

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: October 3, 2018

Presenter's Name and Title: Bissy Vempala, City Engineer, on behalf of Construction and Facilities Management

Temp. Reso. Number: R6796

Item Description: Temp. Reso. No. R6796, APPROVING APPLICATION NO. 1806627, VACATION OF CERTAIN EASEMENTS FOR PARK PLAZA SHOPPES, LOCATED WEST OF FLAMINGO ROAD AND NORTH OF MIRAMAR PARKWAY. (City Engineer Bissy Vempala)

Consent ☐ Resolution ☐ Ordinance ☐ Quasi-Judicial ☒ Public Hearing ☐

Instructions for the Office of the City Clerk:

Public Notice – As Required by the Sec. N/A of the City Code and/or Sec. 166.041, Florida Statutes, public notice for this item was provided as follows: on 09/03/2018, in a legal ad in the Sun-Sentinel; by the posting the property on N/A and/or by sending mailed notice to property owners within 500 feet of the property on 09/03/2018. (Fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____ Florida Statutes, approval of this item requires a _____ (unanimous 4/5ths etc. vote of the City Commission).

Fiscal Impact: Yes ☐ No ☒

REMARKS:


Content:

- Agenda Item Memo from the City Manager to City Commission
- Resolution TR No. R6796
 - Exhibit A: Sewer Easement No. 1 to be Vacated
 - Exhibit B: Sewer Easement No. 2 to be Vacated
 - Exhibit C: Utility Easement to be Vacated
- Attachment(s)
 - Attachment 1: Location Map



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Vernon E. Hargray, Interim City Manager 

BY: Bissy Vempala, City Engineer

DATE: September 27, 2018

RE: Temp. Reso. No. 6796, approving application No. 1806627, Vacation of certain Easements for the Park Plaza Shoppes, located North of Miramar Parkway and West of Flamingo Road.

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 6796 subject to the following condition:

- The Owner/Developer shall convey new utility easements to the City of Miramar upon completion of the new water and sewer utilities for Monarch Town Center.

ISSUE: Pursuant to Section 307 of the City's Land Development Code, City Commission approval is required for the vacation of easements.

BACKGROUND: Monarch Towne Center, Ltd. A Florida Limited Partnership, is the Owner/Developer of a proposed commercial development known as Monarch Town Center (the "Project") within the Park Plaza Shoppes, according to the plat thereof, as recorded in Plat Book 166, Page 30, Public Records of Broward County, Florida, located west of Flamingo Road and north of Miramar Parkway. In order to construct the proposed project, the Owner/Developer needs to vacate certain easements and relocate existing infrastructure which are in conflict with the proposed site plan. Two of the easements were conveyed by easement deed, and one of the easements, a 10-foot wide utility easement, was dedicated by the plat of Park Plaza Shoppes. The Owner will dedicate new easements once the new infrastructure is constructed and accepted by the City.

The Development Review Committee recommended approval to vacate portions of the easements that are in conflict with the proposed site plan.

The Project Manager for this Project is Bissy Vempala, City Engineer, Department of Construction and Facilities Management.

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09/19/18

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING APPLICATION NO. 1806627, FOR THE PARTIAL VACATION AND ABANDONMENT OF TWO EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 39977, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND OFFICIAL RECORDS BOOK 44559, PAGE 615, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PLATTED 10-FOOT WIDE UTILITY EASEMENT RUNNING ALONG THE NORTH PROPERTY LINE OF PARCEL "A", ALL OF SAID EASEMENTS BEING LOCATED IN PARCEL "A", PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID EASEMENTS BEING LOCATED NORTH OF MIRAMAR PARKWAY AND WEST OF FLAMINGO ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 301 and 307.15 of the City's Land Development Code of Ordinances (the "LDC") provide for the vacation of easements and establishes requirements related thereto; and

WHEREAS, Monarch Towne Center, Ltd., A Florida Limited Partnership (the "Owner/Developer") plans to construct a commercial development known as Monarch Town Center (the "Project"), located West of Flamingo Road and North of Miramar Parkway; and

WHEREAS, the Owner/Developer requests a partial vacation and abandonment of two utility (water and sewer) and pedestrian and vehicular ingress and egress

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easements (“the Easements”) described herein; and

WHEREAS, the “Owner/Developer” requests a vacation and abandonment of one platted utility easement (“the Platted Easement”) described herein; and

WHEREAS, the Easements and the Platted Easement are located in a portion of real property described as Parcel “A,” Park Plaza Shoppes, according to the plat thereof, as recorded in Plat Book 166, Page 30, Public Records of Broward County, Florida; and

WHEREAS, the Easements to be partially vacated and abandoned are portions of a group of more expansive pedestrian and vehicular ingress and egress and utility easements conveyed to the City by easement deeds recorded on June 30, 2005, in Official Records book 39977, Page 20, Public Records of Broward County, Florida, and recorded on August 31, 2007, in Official Records Book 44559, Page 615, Public Records of Broward County, Florida; and

WHEREAS, the Platted Easement to be partially vacated and abandoned is a 10-foot wide public utility easement along the North property line of Parcel “A”, Park Plaza Shoppes, according to the plat thereof, as recorded in Plat Book 166, Page 30, Public Records of Broward County, Florida

WHEREAS, the described portions of the Easements are not needed and conflict with the proposed Project; and

WHEREAS, as required by LDC Section 307.15(d), the DRC has found that the vacation of the platted utility easement is consistent with the comprehensive plan, is no

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longer needed or will not be needed in the foreseeable future, and the Owner/Developer is providing an alternative utility easement; and

WHEREAS, the City agrees to the vacation of said easements attached hereto as Exhibits "A", "B" and "C", with the condition that the owner will dedicate new easements upon construction of the new water and sewer infrastructure for the project; and

WHEREAS, the Interim City Manager recommends approval of the Vacation of Easements; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve the Vacation of Easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: That the foregoing "**WHEREAS**" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That it finds it in the best interests of the citizens of the City to approve the vacation of the Easements and the platted Easement, all as described in the attached hereto as Exhibits "A", "B" and "C", copies of which are attached hereto and by this reference are incorporated herein.

Section 3: That vacation of the Easements described in Exhibits "A", "B", and "C" is hereby approved subject to the provision that the Owner/Developer shall convey

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new utility easements to the City of Miramar upon completion of the new water and sewer utilities for Monarch Town Center.

Section 4: That the appropriate City officials shall do all things necessary and expedient to carry out the aims of this Resolution.

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Section 5: That this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have
approved this RESOLUTION
as to form:

City Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

Requested by Administration

Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Vice Mayor Yvette Colbourne
Commissioner Darline B. Riggs
Mayor Wayne M. Messam

Voted

Reso. No. _____

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 1 OF 2**LEGAL DESCRIPTION (SEWER EASEMENT TO BE VACATED)**

A PORTION OF THE 20.00 FOOT WIDE SEWER EASEMENT IDENTIFIED IN EXHIBIT "C" AS RECORDED IN OFFICIAL RECORDS BOOK 39977, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LANDS LOCATED WITHIN THE LANDS KNOWN AS PARCEL "A" OF PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN SOUTH 89°37'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 305.47 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID 20.00 FOOT WIDE SEWER EASEMENT AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°22'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE LYING 20.00 FEET SOUTH OF AND PARALLEL TO, THE AFORESAID NORTH LINE OF PARCEL "A"; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°37'19" WEST, ALONG SAID SOUTH PARALLEL LINE, A DISTANCE OF 790.06 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID 20.00 FOOT WIDE SEWER EASEMENT; THENCE DEPARTING SAID SOUTH PARALLEL LINE, RUN NORTH 00°22'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET A POINT ON THE AFORESAID NORTH LINE OF PARCEL "A"; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°37'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 790.06 FEET TO THE POINT OF BEGINNING.

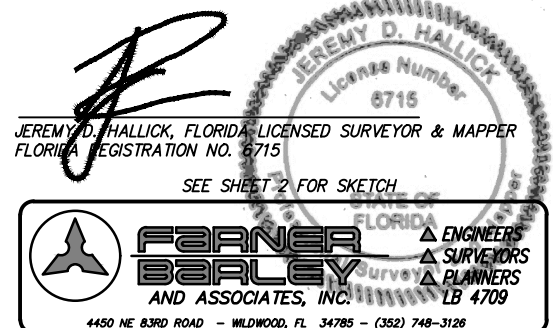
SAID LANDS CONTAINING 0.363 ACRES, MORE OR LESS.

GENERAL NOTES

06/28/2018

DATE

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER LISTED HEREON.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE SURVEY MEASUREMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF PARCEL A HAS A BEARING OF NORTH 89°37'19" EAST.
4. OTHER EASEMENTS OF RECORD ARE NOT SHOWN.



SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

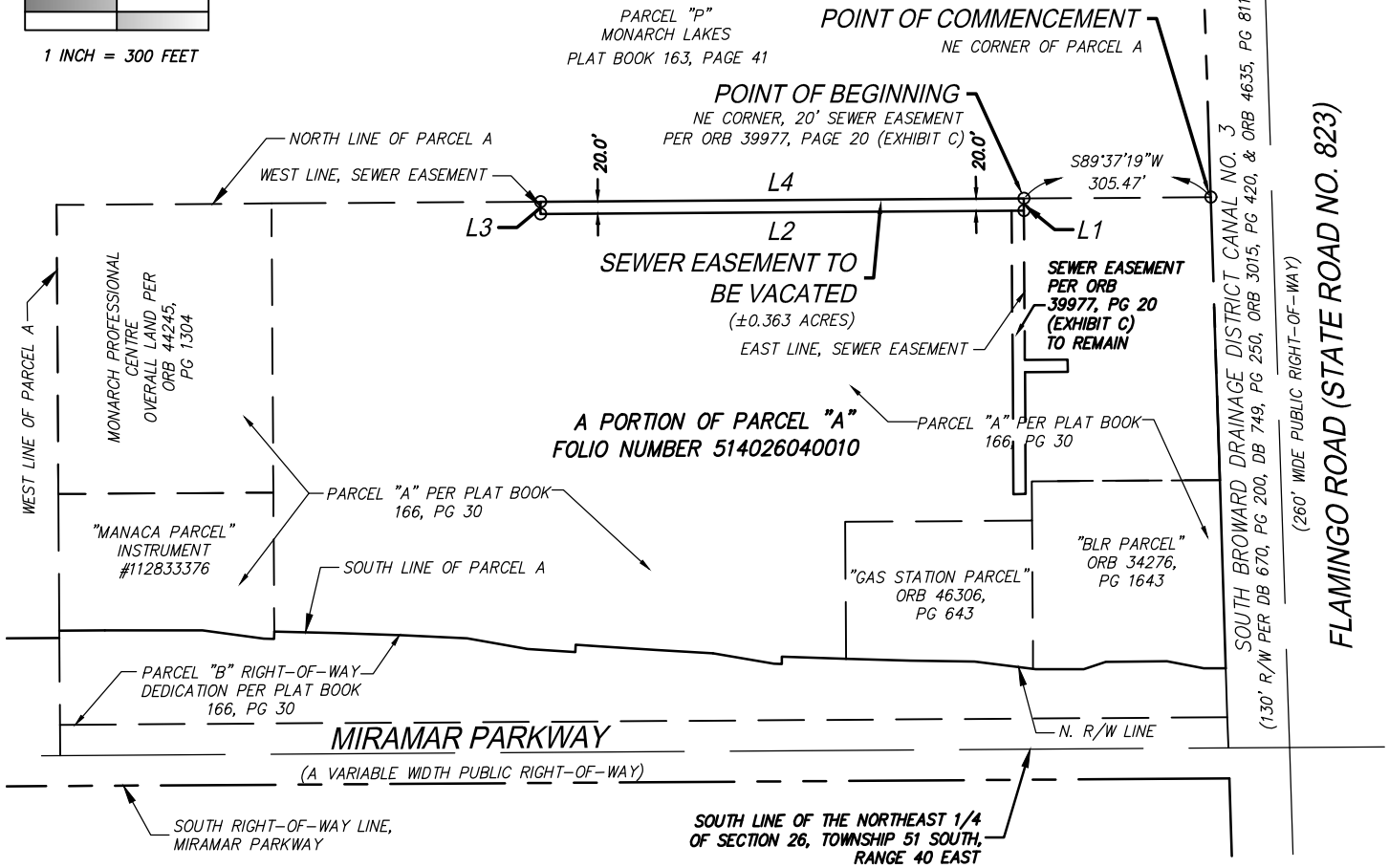
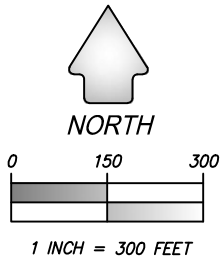
EXHIBIT " A "
SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

NOTE: OTHER EASEMENTS OF
RECORD NOT SHOWN

LEGEND:

- LINE BREAK
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L1 LINE TAG LABEL (SEE TABLE)
- O CHANGE IN DIRECTION



LINE TABLE

LINE	BEARING	LENGTH
L1	S0°22'41"E	20.00'
L2	S89°37'19"W	790.06'
L3	N0°22'41"W	20.00'
L4	N89°37'19"E	790.06'



**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

2. Park Plaza

Tax folio # 514026040010

EASEMENT

This Easement (the Easement) is made this 17 day of May 2005 by BLR Properties Limited Partnership, and Monarch Towne Center, Ltd. (Grantor) whose address is 7555 Mandarin Drive, Boca Raton, FL 33433 to and in favor of the City of Miramar, a municipality organized under the laws of the Florida (Grantee) whose address is 2300 Civic Center Place, Miramar, Florida 33025.

RECITALS:

- A. Grantor is the owner of that certain real property located in Broward County, Florida, more particularly described in composite Exhibit "C" attached hereto and made a part of this Easement (the Easement Property).
- B. Grantor wishes to grant an easement for utilities and vehicular and pedestrian ingress and egress over, under, across and upon the Easement Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/00 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor agrees as follows:

- 1. Grant of Easement. Grantor does hereby grant and convey to Grantee an easement over, under, across and upon the Easement Property for the purpose of:
 - 1.1 Constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting water transmission and distribution facilities and all appurtenances and/or equipment associated therewith, and/or sewage transmission and collection facilities and all appurtenances and/or equipment associated therewith, and/or any and all drainage facilities all as may be required by the Grantor.

- 1.2 Vehicular and pedestrian ingress and egress to the Easement Property for the purposes outlined in this Section.
2. Grantee's Use of Easement. Grantee shall have the right to do all things necessary, useful or convenient for the purposes outlined in Section 1 of this Easement.
3. Grantor's Use of Easement. Grantor shall have the right to make any use of this Easement that does not interfere with Grantee's use. Specifically, no other easement shall be granted that would allow the other easement holder to install anything that would run parallel with Grantee's water or sewer lines without prior written consent of the Grantee. Any easement crossing this Easement shall contain language prohibiting the easement holder from installing anything within eighteen inches of Grantee's water or sewer lines.
4. Perpetual Duration. This Easement shall be perpetual in duration, and shall not be changed, altered or amended except by a written instrument executed by Grantor or Grantee or their respective heirs, successors or assigns.
5. Covenants of Grantor. Grantor hereby warrants and covenants that:
 - 5.1 Grantor is the owner of fee simple title to the Easement Property.
 - 5.2 Grantor has full right and lawful authority to grant and convey this Easement to Grantee.
 - 5.3 Grantee shall have quiet and peaceful possession, use and enjoyment of this Easement.
6. Remedies for Breach. Grantor and/or Grantee shall each have the right to enforce the terms of this Easement and the rights and obligations created herein by all remedies provided under the laws of the State of Florida, including, without limitation, the right to sue for compensatory damages for breach or for injunction or specific performance. In the event that it is necessary for either Grantor and/or Grantee to file suit in order to enforce the terms hereof, then the prevailing party in such suit shall be entitled to receive reasonable attorney's fees and court costs in addition to any other award that the Court might make, from the non-prevailing party.
7. Covenant Running with the Land. This Easement and all conditions and covenants set forth herein are intended and shall be construed as covenants running with the land, binding upon and insuring to the benefit of Grantor or Grantee, as the case may be, and their respective heirs, successors and/or assigns, including, without limitation, all subsequent owners of the Easement Property and all persons claiming by, through and under them.


IN WITNESS WHEREOF, Grantor has executed and delivered this Grant of Easement on the day and year written in the first paragraph of this Easement.

~~Witnesses.~~

GRANTOR:

Witnesses:  GRANTOR: 
BLR Properties Limited Partnership

Print Name: Richard G. Coker Jr. a Florida limited partnership

CF Johnston
By: 
Print Name: CF Johnston
Print Name: Bradley A. Dubner

Print Name: Ch. Connors Print Name: Bradley A. Dubner

Its: Vice President of General Partner

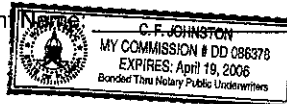
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The foregoing instrument was acknowledged before me this 17th day of May, 2005 by Bradley A. Dubner a person corporation, on behalf of the corporation. He/she is personally known to me or produced no one as identification and who did (not) take an oath.

C. Johnston
NOTARY PUBLIC, State of Florida

My Commission Expires:

Prin



Witnesses:

GRANTOR:

[Signature]

Monarch Towne Center, Ltd.

Print Name: Richard G. Coker Jr

a Florida limited partnership

C.F. Johnston

By: [Signature]

Print Name:

C.F. Johnston

Print Name: Bradley A. Dubner

Its: Vice President of General Partner

STATE OF FLORIDA)

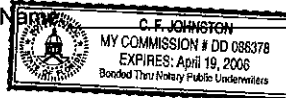
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 17th day of May, 2005 by Bradley A. Dubner a Florida limited partnership corporation, on behalf of the corporation. He/she is personally known to me or produced as identification and who did (not) take an oath.

C.F. Johnston
NOTARY PUBLIC, State of Florida

My Commission Expires:

Print Name



pg 1 of 5



EXHIBIT "C"

CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
 6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
 PHONE (954)872-3959 FAX (954)972-4178 E-MAIL: margate@camahan-proctor.com

DESCRIPTION AND SKETCH

20' WATER EASEMENT "PARK PLAZA SHOPPES"

LEGAL DESCRIPTION:

A 20' WIDE STRIP OF LAND LYING PARCEL "A", "PARK PLAZA SHOPPES", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 166 PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, THE CENTERLINE OF THE SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 89°37'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 139.52 FEET, THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 165.01 FEET; THENCE SOUTH 00° 22'41" EAST, A DISTANCE OF 116.97 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "B", THENCE NORTH 89°37'19" EAST, A DISTANCE OF 141.95 FEET; THENCE NORTH 88°10'04" EAST, A DISTANCE OF 120.75 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "C", THENCE CONTINUE NORTH 88°10'04" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF TERMINATION, SAID POINT LYING ON THE EAST LINE OF SAID PARCEL "A".

AND

BEGINNING AT THE AFORESAID REFERENCE POINT "B"; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 36.00 FEET TO THE POINT OF TERMINATION.

AND

BEGINNING AT THE AFORESAID REFERENCE POINT "C", THENCE SOUTH 01°49'56" EAST, A DISTANCE OF 127.54 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "D"; THENCE CONTINUE SOUTH 01°49'56" EAST, A DISTANCE OF 152.82 FEET; THENCE SOUTH 22°07'19" WEST, A DISTANCE OF 58.29; THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 36.22 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "E"; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 21.50 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "F"; THENCE CONTINUE SOUTH 89°37'19" WEST, A DISTANCE OF 135.34 FEET; THENCE SOUTH 78°22'18" WEST, A DISTANCE OF 91.04 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "G"; THENCE CONTINUE SOUTH 78°22'18" WEST, A DISTANCE OF 18.31 FEET; THENCE SOUTH 89°37'18" WEST, A DISTANCE OF 90.13 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "H"; THENCE CONTINUE SOUTH 89°37'19" WEST, A DISTANCE OF 199.83 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "I"; THENCE SOUTH 00°22'43" EAST, A DISTANCE OF 179.59 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "J"; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 85.00 FEET TO A POINT TO BE KNOWN HEREINAFTER AS REFERENCE POINT "K"; THENCE SOUTH 00°22'42" EAST, A DISTANCE OF 51.36 FEET TO THE POINT OF TERMINATION, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY OF MIRAMAR PARKWAY.

AND

BEGINNING AT THE AFORESAID REFERENCE POINT "D", THENCE SOUTH 88°10'04" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINATION.

AND

BEGINNING AT THE AFORESAID REFERENCE POINT "E", THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 166.51 FEET; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 26.00 FEET TO THE POINT OF TERMINATION.

AND

BEGINNING AT THE AFORESAID REFERENCE POINT "E"; THENCE NORTH 89°37'19" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINATION.

PARK PLAZA SHOPPES

JOB NO.: 050203

DATE: 03-21-05

SHEET 1 OF 3 SHEETS

page 2 of 5

EXHIBIT "C"**LEGAL DESCRIPTION (CONTINUED)****AND****BEGINNING AT THE AFORESAID REFERENCE POINT "F", THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 27.00 FEET TO THE POINT OF TERMINATION.****AND****BEGINNING AT THE AFORESAID REFERENCE POINT "G", THENCE SOUTH 11°37'34" EAST, A DISTANCE OF 24.00 FEET TO THE POINT OF TERMINATION.****AND****BEGINNING AT THE AFORESAID REFERENCE POINT "H", THENCE SOUTH 00°22'37" EAST, A DISTANCE OF 26.01 FEET TO THE POINT OF TERMINATION****AND****BEGINNING AT THE AFORESAID REFERENCE POINT "J" THENCE SOUTH 00°22'45" EAST, A DISTANCE OF 37.78 FEET; THENCE SOUTH 89°37'08" WEST, A DISTANCE OF 14.73 FEET TO THE POINT OF TERMINATION.****AND****BEGINNING AT THE AFORESAID REFERENCE POINT "K", THENCE SOUTH 89°37'17" WEST, A DISTANCE OF 20.58 FEET TO THE POINT OF TERMINATION.**

SAID LANDS SITUATE IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 C.M.E. = CANAL MAINTENANCE EASEMENT
 D = DELTA (CENTRAL ANGLE)
 D.E. = DRAINAGE EASEMENT

F.P.L. = FLORIDA POWER & LIGHT CO.
 L.M.E. = LAKE MAINTENANCE EASEMENT
 N.T.S. = NOT TO SCALE
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 REF.PT. = REFERENCE POINT
 R/W = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



STEVEN A. BERG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS4886

DATE OF LAST FIELD WORK: NOT A SURVEY

PARK PLAZA SHOPPES

JOB NO.: 050203

DATE: 05-21-05

SHEET 2 OF 3 SHEETS

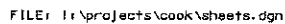


EXHIBIT "C"

page 4 of 5

**CARNAHAN-PROCTOR-CROSS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB 2936
 6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
 PHONE (954)972-3959 FAX (954)972-4178 E-MAIL: margate@camahan-proctor.com

DESCRIPTION AND SKETCH
**20' SEWER EASEMENT
 "PARK PLAZA SHOPPES"**
LEGAL DESCRIPTION

A 20' WIDE STRIP OF LAND LYING PARCEL "A", "PARK PLAZA SHOPPES", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 166 PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. THE CENTERLINE OF THE SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", "PARK PLAZA SHOPPES"; THENCE SOUTH 89°37'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 1095.53 FEET; THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°37'19" EAST, A DISTANCE OF 780.06 FEET; THENCE SOUTH 00°22'41" EAST, A DISTANCE OF 264.00 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE CONTINUE SOUTH 00°22'41" EAST, A DISTANCE OF 209.00 FEET TO THE **POINT OF TERMINATION**.

AND

BEGINNING AT AFORESAID **REFERENCE POINT "A"**; THENCE NORTH 89°37'19" EAST, A DISTANCE OF 80.00 FEET TO THE **POINT OF TERMINATION**.

SAID LANDS SITUATE IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 CH. = CHORD
 D = DELTA (CENTRAL ANGLE)

D.E. = DRAINAGE EASEMENT
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 PG. = PAGE(S)
 P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 RW = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Steven A. Berg
 STEVEN A. BERG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS4886

DATE OF LAST FIELD WORK: NOT A SURVEY

PARK PLAZA SHOPPES

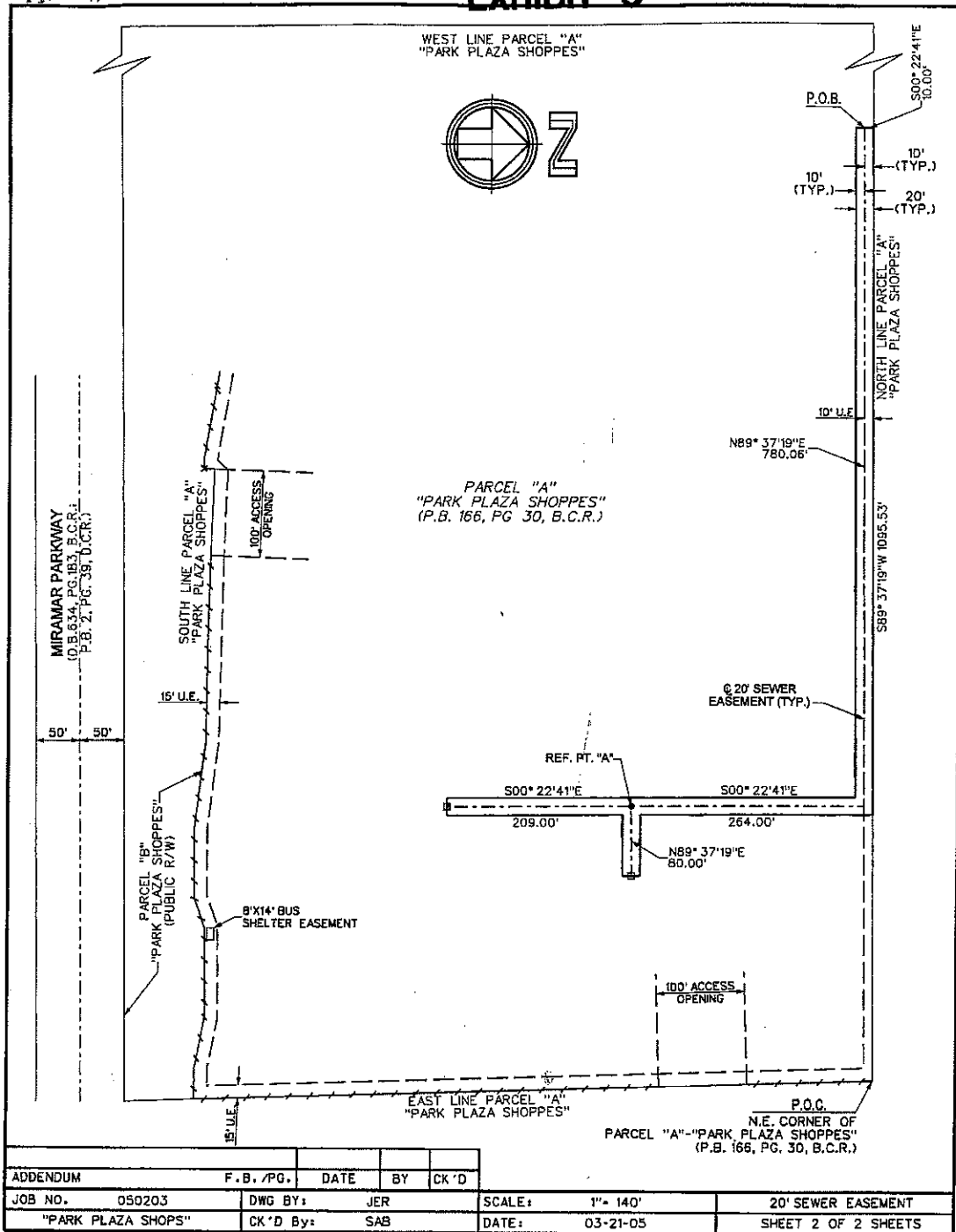
JOB NO.: 050203

DATE: 03-07-05

SHEET 1 OF 2 SHEETS

EXHIBIT "C"

page 5 of 5



FILE: f:\projects\cook\sheet5.dgn

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " B "
SHEET 1 OF 2**LEGAL DESCRIPTION (SEWER EASEMENT TO BE VACATED)**

A PORTION OF THE 20.00 FOOT WIDE SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 44559, PAGE 615, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LANDS LOCATED WITHIN THE LANDS KNOWN AS PARCEL "A" OF PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN NORTH 89°37'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 351.35 FEET TO THE NORTHEAST CORNER OF THE LANDS IDENTIFIED AS THE OVERALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°43'18" EAST, A DISTANCE OF 62.55 FEET TO THE NORTHWEST CORNER OF THE AFORESAID 20.00 FOOT WIDE SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 44559, PAGE 615; THENCE ALONG SAID SEWER EASEMENT THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN NORTH 85°59'15" EAST, A DISTANCE OF 40.14 FEET TO THE POINT OF BEGINNING; 2) THENCE RUN NORTH 89°37'19" EAST, A DISTANCE OF 389.32 FEET; 3) THENCE RUN NORTH 00°22'41" WEST, A DISTANCE OF 50.00 FEET; 4) THENCE RUN NORTH 89°37'19" EAST, A DISTANCE OF 20.00 FEET; 5) THENCE RUN SOUTH 00°22'41" EAST, A DISTANCE OF 70.00 FEET; 6) THENCE RUN SOUTH 89°37'19" WEST, A DISTANCE OF 408.68 FEET; THENCE DEPARTING SAID EASEMENT LINE, RUN NORTH 02°12'39" WEST, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

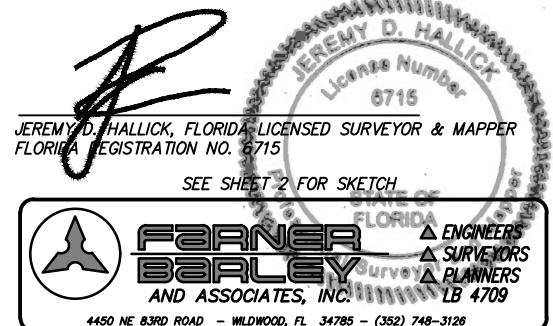
SAID LANDS CONTAINING 0.211 ACRES, MORE OR LESS.

GENERAL NOTES

06/28/2018

DATE

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER LISTED HEREON.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE SURVEY MEASUREMENTS SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF PARCEL A HAS A BEARING OF NORTH 89°37'19" EAST.
4. OTHER EASEMENTS OF RECORD ARE NOT SHOWN.



SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

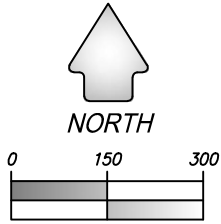
NOTE: OTHER EASEMENTS OF
RECORD NOT SHOWN

EXHIBIT " B "
SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

LEGEND:

- LINE BREAK
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L1 LINE TAG LABEL (SEE TABLE)
- O CHANGE IN DIRECTION



1 INCH = 300 FEET

PARCEL "P"
MONARCH LAKES
PLAT BOOK 163, PAGE 41

EAST LINE OF THE
NORTHEAST 1/4
OF SECTION 26,
TOWNSHIP 51 SOUTH,
RANGE 40 EAST

POINT OF COMMENCEMENT

NW CORNER OF PARCEL A
NE CORNER, ORB
44245, PG 1304
(BEARING BASE)

POINT OF BEGINNING

S00°43'18"E 62.55'
N85°59'15"E 40.14'

NORTH LINE OF PARCEL A

10.0'

10.0'

3

N89°37'19"E 351.35'

L1

L2

L3

L4

L5

L6

SEWER EASEMENT
TO REMAIN

SEWER EASEMENT TO
BE VACATED
(±0.211 ACRES)

A PORTION OF PARCEL "A"
FOLIO NUMBER 514026040010

EAST LINE OF PARCEL A

15' UTILITY EASEMENT

PARCEL "A" PER PLAT BOOK
166, PG 30

"MANACA PARCEL"
INSTRUMENT
#112833376

PARCEL "A" PER PLAT BOOK
166, PG 30

SOUTH LINE OF PARCEL A

"GAS STATION PARCEL"
ORB 46306,
PG 643

"BLR PARCEL"
ORB 34276,
PG 1643

PARCEL "B" RIGHT-OF-WAY
DEDICATION PER PLAT BOOK
166, PG 30

MIRAMAR PARKWAY

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH RIGHT-OF-WAY LINE,
MIRAMAR PARKWAY

SOUTH LINE OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 51 SOUTH,
RANGE 40 EAST

3

SOUTH BROWARD DRAINAGE DISTRICT CANAL NO. 3

ORB 3015, PG 420, & ORB 4635, PG 811)

(130' R/W PER DB 670, PG 200, DB 749, ORB 3015, PG 420, & ORB 4635, PG 811)

(260' WIDE PUBLIC RIGHT-OF-WAY)

FLAMINGO ROAD (STATE ROAD NO. 823)

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°37'19"E	389.32'
L2	N0°22'41"W	50.00'
L3	N89°37'19"E	20.00'
L4	S0°22'41"E	70.00'
L5	S89°37'19"W	408.68'
L6	N2°12'39"W	20.01'



**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

Tax ID #: 5140-26-04-0010

EASEMENT

This Easement (the Easement) is made this 13th day of April 2007, by Monarch Towne Center, Ltd. (Grantor) whose address is 7555 Mandarin Drive Boca Raton, FL 33433 to and in favor of the City of Miramar, a municipality organized under the laws of the Florida (Grantee) whose address is 2300 Civic Center Place, Miramar, Florida 33025.

RECITALS:

- A. Grantor is the owner of that certain real property located in Broward County, Florida, more particularly described on Exhibit "C-3" attached hereto and made a part of this Easement (the Easement Property).
- B. Grantor wishes to grant an easement for utilities and vehicular and pedestrian ingress and egress over, under, across and upon the Easement Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/00 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor agrees as follows:

- 1. Grant of Easement. Grantor does hereby grant and convey to Grantee an easement over, under, across and upon the Easement Property for the purpose of:
 - 1.1 Constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting water transmission and distribution facilities and all appurtenances and/or equipment associated therewith, and/or sewage transmission and collection facilities and all appurtenances and/or equipment associated therewith, and/or any and all drainage facilities all as may be required by the Grantor.

- 1.2 Vehicular and pedestrian ingress and egress to the Easement Property for the purposes outlined in this Section.
2. Grantee's Use of Easement. Grantee shall have the right to do all things necessary, useful or convenient for the purposes outlined in Section 1 of this Easement.
3. Grantor's Use of Easement. Grantor shall have the right to make any use of this Easement that does not interfere with Grantee's use. Specifically, no other easement shall be granted that would allow the other easement holder to install anything that would run parallel with Grantee's water or sewer lines without prior written consent of the Grantee. Any easement crossing this Easement shall contain language prohibiting the easement holder from installing anything within eighteen inches of Grantee's water or sewer lines.
4. Perpetual Duration. This Easement shall be perpetual in duration, and shall not be changed, altered or amended except by a written instrument executed by Grantor or Grantee or their respective heirs, successors or assigns.
5. Covenants of Grantor. Grantor hereby warrants and covenants that:
 - 5.1 Grantor is the owner of fee simple title to the Easement Property.
 - 5.2 Grantor has full right and lawful authority to grant and convey this Easement to Grantee.
 - 5.3 Grantee shall have quiet and peaceful possession, use and enjoyment of this Easement.
6. Remedies for Breach. Grantor and/or Grantee shall each have the right to enforce the terms of this Easement and the rights and obligations created herein by all remedies provided under the laws of the State of Florida, including, without limitation, the right to sue for compensatory damages for breach or for injunction or specific performance. In the event that it is necessary for either Grantor and/or Grantee to file suit in order to enforce the terms hereof, then the prevailing party in such suit shall be entitled to receive reasonable attorney's fees and court costs in addition to any other award that the Court might make, from the non-prevailing party.
7. Covenant Running with the Land. This Easement and all conditions and covenants set forth herein are intended and shall be construed as covenants running with the land, binding upon and insuring to the benefit of Grantor or Grantee, as the case may be, and their respective heirs, successors and/or assigns, including, without limitation, all subsequent owners of the Easement Property and all persons claiming by, through and under them.

IN WITNESS WHEREOF, Grantor has executed and delivered this Grant of Easement on the day and year written in the first paragraph of this Easement.

Witnesses:

R. G. Coker Jr.

Print Name: R. G. Coker Jr.

Carla M. Meador

Print Name: Carla M. Meador

GRANTOR:

MONARCH TOWNE CENTER, LTD., a Florida limited partnership by Monarch Towne Center, Inc.,

a Florida Corporation, its general partner

By: Bradley A. Dubner

Print Name: Bradley A. Dubner

Its: Vice President

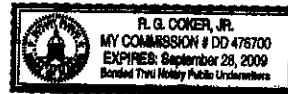
STATE OF FLORIDA)
)ss
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 13 day of April, 20 07 by Bradley A. Dubner a Florida corporation, on behalf of the corporation. He/she is personally known to me or produced as identification and who did (not) take an oath.

R. G. Coker Jr.
NOTARY PUBLIC, State of Florida

My Commission Expires:

Print Name: _____



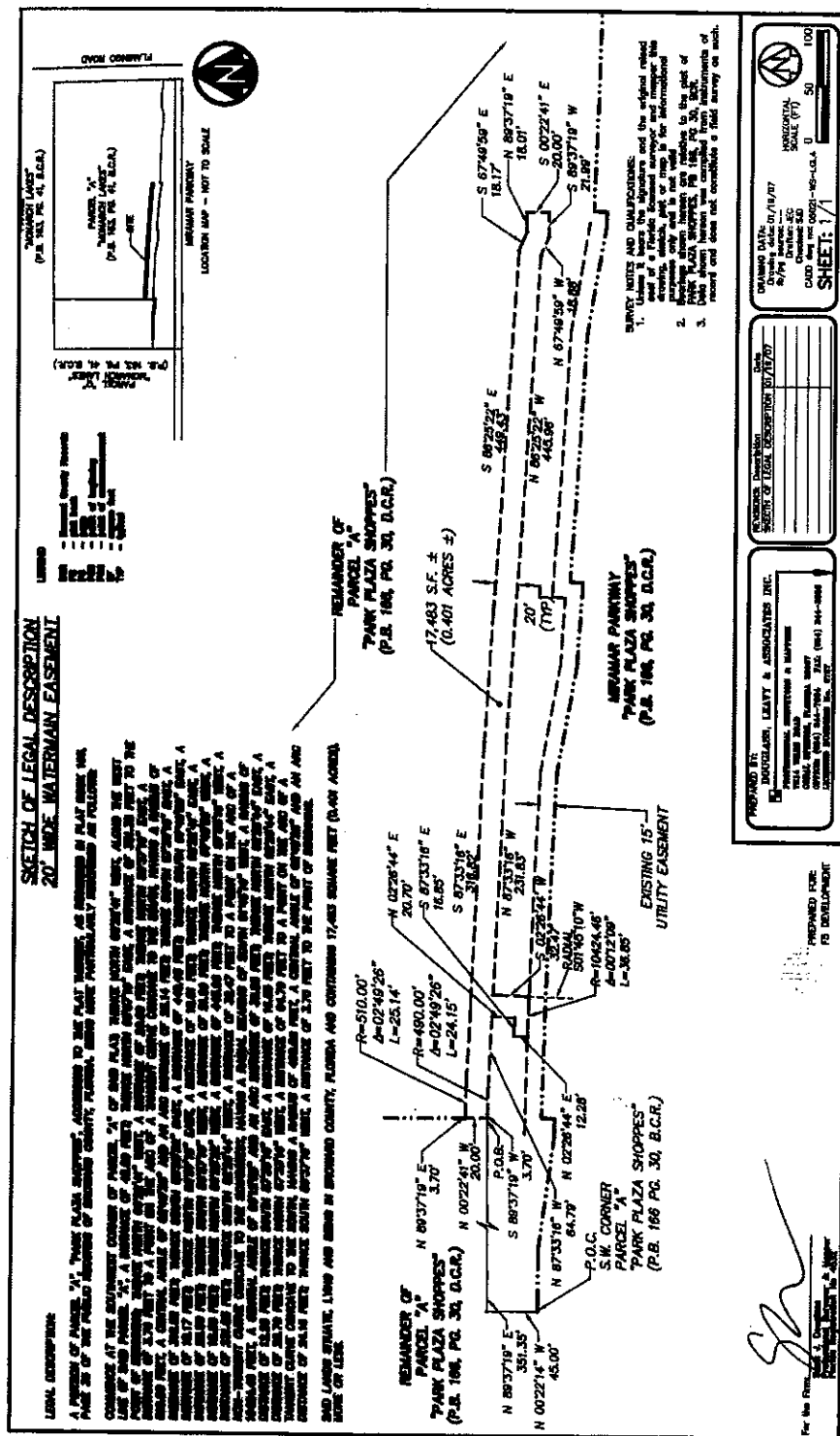


EXHIBIT "C"-3

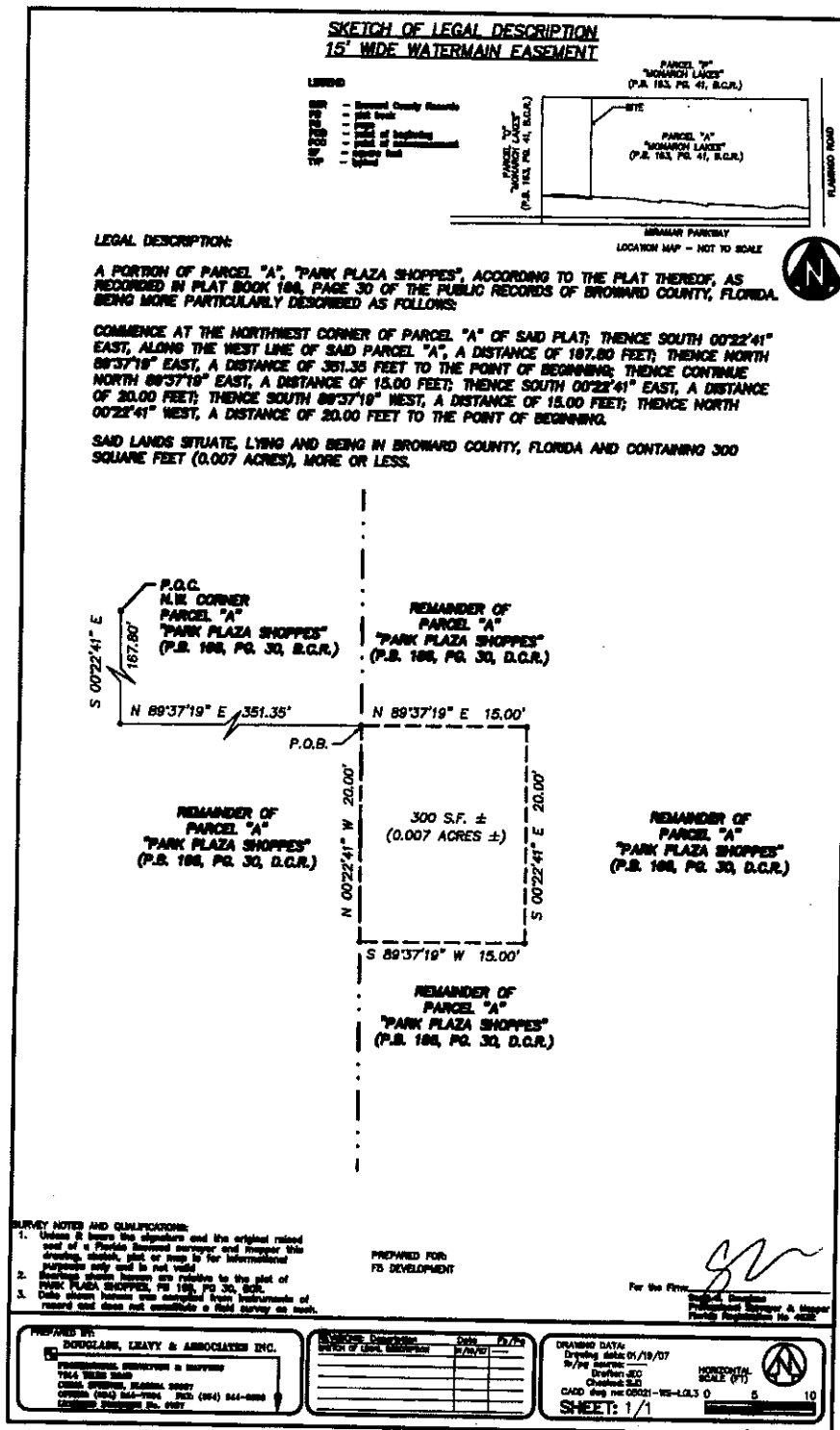


EXHIBIT "C"-3 Pg. 2 of 3

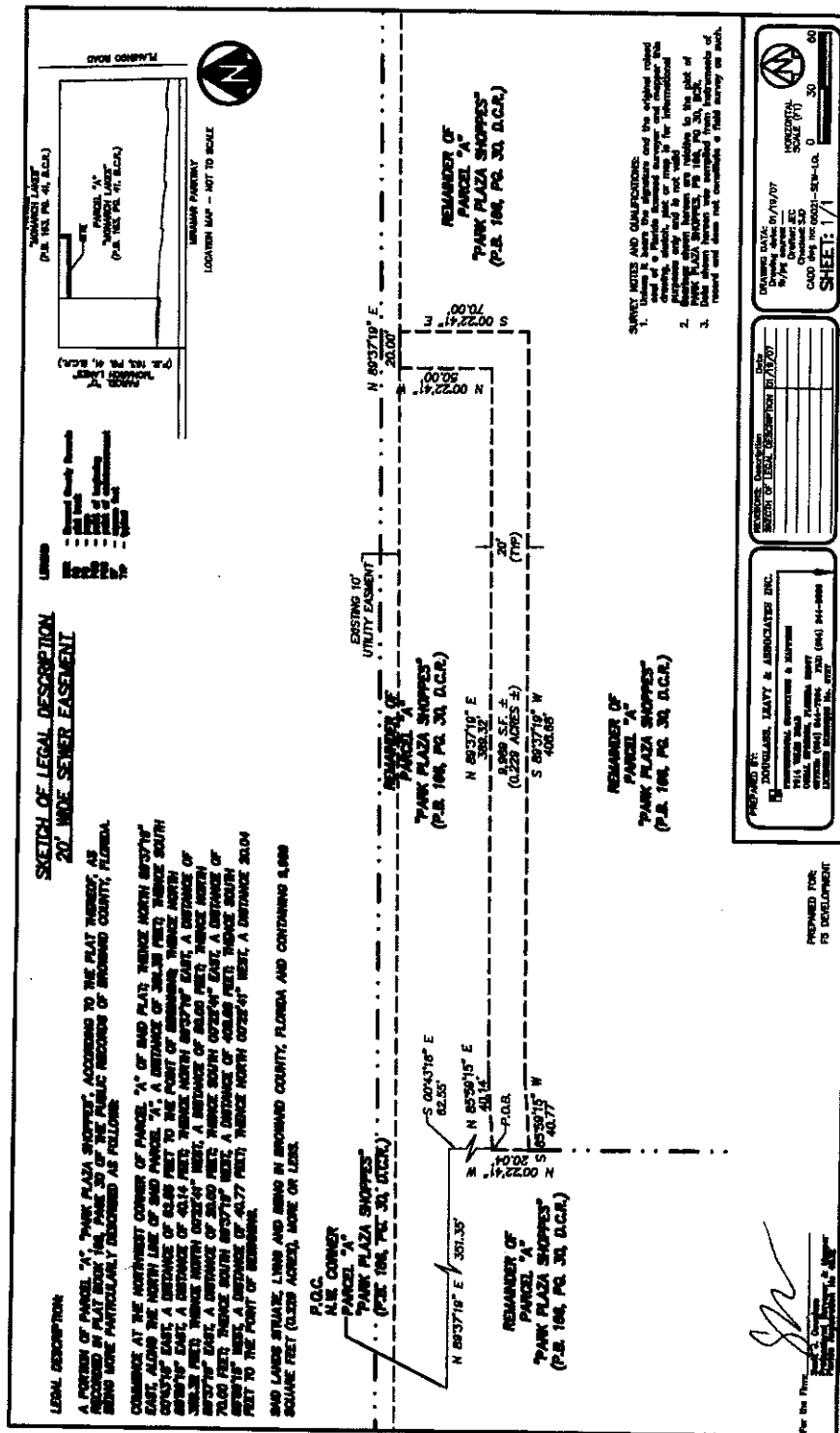


EXHIBIT "C" - 3 Pg. 3 of 3

EXHIBIT "C" - Utility Easement to be vacated

SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT "C"
SHEET 1 OF 2

LEGAL DESCRIPTION (UTILITY EASEMENT TO BE VACATED)

A PORTION OF THE 10.00 FOOT WIDE UTILITY EASEMENT LOCATED ALONG THE NORTH LINE OF PARCEL "A" OF PARK PLAZA SHOPPES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN NORTH 89°37'19" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 351.35 FEET TO THE NORTHEAST CORNER OF THE LANDS IDENTIFIED AS THE OVERALL LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1514.88 FEET TO A POINT ON A LINE LYING 20.00 FEET WEST OF AND PARALLEL TO, THE EAST LINE OF SAID PARCEL "A"; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°49'56" EAST, ALONG SAID WEST PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID 10.00 FOOT WIDE UTILITY EASEMENT; THENCE DEPARTING SAID WEST PARALLEL LINE, RUN SOUTH 89°37'19" WEST, ALONG SAID SOUTH UTILITY EASEMENT LINE, A DISTANCE OF 1515.14 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44245, PAGE 1304; THENCE DEPARTING SAID SOUTH UTILITY EASEMENT LINE, RUN NORTH 00°22'41" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

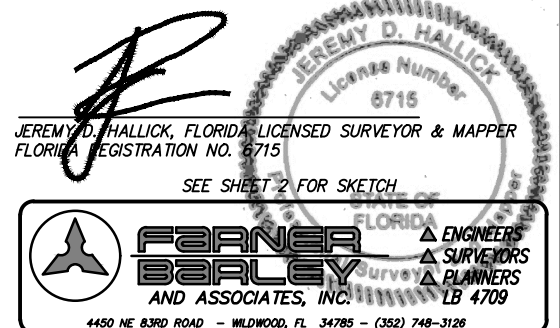
SAID LANDS CONTAINING 0.348 ACRES, MORE OR LESS.

GENERAL NOTES

06/28/2018

DATE

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3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF PARCEL A HAS A BEARING OF NORTH 89°37'19" EAST.
4. OTHER EASEMENTS OF RECORD ARE NOT SHOWN.



SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

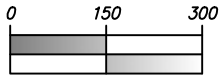
NOTE: OTHER EASEMENTS OF
RECORD NOT SHOWN

EXHIBIT " C "
SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

LEGEND:

— LINE BREAK
R/W RIGHT OF WAY
ORB OFFICIAL RECORDS BOOK
PG PAGE
L1 LINE TAG LABEL (SEE TABLE)
O CHANGE IN DIRECTION



1 INCH = 300 FEET

PARCEL "P"
MONARCH LAKES
PLAT BOOK 163, PAGE 41

POINT OF COMMENCEMENT

NW CORNER OF PARCEL A

POINT OF BEGINNING

NE CORNER, ORB
44245, PG 1304

NORTH LINE OF PARCEL A
(BEARING BASE)

N89°37'19"E 1514.88'

POINT LYING 20.00 FEET
WEST OF THE EAST
LINE OF PARCEL "A"

WEST PARALLEL LINE
S01°49'56"E 10.00'

N00°22'41"W 10.00'

SOUTH LINE, UTILITY EASEMENT

UTILITY EASEMENT TO
BE VACATED

(±0.348 ACRES)

A PORTION OF PARCEL "A"
FOLIO NUMBER 514026040010

EAST LINE, ORB
44245, PG 1304

EAST LINE OF PARCEL A

15' UTILITY EASEMENT

PARCEL "A" PER PLAT BOOK
166, PG 30

PARCEL "A" PER PLAT BOOK
166, PG 30

"MANACA PARCEL"
INSTRUMENT
#112833376

SOUTH LINE OF PARCEL A

PARCEL "B" RIGHT-OF-WAY
DEDICATION PER PLAT BOOK
166, PG 30

MIRAMAR PARKWAY

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SOUTH RIGHT-OF-WAY LINE,
MIRAMAR PARKWAY

SOUTH LINE OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 51 SOUTH,
RANGE 40 EAST

EAST LINE OF THE
NORTHEAST 1/4
OF SECTION 26,
TOWNSHIP 51 SOUTH,
RANGE 40 EAST

3

SOUTH BROWARD DRAINAGE DISTRICT CANAL NO. 3

(130' R/W PER DB 670, PG 200, DB 749, PG 250, ORB 3015, PG 420, & ORB 4635, PG 811)

FLAMINGO ROAD (STATE ROAD NO. 823)

(260' WIDE PUBLIC RIGHT-OF-WAY)



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BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

ATTACHMENT 1

LOCATION MAP

