

RESOLUTION NO. 2014-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACKNOWLEDGING AND ACCEPTING A QUIT CLAIM DEED FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("DISTRICT"), RELEASING THE DISTRICT'S EASEMENT INTERESTS IN 0.96 ACRES, MORE OR LESS, BEING A PORTION OF THE C-42 CANAL RIGHT-OF-WAY IN SECTION 31, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the South Florida Water Management District ("District") has easement interests in 0.96 acres, more or less, being a portion of the C-42 canal right-of-way in Section 31, Township 49 South, Range 41 East, Broward County ("Property"), as more particularly described in the Quit Claim Deed attached as Exhibit "A"; and

WHEREAS, Broward County is the fee simple owner of the Property and desires that the District's easement interests be released; and

WHEREAS, on October 14, 2010, the District approved a release of its easement interests to Broward County, Florida, at no cost, subject to the satisfaction of certain terms, conditions, and requirements; and

WHEREAS, the District determined that such terms, conditions, and requirements have been satisfied; and

WHEREAS, the District duly executed a Quit Claim Deed, attached as Exhibit "A," releasing the District's easement interests over the Property, NOW, THEREFORE,

1 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
2 BROWARD COUNTY, FLORIDA:

3 Section 1. The recitals set forth in the preamble to this resolution are true,
4 accurate and deemed as being incorporated by reference herein as though set forth in
5 full hereunder.

6
7 Section 2. The Board of County Commissioners of Broward County, Florida,
8 ("Board") hereby acknowledges and accepts the Quit Claim Deed, attached hereto and
9 made a part hereof as Exhibit "A," and authorizes recordation of same.

10
11 Section 3. The Board is of the opinion that acceptance of the Quit Claim Deed
12 is in the best interest of the County.

13
14 Section 4. The attached Quit Claim Deed shall be properly recorded in the
15 Public Records of Broward County, Florida.

16
17 Section 5. SEVERABILITY.

18 If any portion of this Resolution is determined by any Court to be invalid, the
19 invalid portion shall be stricken, and such striking shall not affect the validity of the
20 remainder of this Resolution. If any Court determines that this Resolution, or any
21 portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies),
22 property(ies), or circumstance(s), such determination shall not affect the applicability
23 hereof to any other individual group, entity, property, or circumstance.

Section 6. EFFECTIVE DATE.

This Resolution shall become effective upon its adoption.

ADOPTED this ____ day of _____, 20__

Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

By: /s/ Carlos Rodriguez-Cabarrocas 3/21/14
Carlos Rodriguez-Cabarrocas (Date)
Assistant County Attorney

CRC:dmv
03/21/14
hiatus sfwmd resolution acceptance reso qcd
14-089.21

EXHIBIT "A"

This instrument prepared by and return to:
Kathleen A. Massey, Sr. Closing Specialist
South Florida Water Management District
3301 Gun Club Road, P. O. Box 24680
West Palm Beach, FL 33416-4680

Tax Folio #: _____
Project: C-42
Tract No.: AK200-005

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2013, **between SOUTH FLORIDA WATER MANAGEMENT DISTRICT, f/k/a CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT**, a governmental entity created by Chapter 373, Florida Statutes, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and **Broward County, a body corporate and political subdivision of the State of Florida**, whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as the "Grantee", Broward County.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, the following described land, situate, lying and being in Broward County, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

GRANTOR:



SOUTH FLORIDA WATER MANAGEMENT DISTRICT,
BY ITS GOVERNING BOARD

By Dan O'Keefe
Dan O'Keefe, Chair

Corporate Seal

ATTEST:

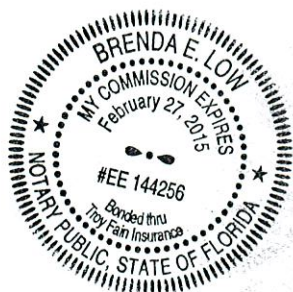
Jacki McGorty
Jacki McGorty, Secretary

Legal Form Approved:

By: Andrew Ross
Andrew Ross, Office of Counsel

STATE OF FLORIDA
COUNTY OF PALM BEACH

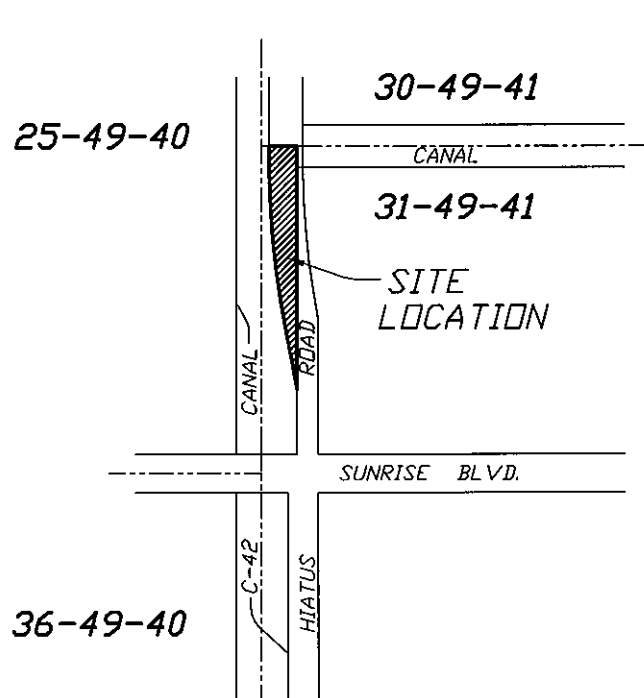
November The foregoing instrument was acknowledged before me this 14 day of _____, 2013, by Dan O'Keefe as Chair and Jacki McGorty as Secretary, of the Governing Board of the South Florida Water Management District, a public corporation of the State of Florida, on behalf of the corporation, who are personally known to me.



Brenda E. Low
Notary Public
Print: Brenda E Low
My Commission Expires: 2.27.15

EXHIBIT "A"

SECTION 31, TOWNSHIP 49 SOUTH, RANGE 41 EAST



LOCATION SKETCH
BROWARD COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 09-25-09 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Frank J. Guiliano
FRANK J. GUILIANO

PROFESSIONAL SURVEYOR & MAPPER NO. 5768
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 41 EAST, HAVING A BEARING OF N89°33'57"E, AS SHOWN ON, STONER/KEITH RESURVEY, AS RECORDED IN MISCELLANEOUS MAP BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2) THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS OF WAYS, AS SHOWN ON THE REFERENCED RECORDED PLAT(S). THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS OF WAYS OF RECORD.
- 3) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 4) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

THIS IS NOT A SURVEY,

but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS R = RADIUS
P.O.B. = POINT OF BEGINNING D = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCEMENT L = LENGTH
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY

2.

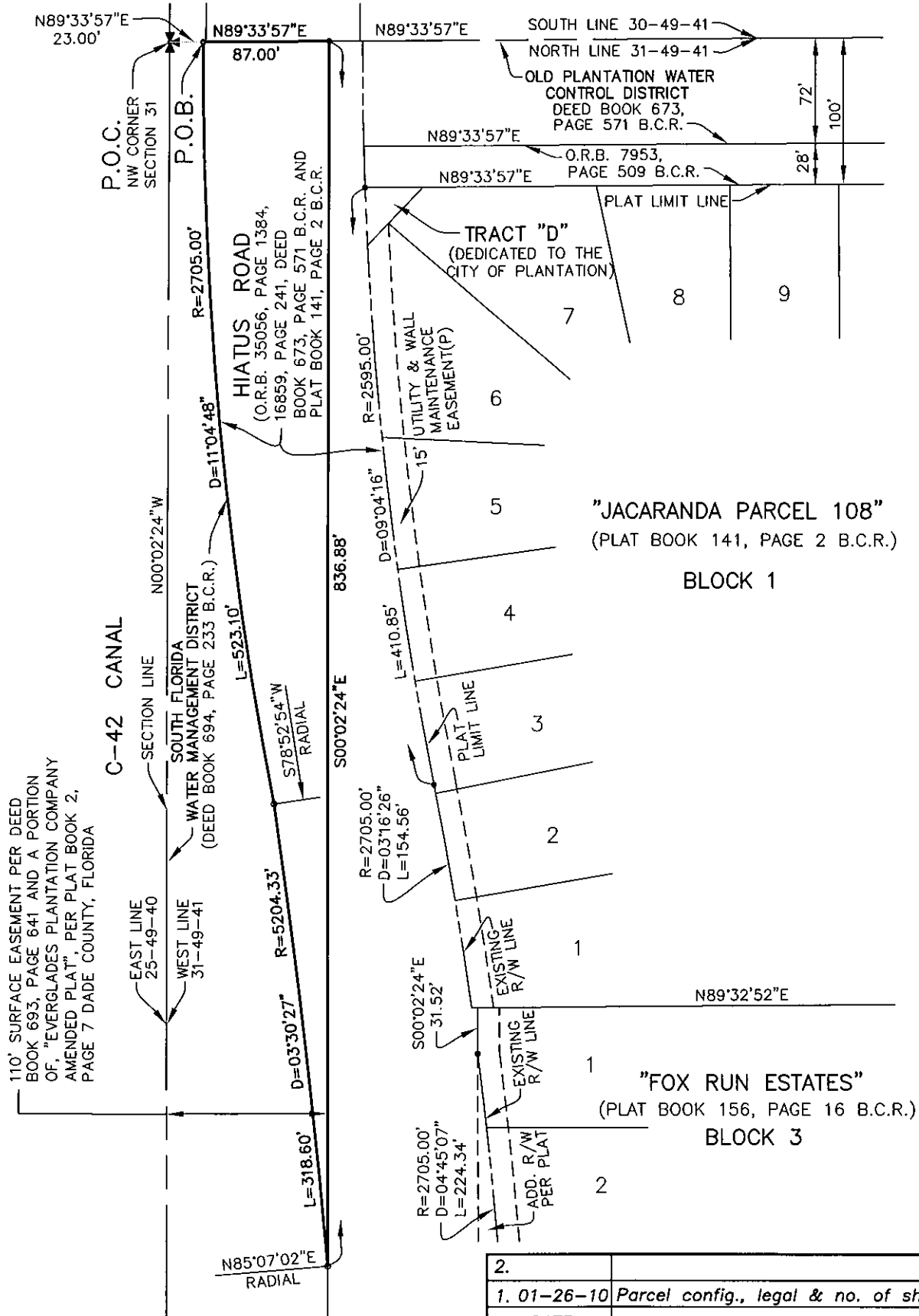
1. 01-26-10	Parcel config., legal & no. of sheets.	John P.
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked by:	Date:	File location:
Not to Scale	John P.	09-25-09	Frank G.	09-25-09	E:\RW\Capital-Proj\5220-Hiatus Road\Parcel Sketch-jp.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"

SECTION 31, TOWNSHIP 49 SOUTH, RANGE 41 EAST



2.		
1. 01-26-10	Parcel config., legal & no. of sheets.	John P.
DATE	REVISIONS	BY

Scale: 1" = 100'	Drawn By: John P.	Date: 09-25-09	Checked by: Frank G.	Date: 09-25-09	File location: E:\RW\Capital-Proj\5220-Hiatus Road\Parcel Sketch-jp.dwg
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BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"**SECTION 31, TOWNSHIP 49 SOUTH, RANGE 41 EAST**

A parcel of land being a portion of the Hiatus Road right of way and a portion of, EVERGLADES PLANTATION COMPANY AMENDED PLAT, according to the plat thereof, as recorded in Plat Book 2, Page 7 of the public records of Dade County, Florida in Section 31, Township 49 South, Range 41 East, more particularly described as follows;

COMMENCE at the Northwest corner of said Section 31;

THENCE North 89°33'57" East, along the North line of said Section 31, for a distance of 23.00 feet to the POINT OF BEGINNING;

THENCE continue North 89°33'57" East, along said North line, for a distance of 87.00 feet to a point on a line 110 feet East of and parallel with the West line of said Section 31;

THENCE South 00°02'24" East, along said parallel line, for a distance of 836.88 feet to a point on the existing West right of way line of Hiatus Road and on a curve concave to the West, a radial line to said point bears North 85°07'02" East;

THENCE Northerly along said right of way line and said curve to the left, having a radius of 5204.33 feet, a central angle of 03°30'27", for a distance of 318.60 feet to a point on a non-tangent curve concave to the East, a radial line to said point bears South 78°52'54" West;

THENCE Northerly along said right of way line and said curve to the right, having a radius of 2,705.00 feet, a central angle of 11°04'48", for a distance of 523.10 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Plantation, Broward County, Florida and containing 41,824 square feet (0.96 acres), more or less.

2.		
1. 01-26-10	Parcel config., legal & no. of sheets.	John P.
DATE	REVISIONS	BY

Scale: Not to Scale	Drawn By: John P.	Date: 09-25-09	Checked by: Frank G.	Date: 09-25-09	File location: E:\RW\Capital-Proj\5220-Hiatus Road\Parcel Sketch-jp.dwg
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