

1 RESOLUTION NO. 2017-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 ACCEPTING A TRAFFIC CONTROL DEVICES EASEMENT ON,
5 OVER, ACROSS, AND THROUGH A PORTION OF REAL
6 PROPERTY OWNED BY 3101 TAMARAC, LLC, AND LOCATED
7 IN TAMARAC, FLORIDA; AND PROVIDING FOR SEVERABILITY
8 AND AN EFFECTIVE DATE.

9 WHEREAS, 3101 Tamarac, LLC, a Florida limited liability company, is the owner
10 of certain real property located in Tamarac, Florida ("Property"), which Property is more
11 particularly described in the legal description and sketch made subject to the Traffic
12 Control Devices Easement, which is attached hereto and made a part hereof as
13 Exhibit 1 ("Traffic Control Devices Easement"); and

14 WHEREAS, 3101 Tamarac, LLC, is willing to grant the Traffic Control Devices
15 Easement to Broward County, Florida ("County"), consistent with the terms of the
16 attached Traffic Control Devices Easement; and

17 WHEREAS, the Board of County Commissioners of Broward County, Florida
18 ("Board"), has determined that acceptance of the Traffic Control Devices Easement
19 serves a public purpose and is in the best interest of the County, NOW, THEREFORE,

20 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
21 BROWARD COUNTY, FLORIDA:

22 Section 1. The recitals set forth in the preamble to this Resolution are true,
23 accurate, and incorporated by reference herein as though set forth in full hereunder.
24

1 Section 2. The Board hereby accepts the Traffic Control Devices Easement
2 attached as Exhibit 1.

3 Section 3. The Traffic Control Devices Easement shall be properly recorded in
4 the Public Records of Broward County, Florida.

5 Section 4. SEVERABILITY.

6 If any portion of this Resolution is determined by any Court to be invalid, the
7 invalid portion shall be stricken, and such striking shall not affect the validity of the
8 remainder of this Resolution. If any Court determines that this Resolution, or any
9 portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies),
10 property(ies), or circumstance(s), such determination shall not affect the applicability
11 hereof to any other individual group, entity, property, or circumstance.

12 Section 5. EFFECTIVE DATE.

13 This Resolution shall become effective upon adoption.

14
15 ADOPTED this ____ day of _____, 2017.

16
17
18 Approved as to form and legal sufficiency:
19 Andrew J. Meyers, County Attorney

20 By /s/ Annika E. Ashton 10/23/17
21 Annika E. Ashton
22 Assistant County Attorney

23 AEA/dnt
10/20/17
Traffic Easement from 3101 Tamarac
17-008
17-089
24 237276

Return to:
Frank J. Guilliano
Highway Construction and
Engineering Division
1 N. University Drive, Suite 300
Plantation, Fl. 33324-2038

EXHIBIT 1

This instrument was prepared by:
Name: Roger Posey
Address: Creighton Construction & Management
Ft. Lauderdale/Miami, FL

TRAFFIC CONTROL DEVICES EASEMENT
(Corporate)

THIS INDENTURE, made this 30 day of June, A.D., 20 17,
by 3101 Tamarac, LLC,
a corporation existing under the laws of Florida, and having its principal place of
business at 200 SW 1st Avenue, Suite. 880, Ft. Lauderdale, Florida,
33301, first party, to BROWARD
COUNTY, a political subdivision of the State of FLORIDA, whose Post Office address is Broward
County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, second
party:

(Wherever used herein, the terms, "first party" and
"second party" shall include singular and plural, heirs,
legal representatives and assigns of individuals, and
the successors and assigns of corporations, wherever
the context so admits or requires).

WITNESSETH

WHEREAS, the first party is the owner of a property situated, lying and being in Broward
County, Florida, and described as follows:

**See Exhibit "A" with accompanying sketch of description attached hereto and
made a part hereof.**

and,

WHEREAS, the second party desires an easement for Traffic Control Devices and/or other
appropriate purposes incidental thereto, on, over and across said property,

and,

WHEREAS, the first party is willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other
running and one dollar (\$1.00) and other good and valuable considerations, the first party does
hereby grant unto the second party, its successors and assigns, full and free right and authority to
construct, maintain, repair, install and rebuild facilities for the above stated purposes and does
hereby grant a perpetual easement on, over and across the above described property for said
purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

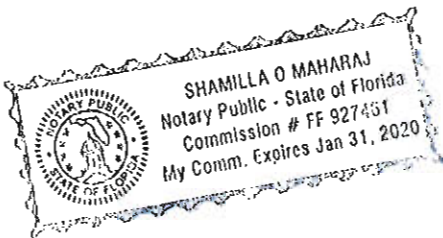
Sela Kaye Dorfman
Witness (Signature)
Linda King Dorfman
Print Name
Melissa Aronson
Witness (Signature)
Melissa Aronson
Print Name

3101 Tamarac, LLC
Corporation Name
By: *[Signature]*
President/Vice-President (Signature) *Melissa Aronson*
Douglas P. Aronson
Print Name
Attest: *[Signature]*
Senior Vice-President
[Signature]
Print Name

(CORPORATE SEAL)

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of June, 2017, by Douglas P. Aronson as President/Vice-President of 3101 Tamarac LLC a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification and did/did not take an oath.



(SEAL)
Shamilla O Mahara
(Signature of person taking acknowledgment)
Shamilla O Mahara
(Name of officer taking acknowledgment)
typed, printed or stamped
Notary
(Title or rank)
FF 927451
(Serial number, if any)

My commission expires:
Revised 10-18-95

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
A PORTION OF PARCEL "A", AMOCO AT COMMERCIAL BOULEVARD
BROWARD COUNTY TRAFFIC EASEMENT
RECORDED IN PLAT BOOK 92, PAGE 12
BROWARD COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF PARCEL "A", AMOCO AT COMMERCIAL BOULEVARD, AS RECORDED IN PLAT BOOK 92, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°46'39" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 31ST AVENUE, A DISTANCE OF 144.13 FEET; THENCE SOUTH 43°48'41" WEST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 43°48'41" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 46°11'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 43°48'41" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 46°11'19" EAST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 90 SQUARE FEET OR 0.00207 ACRES, MORE OR LESS.

LEGEND

CH = CHORD BEARING AND DISTANCE	LS = LICENSED SURVEYOR	P.B. = PLAT BOOK
INC. = INCORPORATED	NO. = NUMBER	PG. = PAGE
L = ARC LENGTH	O.R.B. = OFFICIAL RECORDS BOOK	(R) = RADIAL
LB = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING	R = RADIUS
LTD. = LIMITED	P.O.C. = POINT OF COMMENCEMENT	△ = CENTRAL ANGLE

SURVEYOR'S NOTES


1. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED PLAT BEARING OF S 1°46'38" E ALONG THE WEST LINE OF PARCEL "A" OF THE AMOCO AT COMMERCIAL BOULEVARD PLAT, PLAT BOOK 92, PAGE 12 OF THE BROWARD COUNTY PUBLIC RECORDS.
2. ADDITIONS OR DELETIONS TO THIS MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.



STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6941

JUNE 14, 2017
DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

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



Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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Professional Surveyors and Mapper Business Certificate # LB 8030

**AMOCO AT COMMERCIAL BOULEVARD
PLAT BOOK 92, PAGE 12**

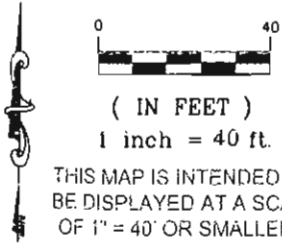
BROWARD COUNTY

FLORIDA

PROJECT NO. 010063-02-066 REVISED DATE: JUNE 14, 2017 DATE: JUNE 12, 2017
CADD FILE: 063-02-066 TRAF ESMT SKT.dwg SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION
AMOCO AT COMMERCIAL BOULEVARD,
RECORDED IN PLAT BOOK 92, PAGE 12
BROWARD COUNTY, FLORIDA

EXHIBIT "A"



TRACT "B"
PROSPECT INDUSTRIAL AND COMMERCIAL PARK
P.B. 104, PG. 17, BROWARD COUNTY

P.O.C.
NORTHEAST CORNER OF PARCEL "A"
P.B. 92, PG. 12

SANITARY SEWER LINE EASEMENT
O.R.B. 16418, PAGE 479 (TYP)

5' FPL RIGHT OF WAY AGREEMENT
O.R.B. 7825, PAGE 194

8' FPL RIGHT OF WAY AGREEMENT
O.R.B. 7825, PAGE 194

PARCEL "A"
AMOCO AT COMMERCIAL BOULEVARD
P.B. 92, PG. 12
BROWARD COUNTY

TRACT "B"
PROSPECT INDUSTRIAL AND COMMERCIAL PARK
P.B. 104, PG. 17, BROWARD COUNTY

N.W. 31ST AVENUE
127' RIGHT-OF-WAY WIDTH

12' UTILITY EASEMENT PER P.B. 104, PG. 17

BROWARD COUNTY TRAFFIC EASEMENT

N 43°48'41" E 18.00'

N 46°11'19" W 5.00'

S 43°48'41" W 11.00'

S 43°48'41" W 18.00'

R = 2460.00'
Δ = 3°07'36" L = 134.25'
CH = S 87°52'43" W 134.23'

R = 2340.00'
Δ = 0°23'37" L = 16.07'
CH = S 86°07'06" W 16.07'

STATE ROAD 870
A/K/A W COMMERCIAL BLVD
RW WIDTH VARIES
PER FDOT MAP SECTION 86504-2603

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

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301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Bowman Consulting Group, Ltd

Professional Surveyors and Mapper Business Certificate # LB 8030

AMOCO AT COMMERCIAL BOULEVARD
PLAT BOOK 92, PAGE 12

BROWARD COUNTY

FLORIDA

PROJECT NO. 010063-02-066

REVISED DATE: JUNE 14, 2017

DATE: JUNE 12, 2017

CADD FILE: 063-02-066 TRAF ESMT SKT.dwg

SCALE: 1" = 40'

SHEET 2 OF 2