

Meeting Date: 01/12/2016

Agenda Item 8

Consent Ordinance Resolution Consideration Workshop

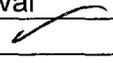
SHORT TITLE OR MOTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DISCLAIMER OF INTEREST AND A PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE REGARDING THE PROPERTY LOCATED AT 3601 N. FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

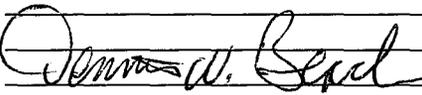
The applicant has obtained site plan approval for the property located at 3601 N Federal Hwy (PZ Number: 14-12000041, Folio: 484318010050). As a condition of approval, the applicant is required to dedicate the south 10 feet of the property for Right of Way for Sample Road to the Florida Department of Transportation. An executed Disclaimer of Interest is required by the Florida Department of Transportation in order to complete the dedication. Included herein is the Disclaimer of Interest, Partial Release and the appropriate exhibits for the said right-of-way dedication.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: BW US 1 SAMPLE LLC
- (2) Primary staff contact: Jae Eun Kim/ Robin Bird Ext. 7778
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE OR ATTACHED MEMO NUMBER
Dev. Services	12/17/2015	Approval	
City Attorney	12/23/2015		CAC# 2016-270 

Advisory Board
 Public Works Administrator
 City Manager 



ACTION TAKEN BY COMMISSION:

Ordinance	Resolution	Consideration	Workshop
1 st Reading	1st Reading	Results:	Results:
2 nd Reading			



City Attorney's Communication #2016-270
December 11, 2015

TO: Jae Eun Kim, Planner
FROM: Carrie L. Sarver, Assistant City Attorney
RE: Resolution - Partial Release and Disclaimer of Interest
3601 N. Federal Highway

As requested in your memorandum of received in our office on November 19, 2015, Department of Development Services Memorandum No. 15-587, the following form of Resolution, relative to the above-referenced matter, has been prepared and is attached:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DISCLAIMER OF INTEREST AND A PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE REGARDING THE PROPERTY LOCATED AT 3601 N. FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.

Please ensure that the appropriate city signature page is attached to the Disclaimer and the Partial Release prior to presenting the Resolution to the City Commission.


CARRIE L. SARVER

/jrm
l:cor/dev-srv/2016-270

Attachment

RESOLUTION NO. 2016-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A DISCLAIMER OF INTEREST AND A PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE REGARDING THE PROPERTY LOCATED AT 3601 N. FEDERAL HIGHWAY; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That a Disclaimer of Interest and a Partial Release of Declaration of Unity of Title regarding the property located at 3601 N. Federal Highway, copies of which are attached hereto and incorporated by reference as if set forth in full, are hereby approved.

SECTION 2. That the proper City officials are hereby authorized to execute said Disclaimer and Partial Release.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2016.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

This instrument prepared under the direction of: *Thomas J. Galloway*
Laurice C. Mayes, Esq. Section: N/A
Sketch & Legal description Managing District: 04
Prepared by: S.R. No. 834 (Sample Rd)
Thomas J. Galloway, PSM County: Broward
CPH, Inc. (03-20-15)

Document prepared by:
Diana Helmer (10-22-15)
Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

DISCLAIMER OF INTEREST
(City)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, CITY OF POMPANO BEACH, a municipal corporation of the State of Florida, (City), has a potential interest in a Water and Sewer system located on the following described real property:

(See Exhibit Sketch & Legal attached)

Whereas, the City may have or have had an interest in the property described herein pursuant to that Agreement, between Broward County, a political subdivision of the State of Florida and the CITY OF POMPANO BEACH, a municipal corporation of the State of Florida recorded October 8, 2004 in Official Records Book 38331, Page 1430 of the Public Records of Broward County, Florida.

WHEREAS, the City has no improvements and claims no interest in that real property described in said attached Exhibit Sketch & Legal.

WHEREAS, the State of Florida Department of Transportation desires to acquire that property described in said attached Exhibit Sketch & Legal, and the purpose of this Disclaimer is to clear any ostensible cloud on title.

NOW THEREFORE, the City hereby disclaims any and all title interest in the property described in said Exhibit Sketch & Legal attached hereto and made a part hereof.

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

"CITY":

Witnesses: CITY OF POMPANO BEACH

By: _____
LAMAR FISHER, MAYOR

By: _____
DENNIS W. BEACH, CITY MANAGER

Attest:

ASCELETA HAMMOND, CITY CLERK (SEAL)

Approved As To Form:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by LAMAR FISHER as Mayor, DENNIS W. BEACH as City Manager and ASCELETA HAMMOND as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL: _____
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed,
Printed or Stamped)

Commission Number

Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT SKETCH & LEGAL

Legal Description:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, NORTH POMPANO BEACH-SECTION 'A' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S08°37'43"W ALONG THE EAST RIGHT-OF-WAY LINE OF NE 27TH AVENUE (50' RIGHT-OF-WAY), PER SAID NORTH POMPANO BEACH-SECTION 'A', A DISTANCE OF 256.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S08°37'43"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2.28 FEET A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S40°28'02"E, AND A CHORD DISTANCE OF 37.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°11'31", FOR AN ARC DISTANCE OF 42.84 FEET TO A POINT OF TANGENCY SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD PER ORDER OF TAKING FOR PARCEL 176, FLORIDA CIVIL ACTION NO. 70-3539 PER OFFICIAL RECORDS BOOK 44374, PAGES 1819 THROUGH 1838 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S89°28'17"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 185.02 FEET TO A POINT BEING ON THE NORTHWESTERLY LINE OF ORDER OF TAKING FOR PARCEL 109 AS DESCRIBED IN OFFICIAL RECORDS BOOK 26619, PAGES 0518 THROUGH 0522 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N51°12'18"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 15.78 FEET TO A POINT LYING ON A LINE 10.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) TO THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID NORTHWESTERLY LINE RUN N89°28'17"W ALONG SAID LINE A DISTANCE OF 199.29 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN N40°28'02"W, A DISTANCE OF 26.60 FEET; THENCE RUN N81°22'17"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,315 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL APPROX - APPROXIMATE AVG - AVERAGE (BB) - BEARING BASIS BLDG - BUILDING BM - BENCH MARK (C) - CALCULATED C - CHORD CB - CHORD BEARING CCR # - CERTIFIED CORNER RECORD NUMBER C/L - CENTERLINE CM - CONCRETE MONUMENT CONC - CONCRETE COR - CORNER	Δ - DELTA (D) - DEED (DE) - DEED EXCEPTION DEPT - DEPARTMENT D/U - DRAINAGE AND UTILITY EASEMENT ELEV - ELEVATION EOP - EDGE OF PAVEMENT ESMT - EASEMENT FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION FF - FINISH FLOOR FND - FOUND FP&L - FLORIDA POWER AND LIGHT (G) - GRID (STATE PLANE)	GOVT - GOVERNMENT IP - IRON PIPE IR - IRON ROD IR&C - IRON REBAR & CAP L - ARC LENGTH LB# - LICENSED BUSINESS NUMBER (M) - MEASURED N & D - NAIL AND DISK NR - NON-RADIAL NSI - NO SURVEYOR IDENTIFICATION NT - NON-TANGENT OR - OFFICIAL RECORDS ORB - OFFICIAL RECORDS BOOK (P) - PLAT PB - PLAT BOOK	PC - POINT OF CURVATURE PCC - POINT OF COMPOUND CURVATURE PCP - PERMANENT CONTROL POINT PG - PAGE PGS - PAGES PI - POINT OF INTERSECTION POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POL - POINT ON LINE PRC - POINT OF REVERSE CURVATURE PRM - PERMANENT REFERENCE MONUMENT PT - POINT OF TANGENCY FEC - FLORIDA EAST COAST RAILWAY	R43E - RANGE 43 EAST R - RADIUS RAD - RADIAL REC - RECOVERED REV - REVISION RP - RADIUS POINT R/W - RIGHT-OF-WAY SEC 18 - SECTION 18 SQ - SQUARE SQ FT - SQUARE FEET TB - TANGENT BEARING T48S - TOWNSHIP 48 SOUTH (TYP) - TYPICAL UE - UTILITY EASEMENT W/ - WITH
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Surveyor's Notes:

1. "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."
2. "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."
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLATTED EAST RIGHT-OF-WAY LINE OF NE 27TH AVENUE AS BEING N08°37'43"W PER OFFICIAL RECORDS BOOK 44374, PAGES 1819 THROUGH 1838, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
5. THIS SKETCH WAS PREPARED USING THE TITLE REPORT CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FUND FILE NO. 10-2015-103052-2, DATED FEBRUARY 2, 2015, AT 11:00 P.M. AND WAS PROVIDED BY THE CLIENT.
6. 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 March 23, 2015. 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.

NOV 23 2015 *Thomas J. Galloway*
 For the Firm By: _____
 Thomas J. Galloway, PSM
 Professional Surveyor and Mapper
 Florida Registration No. 6549

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

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 3/23/15	Job No. B16101
Drawn by: RDB	File: B16101 SOD 2.DWG



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

RIGHT-OF-WAY DEDICATION #2
 SECTION 18-TOWNSHIP 48 SOUTH-RANGE 43 EAST
 BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
1
 1 of 2

© 2015

Sketch and Description:

THIS IS NOT A SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.
LOT 7

NORTH POMPANO BEACH-SECTION 'A'
PB 29, PG 15
PARCEL ID # 4843-18-01-0100
OWNER: KAUAJ PROPERTIES INC
3685 N FEDERAL HIGHWAY
POMPANO BEACH, FL 33064

POC
NW CORNER LOT 6,
BLOCK 1,
PB 29, PG 15

WATER SYSTEM UTILITY PER
ORB 2553 PAGE 113 AND
ORB 2593, PAGE 572

5' FP&L EASEMENT
PER ORB 10526, PG 647



EAST R/W LINE
NE 27TH AVENUE

S 08°37'43" W (BB)

5.00' UTILITY EASEMENT PER
ORB 777, PGS 258-259

APPROXIMATE
LOCATION
GUY POLE AND GUY
WIRE EASEMENT
PER ORB 841, PG 231

OVERHEAD FP&L EASEMENT
PER ORB 10452, PG 195

NORTH POMPANO BEACH-SECTION 'A'
BLOCK 1
PB 29, PG 15

5.00' UTILITY EASEMENT PER
ORB 777, PGS 258-259

POB

S 08°37'43" W
2.28'

N 81°22'17" W 5.00'

N 40°28'02" W 26.60'

N 51°12'18" E 15.78'

N R/W LINE SAMPLE ROAD
PER R/W TAKE FOR PARCEL NO. 176
FLORIDA CIVIL ACTION NO. 70-3539
PER ORB 44374, PGS 1819-1838

N 89°28'17" W 199.29'

S 89°28'17" E 185.02'

CONTAINING
2,315 SQ FT ±

ORDER OF TAKING FOR PARCEL NO. 176 FLORIDA CIVIL ACTION NO. 70-3539
PER ORB 44374, PGS 1819-1838

C/L SAMPLE ROAD

(SR S-834) (NE 36TH ST)
(70' RIGHT-OF-WAY PB 29, PG 15)
(100' RIGHT-OF-WAY WIDTH PER

FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAPS

SECTION NO. 86511-2602, SHEET 4 OF 4
SECTION NO. 86020-2526, SHEET 4 OF 20
SECTION NO. 86020-2525, SHEET 13 OF 15
SECTION NO. 86020-2518, SHEET 7 OF 10)

ORDER OF TAKING PARCEL 109
PER ORB 26619, PGS 0518-0522

NORTHWESTERLY LINE LANDS
DESCRIBED IN ORDER OF TAKING
PARCEL 109
ORB 26619, PGS 0518-0522

EASTERLY BOUNDARY BLOCK 1

WESTERLY R/W LINE U.S. HIGHWAY NO. 1

NORTHERLY R/W LINE SAMPLE ROAD
& SR S-834 (NE 36TH ST) PER
ORB 4149, PG 951
SOUTHERLY LINE BLOCK 1

S LINE SW 1/4
SEC 18, T48S, R43E (D)

N8°37'43"E

N49°26'35"E 52.86'(T)
16.113(METERS)

LESS OUT PARCEL 1
PARAGRAPH 3
Δ = 98°11'31"
R = 25.00'
C = 37.79'
L = 42.84'
CB = S 40°28'02" E

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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: 3/23/15

Job No. B16101

Drawn by: RDB

Scale: 1"=50'

File: B16101 SOD
2.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

RIGHT-OF-WAY DEDICATION #2
SECTION 18-TOWNSHIP 48 SOUTH-RANGE 43 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 2

© 2015

This instrument prepared under the direction of: *Handwritten signature*
 Laurice C. Mayes, Esq.
 Sketch & Legal description
 Sketch & Legal description
 Prepared by:
Thomas J. Galloway, PSM
CPH, Inc. (03-20-15)

Parcel No. N/A
 Item/Segment No. N/A
 Section: 86020-2518
 86511-2602
 Managing District: 04
 S.R. No. 834
 County: Broward

Document prepared by:
Diana Helmer (rev. 11-03-15)
 Department of Transportation
 Right of Way Production Services
 3400 W. Commercial Boulevard
 Ft. Lauderdale, Florida 33309

**PARTIAL RELEASE OF
 DECLARATION OF UNITY OF TITLE**

KNOW ALL MEN BY THESE PRESENTS: That BW US 1 SAMPLE, LLC, a Florida limited liability company entered into a Declaration of Unity of Title (Declaration) with the City of Pompano Beach, Florida ("the City").

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R.B. & PAGE
Declaration of Unity of Title	03/18/15	BW US 1 SAMPLE, LLC, a Florida limited liability company	The City of Pompano Beach, Florida	Instrument #112886403

For valuable consideration, the City does hereby release, relieve and discharge from any and all obligations or liabilities under the Declaration the following described real estate, situate in Broward County, Florida, more particularly described as follows, viz:

(More particularly described in the sketch and legal description attached hereto)

HOWEVER, it is expressly understood and agreed that this release in no way and to no extent whatever shall affect the Declaration as to the remainder of the property described in and secured by the above. As the permitting agency under the Declaration, the City has provided its approval and consent of this Release, which is affixed hereto as Attachment "A".

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

"CITY":

Witnesses: CITY OF POMPANO BEACH

By: _____
LAMAR FISHER, MAYOR

By: _____
DENNIS W. BEACH, CITY MANAGER

Attest:

ASCELETA HAMMOND, CITY CLERK (SEAL)

Approved As To Form:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by LAMAR FISHER as Mayor, DENNIS W. BEACH as City Manager and ASCELETA HAMMOND as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL: _____
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed,
Printed or Stamped)

Commission Number

Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT SKETCH & LEGAL

Legal Description:

COMMENCE AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, NORTH POMPANO BEACH-SECTION 'A' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S08°37'43"W ALONG THE EAST RIGHT-OF-WAY LINE OF NE 27TH AVENUE (50' RIGHT-OF-WAY), PER SAID NORTH POMPANO BEACH-SECTION 'A', A DISTANCE OF 256.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S08°37'43"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2.28 FEET A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S40°28'02"E, AND A CHORD DISTANCE OF 37.79 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°11'31", FOR AN ARC DISTANCE OF 42.84 FEET TO A POINT OF TANGENCY SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD PER ORDER OF TAKING FOR PARCEL 176, FLORIDA CIVIL ACTION NO. 70-3539 PER OFFICIAL RECORDS BOOK 44374, PAGES 1819 THROUGH 1838 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S89°28'17"E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 185.02 FEET TO A POINT BEING ON THE NORTHWESTERLY LINE OF ORDER OF TAKING FOR PARCEL 109 AS DESCRIBED IN OFFICIAL RECORDS BOOK 26619, PAGES 0518 THROUGH 0522 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N51°12'18"E ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 15.78 FEET TO A POINT LYING ON A LINE 10.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) TO THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID NORTHWESTERLY LINE RUN N89°28'17"W ALONG SAID LINE A DISTANCE OF 199.29 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN N40°28'02"W, A DISTANCE OF 26.60 FEET; THENCE RUN N81°22'17"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,315 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R43E - RANGE 43 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
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	E - EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 18 - SECTION 18
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PT - PLAT	T48S - TOWNSHIP 48 SOUTH
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	PB - PLAT BOOK		UE - UTILITY EASEMENT
				W/ - WITH

Surveyor's Notes:

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- "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."
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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 March 23, 2015. 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.

NOV 23 2015 *Thomas J. Galloway*
For the Firm By: _____

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS	
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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: 3/23/15	Job No. B16101
Drawn by: RDB	File: B16101 SOD 2.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

RIGHT-OF-WAY DEDICATION #2
SECTION 18-TOWNSHIP 48 SOUTH-RANGE 43 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
1
1 of 2
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