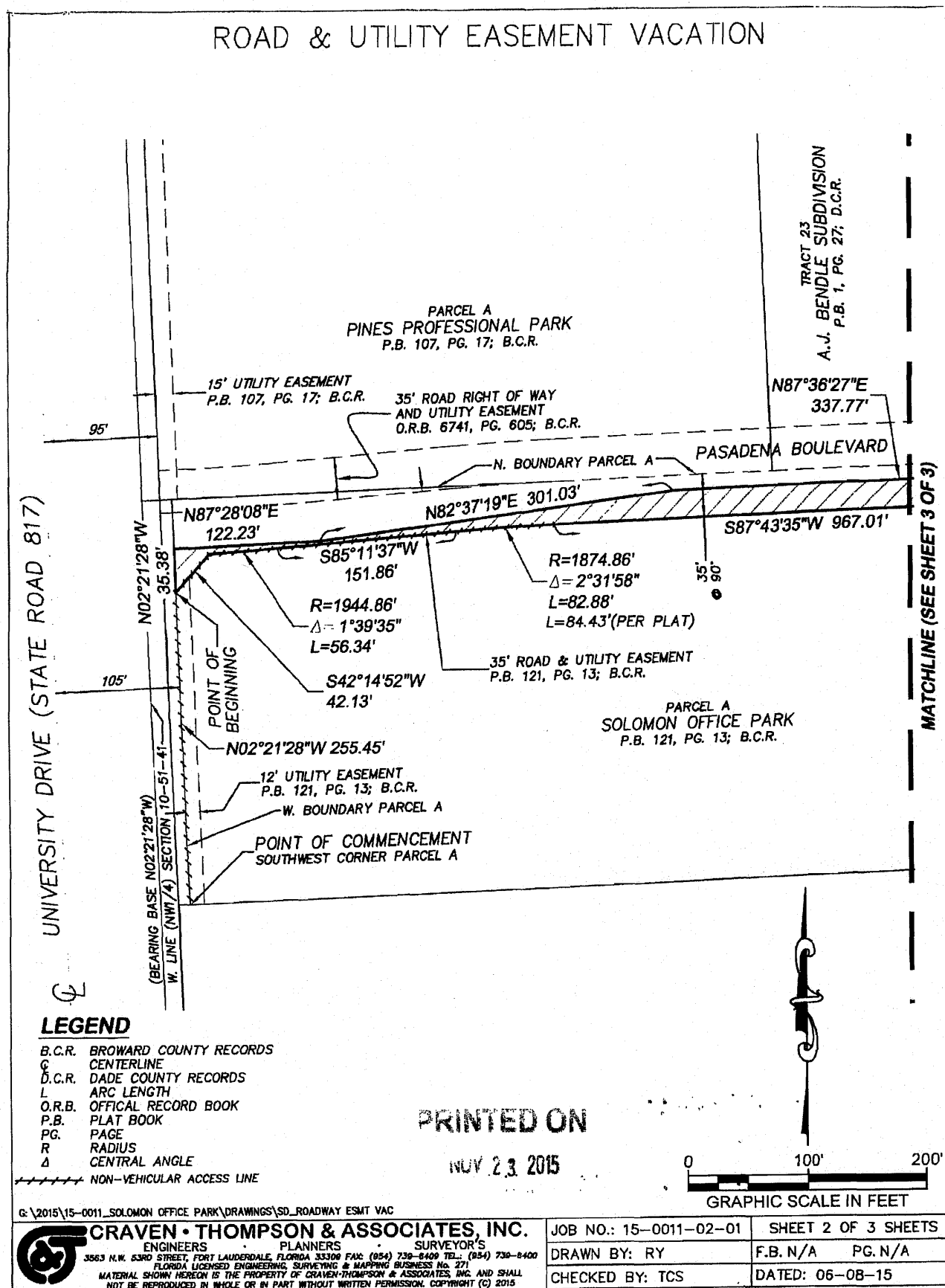
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYOR'S  
3963 N.W. 83RD STREET, FORT LAUDERDALE, FLORIDA 33308 FAX: (954) 739-0409 TEL: (954) 739-0400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2015

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. ADD LOCATION SKETCH	8-4-15	RY	CD
2. REVISE PER COUNTY COMMENTS	11-23-15	RY	CD
JOB NO.: 15-0011-002-01		SHEET 1 OF 3 SHEETS	
DRAWN BY: RY	F.B.N/A	PG.N/A	
CHECKED BY: TCS	DATED: 06-08-15		



LOCATION MAP

Not to Scale



# ROAD & UTILITY EASEMENT VACATION

**TRACT "A"**  
PEMBROKE TOWER  
P.B. 101, PG. 50; B.C.R.

**TRACT 23**  
A.J. BENDLE SUBDIVISION  
P.B. 1, PG. 27; D.C.R.

**PARCEL A**  
SOLOMON OFFICE PARK  
P.B. 121, PG. 13; B.C.R.

**PARCEL A**  
WALNUT CREEK REPLAT NO. 1  
P.B. 168, PG. 15; B.C.R.

**PASADENA BOULEVARD**

**N.E. CORNER PARCEL A**

**35' ROAD RIGHT OF WAY AND UTILITY EASEMENT**  
O.R.B. 6741, PG. 605; B.C.R.

**15' UTILITY EASEMENT**  
P.B. 101, PG. 50; B.C.R.

**35' ROAD & UTILITY EASEMENT**  
P.B. 121, PG. 13; B.C.R.

**N. BOUNDARY PARCEL A**

**E. BOUNDARY PARCEL A**

**LEGEND**

B.C.R. BROWARD COUNTY RECORDS  
C CENTERLINE  
D.C.R. DADE COUNTY RECORDS  
L ARC LENGTH  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
R RADIUS  
Δ CENTRAL ANGLE

**GRAPHIC SCALE IN FEET**  
0 100' 200'

**PRINTED ON**

**NOV 2-3 2015**

STATE OF FLORIDA )

) SS

COUNTY OF BROWARD )

I, Bertha Henry, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution 2016-072, the same appears in the minutes of said Board of County Commissioners meeting held on the 9<sup>th</sup> day of February, 2016. (Item # 4-PH)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal dated this 10<sup>th</sup> day of February, 2016.



(SEAL)

BERTHA HENRY  
COUNTY ADMINISTRATOR

By Mary Anne Hardy  
Deputy Clerk

Order # - 3960069

**SUN-SENTINEL**  
**Published Daily**  
**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

STATE OF FLORIDA

COUNTY OF: BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared

MARK KUZNITZ, who on oath says that he or she is a duly authorized representative of the SUN-SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting

Records Division of Broward County  
 Monday  
 February 15, 2016  
 LEGAL NOTICE

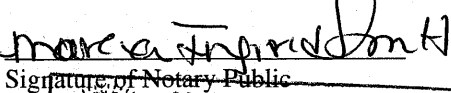
Was published in said newspaper in the issues of; Feb 15, 2016

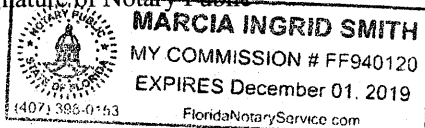
3960301

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

  
 Signature of Affiant

Sworn to and subscribed before me this: February 16, 2016.

  
 Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
 Personally Known (X) or Produced Identification ( )

**NOTICE OF ADOPTION TO VACATE AND  
 ABANDON A  
 ROAD AND UTILITY EASEMENT  
 (2015-V-11)**

Notice is hereby given by the Board of County Commissioners, Broward County, Florida, that said Board held a Public Hearing at 2:00 P.M., Tuesday, February 9, 2016 in the Broward County Governmental Center, Room 422, 115 South Andrews Avenue, Fort Lauderdale, Florida, to vacate, abandon, discontinue and close a road and utility easement lying within a portion of the Solomon Office Park Plat, as recorded in Plat Book 121, Page 13 of the Public Records of Broward County, and situated approximately 1,000 feet south of Sheridan Street on the east side of University Drive in the City of Pembroke Pines. The full legal descriptions are available for inspection at the Broward County Governmental Center, 115 South Andrews Avenue, Room 501-RP, Fort Lauderdale, Florida.

If due to a disability, you require auxiliary aids, accommodations, or alternative formats of materials to participate in a public hearing or meeting, contact Real Property Section, at (954) 357-6826, or the Broward County Call Center TDD Line at (954) 370-3745. Please make accommodation requests at least three days in advance.

Dated this 9th day of February A.D., 2016.  
 02/15/2016