

RESOLUTION AUTHORIZING PUBLIC HEARING
TO VACATE AND ABANDON
18-FOOT PARKING AND ACCESS EASEMENT AND
PARTIAL ABANDONMENT OF A
10-FOOT UTILITY EASEMENT AND
DIRECTING THE CLERK TO PUBLISH
NOTICE OF SUCH HEARING
(2018-V-10)

WHEREAS, it has been requested that the Board of County Commissioners of Broward County, Florida, vacate, abandon, discontinue, and close an 18-foot parking and access easement and a partial abandonment of a 10-foot utility easement lying within Parcel "A" of the East Ridge Office Building Plat, as recorded in Plat Book 102, Page 3, of the Public Records of Broward County, located at 7305 West Sample Road in Coral Springs, all situate, lying and being in Broward County, Florida, described as follows:

Legal description attached hereto and made a part hereof as

Exhibit "A."

WHEREAS, pursuant to Section 25, Broward Administrative Code, this Board is required to hold a Public Hearing before said property may be vacated, abandoned and closed.

NOW, THEREFORE;

BE IT RESOLVED by the Board of County Commissioners of Broward County, Florida, that a Public Hearing shall be held at 10:00 A.M., on Tuesday, February 12, 2019, in Room 422 of the Broward County Governmental Center located at 115 South Andrews Avenue, Fort Lauderdale, Florida, to consider the vacation and abandonment of this property.

BE IT FURTHER RESOLVED that the Clerk of this Board be and is hereby authorized and directed to publish said notice of Public Hearing in the Fort Lauderdale Sun-Sentinel newspaper at least two (2) weeks prior to said date, inviting interested persons to appear and be heard at the place and time herein specified.

ADOPTED this _____ of _____, 20__.

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PORTION OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AN ADDITIONAL THOROUGHFARE DEDICATION, EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S 86°18'17" W ALONG THE NORTH LINE OF SAID THOROUGHFARE DEDICATION ALSO BEING THE SOUTH LINE OF LOT 3, THE CROSSINGS NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF SAID PUBLIC RECORDS, A DISTANCE OF 17.046 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE DEPARTING SAID LINES RUN S 00°30'15" W ALONG THE EAST LINE OF AFORESAID PARCEL "A" ALSO BEING THE WEST LINE OF SAID ADDITIONAL THOROUGHFARE DEDICATION, A DISTANCE OF 172.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°30'15" W ALONG SAID LINES, A DISTANCE OF 73.21 FEET; THENCE RUN S 41°58'03" W ALONG SAID LINES, A DISTANCE OF 46.350 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD AND LYING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.859 FEET, A CHORD BEARING OF S 86°58'03" W, AND A CHORD DISTANCE OF 223.29 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID LINES AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'24", AN ARC DISTANCE OF 223.429 FEET TO THE POINT OF TANGENCY; THENCE RUN N 89°29'45" W ALONG SAID LINES, A DISTANCE OF 2,587 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE DEPARTING SAID LINES RUN N 00°58'41" W ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, A DISTANCE OF 18.01 FEET; THENCE DEPARTING SAID LINES RUN S 89°29'45" E ALONG A LINE PARALLEL WITH AND 18.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) WITH THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, A DISTANCE OF 3.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1791.86 FEET, A CHORD BEARING OF N 87°35'16" E, AND A CHORD DISTANCE OF 182.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE PARALLEL WITH AND 18.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) WITH THE AFORESAID LINES THROUGH A CENTRAL ANGLE OF 05°49'57", AN ARC DISTANCE OF 182.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 42°35'16" E, AND A CHORD DISTANCE OF 33.51 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°10'02", AN ARC DISTANCE OF 36.72 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°30'15" E, A DISTANCE OF 69.57 FEET; THENCE RUN S 89°29'45" E, A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,621 SQUARE FEET OR 0.20 ACRE MORE OR LESS.

Abbreviation Legend:

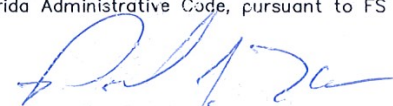
(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R41E - RANGE 41 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BCR - BROWARD COUNTY RECORDS	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BLDG - BUILDING	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
BM - BENCH MARK	EOP - EDGE OF PAVEMENT	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
(C) - CALCULATED	ESMT - EASEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 14 - SECTION 14
CB - CHORD	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
C - CHORD BEARING	FF - FINISH FLOOR	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
CCR # - CERTIFIED CORNER RECORD NUMBER	FND - FOUND	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
C/L - CENTERLINE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T48S - TOWNSHIP 48 SOUTH
CM - CONCRETE MONUMENT	(G) - GRID (STATE PLANE)	(P) - PLAT	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
CONC - CONCRETE		PB - PLAT BOOK		UE - UTILITY EASEMENT
COR - CORNER		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO WEST LINE OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS BEING N 00°58'41" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 26, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: 
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

Eng. = ENGINEERING	L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL
Landscape = LANDSCAPE	N/A = NOT APPLICABLE
No. = NUMBER	P.O. = POST OFFICE
	© = COPYRIGHT

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 06/26/17	Job No. B18302.1
Drawn by: RDB	Scale: N/A
File: PARKING/ACCESS ESMT.DWG	

cph
www.cphcorp.com
500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

PARKING/ACCESS EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

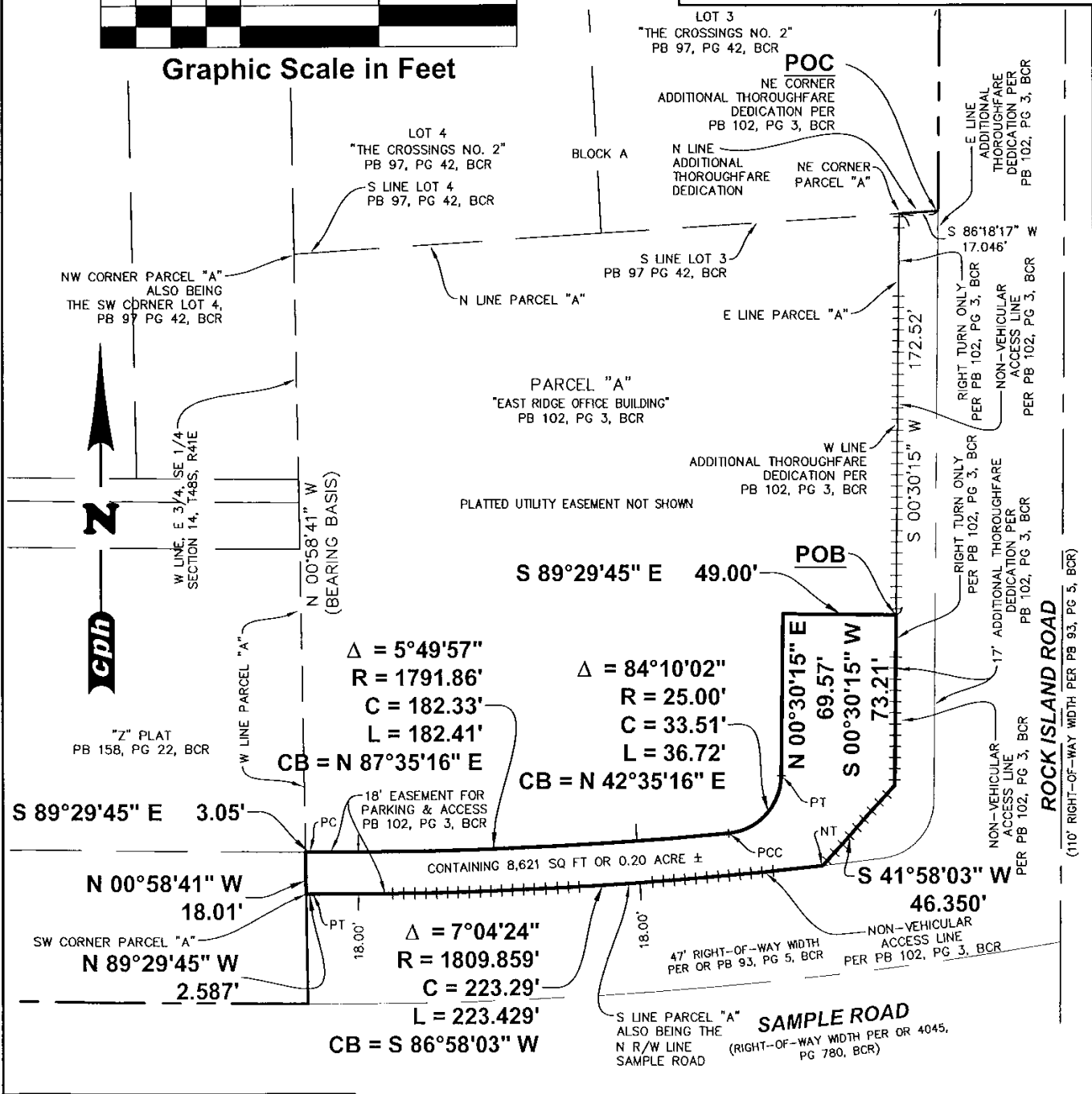
Sheet
1
1 of 2
© 2018

Sketch and Description:

THIS IS NOT A SURVEY



Graphic Scale in Feet



TITLE BLOCK ABBREVIATIONS	
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURE
Landscape = LANDSCAPE	N/A = NOT APPLICABLE
No. = NUMBER	P.O. = POST OFFICE
	© = COPYRIGHT

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 06/26/17	Job No. B18302.1
Drawn by: RDB	Scale: 1"=60'
File: PARKING/ACCESS ESMT.DWG	

cph
www.cphcorp.com

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

PARKING/ACCESS EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet **2** of 2
© 2018

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PORTION OF EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S 89°29'45" E ALONG THE SOUTH LINE THEREOF ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, A DISTANCE OF 2.587 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.859 FEET, A CHORD BEARING OF S 89°32'03" E, AND A CHORD DISTANCE OF 2.40 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'35", AN ARC DISTANCE OF 2.40 FEET; THENCE DEPARTING SAID LINE RUN N 00°58'41" W ALONG A LINE PARALLEL WITH AND 5.00 FEET EASTERLY (AS MEASURED PERPENDICULARLY) WITH THE WEST LINE OF AFORESAID PARCEL "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°58'41" W ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE RUN N 89°42'17" E, A DISTANCE OF 242.97 FEET; THENCE RUN N 00°30'15" E ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY (AS MEASURED PERPENDICULARLY) WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 64.00 FEET; THENCE RUN N 89°42'17" E, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF SAID PARCEL "A", AND THE WEST LINE OF ADDITIONAL DEDICATED THOROUGHFARE, OF SAID EAST RIDGE OFFICE BUILDING; THENCE RUN S 00°30'15" W ALONG THE EAST LINE OF THE AFORESAID PARCEL "A", ALSO BEING THE WEST LINE OF SAID ADDITIONAL DEDICATED THOROUGHFARE, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID LINES RUN S 89°42'17" W, A DISTANCE OF 252.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,168 SQUARE FEET OR 0.07 ACRE MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE
APPROX - APPROXIMATE	D - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE
BCR - BROWARD COUNTY RECORDS	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PGS - PAGES
BLDG - BUILDING	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION
BM - BENCH MARK	EOP - EDGE OF PAVEMENT	(W) - MEASURED	POB - POINT OF BEGINNING
(C) - CALCULATED	ESMT - EASEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT
C - CHORD	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POL - POINT ON LINE
CB - CHORD BEARING	FF - FINISH FLOOR	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE
CCR # - CERTIFIED CORNER RECORD NUMBER	FND - FOUND	NT - NON-TANGENT	PRM - PERMANENT REFERENCE MONUMENT
C/L - CENTERLINE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY
CM - CONCRETE MONUMENT	(G) - GRID (STATE PLANE)	(P) - PLAT	FEC - FLORIDA EAST COAST RAILWAY
CONC - CONCRETE		PB - PLAT BOOK	
COR - CORNER		FS - FLORIDA STATUTE	
			R41E - RANGE 41 EAST
			R - RADIUS
			RAD - RADIAL
			REC - RECOVERED
			REV - REVISION
			RP - RADIUS POINT
			R/W - RIGHT-OF-WAY
			SEC 14 - SECTION 14
			SO - SQUARE
			SO FT - SQUARE FEET
			TB - TANGENT BEARING
			T48S (TYP) - TOWNSHIP 48 SOUTH
			UE - UTILITY EASEMENT
			W/ - WITH

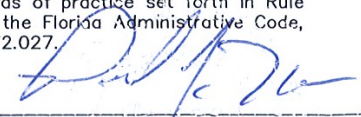
Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS BEING N 00°58'41" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on December 12, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____



Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 12/12/17	Job No. B18302.1
Drawn by: PJK	Scale: N/A
	File: VAC 1 UE.DWG

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

www.cphcorp.com
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

PARTIAL UTILITY EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

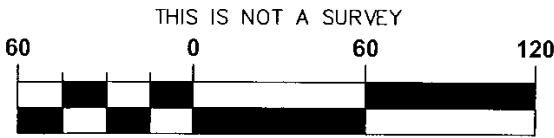
Sheet

1

1 of 2

© 2018

Sketch and Description:

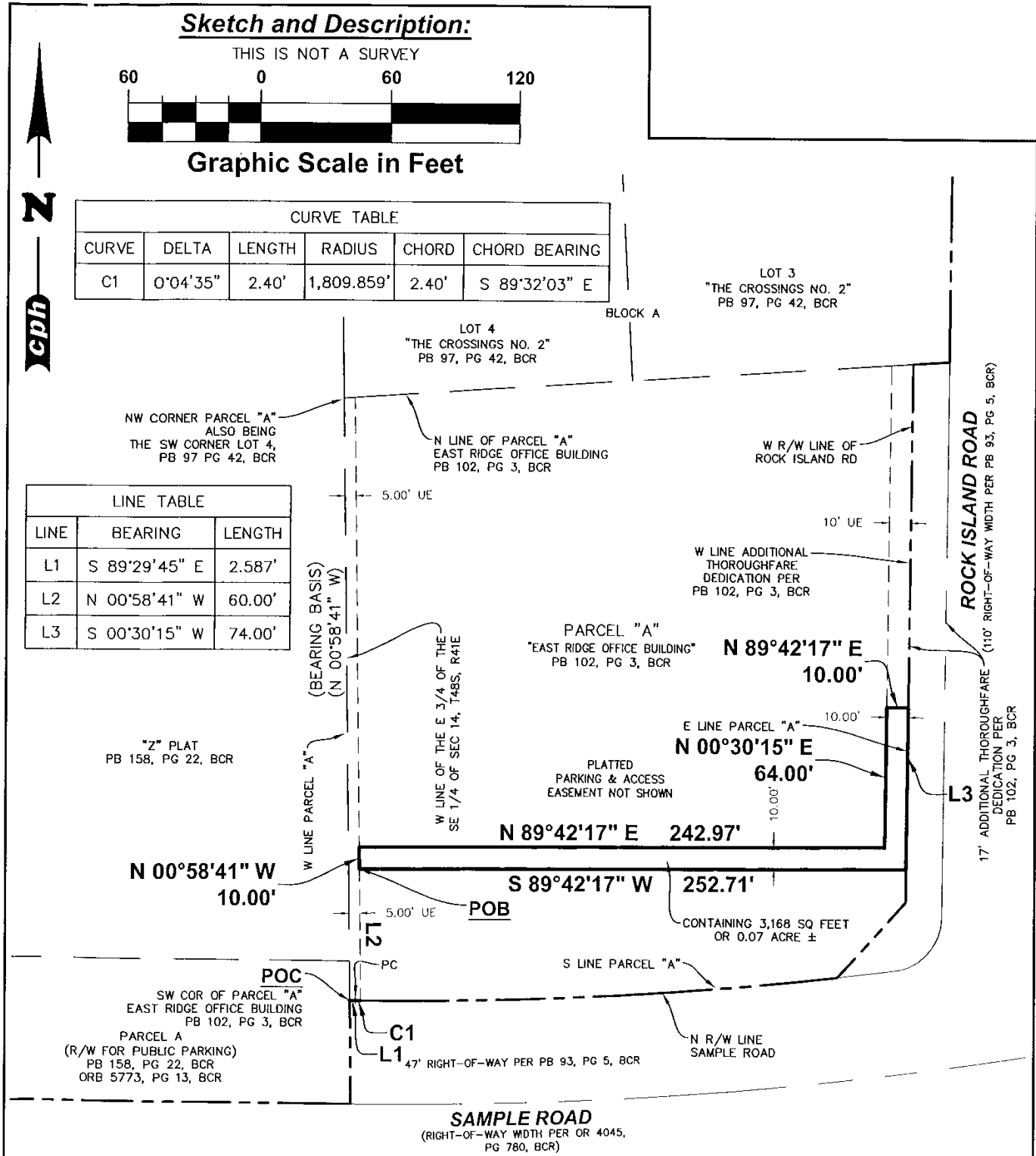


Graphic Scale in Feet

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°04'35"	2.40'	1,809.859'	2.40'	S 89°32'03" E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°29'45" E	2.587'
L2	N 00°58'41" W	60.00'
L3	S 00°30'15" W	74.00'



TITLE BLOCK ABBREVIATIONS
 Eng. = ENGINEERING L.B. = LICENSED BUSINESS
 C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
 Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
 No. = NUMBER P.O. = POSTOFFICE © = COPYRIGHT

**NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.**

Date: 12/12/17	Job No. B18302.1
Scale: 1"=60'	File: VAC 1 UE.DWG

cph
www.cphcorp.com
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscp. Lic. No. LC0000298

PARTIAL UTILITY EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
2
2 of 2
© 2018