

AT&T

Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (the "Easement"), as more particularly described in attached **Annex 1** and **Annex 2**.

Please check each box below. If you do not check a box, then please state your objection.

1. . We have no objection to the vacation of the Easement.

2. _____. We have no objection to the vacation of the Easement if the following is satisfied: _____
_____.

3. _____. We have an objection to the vacation of the Easement as follows: _____

_____.

AT&T

Signature: Greg Kessell
Print Name: Greg kessell
Title: MGR OSP Planning & Engineering Design
Date: 10/19/2021

Annex 1

Aerial of Vacation Area

[Attached]

Annex 2

Legal Description and Sketch of Easement

[Attached]

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT CERTAIN DEDICATED 10.00 FOOT WIDE UTILITY EASEMENT LYING IN PARCEL "A", SPRINGS – MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", NORTH 00°24'54" WEST A DISTANCE OF 10.00 FEET TO THE NORTH SIDELINE OF THAT CERTAIN DEDICATED 10.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT AND VACATED AND ABANDONED PER CITY OF COCONUT CREEK ORDINANCE NO. 2019-018 AND RECORDED IN INSTRUMENT NUMBER 116529969 OF SAID BROWARD COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°24'54" WEST A DISTANCE OF 493.77 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED AND RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO THE EAST SIDELINE OF SAID 10.00 FOOT WIDE UTILITY EASEMENT; THENCE ALONG SAID EAST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 493.70 FEET TO THE AFORESAID NORTH SIDELINE; THENCE ALONG SAID NORTH SIDELINE, SOUTH 89°37'06" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 4,937 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST LINE OF PARCEL "A" IS SHOWN TO BEAR NORTH 00°24'54" WEST.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 26, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

	CAULFIELD & WHEELER, INC.
	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE – SURVEYING 7900 GLADES ROAD – SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

David E. Rohal, P.S.M.	<small>Digitally signed by David E. Rohal, P.S.M. DN: cn=D, ou=PL, o=David E. Rohal, email=David.E.Rohal@caulfield.com, c=US Date: 2021.07.26 10:04:02 -0500</small>
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DAVID E. ROHAL PROFESSIONAL LAND SURVEYOR NO. 4315 STATE OF FLORIDA L.B. 3591

DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8281-VACWEST

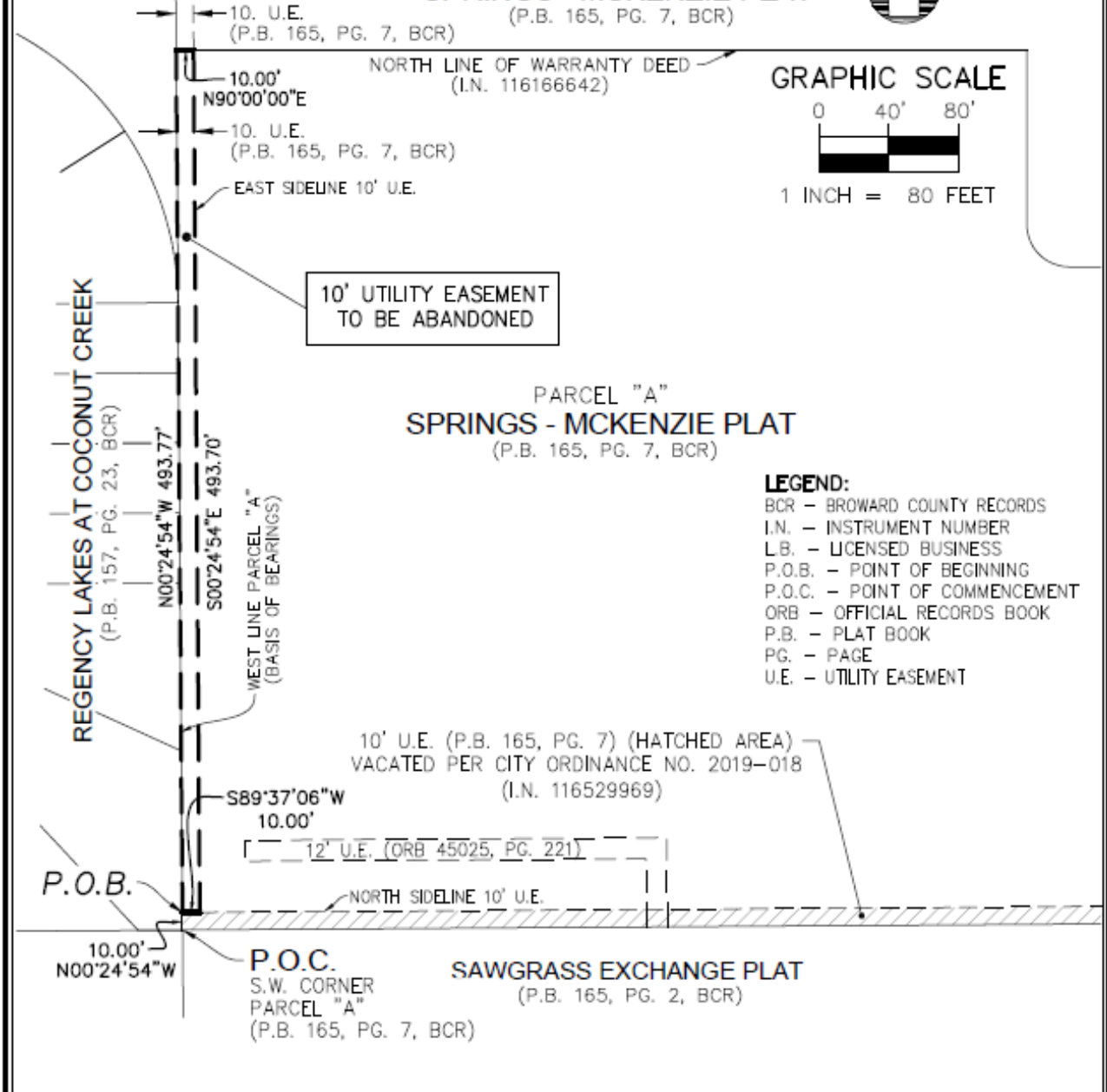
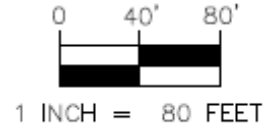
SPRINGS – MCKENZIE PLAT UTILITY EASEMENT ABANDONMENT (WEST) SKETCH AND DESCRIPTION
--

EXHIBIT "A"

PARCEL "A"
SPRINGS - MCKENZIE PLAT
(P.B. 165, PG. 7, BCR)



GRAPHIC SCALE



10' UTILITY EASEMENT
TO BE ABANDONED

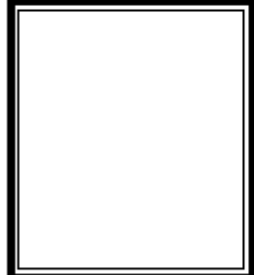
- LEGEND:**
- BCR - BROWARD COUNTY RECORDS
 - I.N. - INSTRUMENT NUMBER
 - L.B. - LICENSED BUSINESS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - ORB - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - U.E. - UTILITY EASEMENT

THIS IS NOT A SURVEY

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281-VACWEST

SPRINGS - MCKENZIE PLAT
UTILITY EASEMENT ABANDONMENT (WEST)
SKETCH AND DESCRIPTION

CITY OF COCONUT CREEK

Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (the "Easement"), as more particularly described in attached **Annex 1** and **Annex 2**.

Please check each box below. If you do not check a box, then please state your objection.

1. *02* . We have no objection to the vacation of the Easement.
2. . We have no objection to the vacation of the Easement if the following is satisfied: _____
_____.
3. . We have an objection to the vacation of the Easement as follows: _____

_____.

CITY OF COCONUT CREEK

Signature: *Osama Elshami*
Print Name: Osama Elshami, PE, CFM
Title: Director of Utilities & Engineering
Date: 08/24/21

VIA E-MAIL

August 18, 2021

Comcast

Attn: Mr. Leonard Maxwell-Newbold

E-mail: leonard_maxwell-newbold@cable.comcast.com

Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (Portion of Folios No.: 4842 06 28 0021 and 4842 06 28 0020) (the "**Easement**"), with a property address of 6301 Lyons Road, Coconut Creek, Florida.

Mr. Maxwell-Newbold:

The undersigned intends to submit an application for vacation and abandonment of the above-referenced 10' foot utility easement to the City of Coconut Creek and the Broward County Board of County Commissioners for property located within the boundaries of the City of Coconut Creek and Broward County.

An aerial depiction of the Easement is attached as **Annex 1**, and a legal description and sketch of the Easement is attached as **Annex 2**. No replacement easement is being proposed because the property is already served by a 12' utility easement running along the entirety of the eastern portion of the Plat, which is more easily accessible by Lyons Road.

Immediately following this letter, we have included a form for a response for the 10' utility Easement we are vacating. Please complete the form and return the signed and dated form to me. Thank you for your review of this request.

Sincerely,

GREENSPOON MARDER LLP

/s/ Frank Whitaker

Frank Whitaker, Esq.

Attachments: Agreement Comments Form
Aerial of Vacation Area
Legal and Sketch of Easement

COMCAST

Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (the "Easement"), as more particularly described in attached **Annex 1** and **Annex 2**.

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2. . We have no objection to the vacation of the Easement if the following is satisfied: _____
_____.

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COMCAST

Signature:	<u> Ricardo Davidson </u>
Print Name:	<u> Ricardo Davidson. </u>
Title:	<u> Construction Supervisor. </u>
Date:	<u> 09/22/2021 </u>

Annex 1

Aerial of Vacation Area

[Attached]

Annex 2

Legal Description and Sketch of Easement

[Attached]

EXHIBIT "A"

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SHEET 1 OF 2

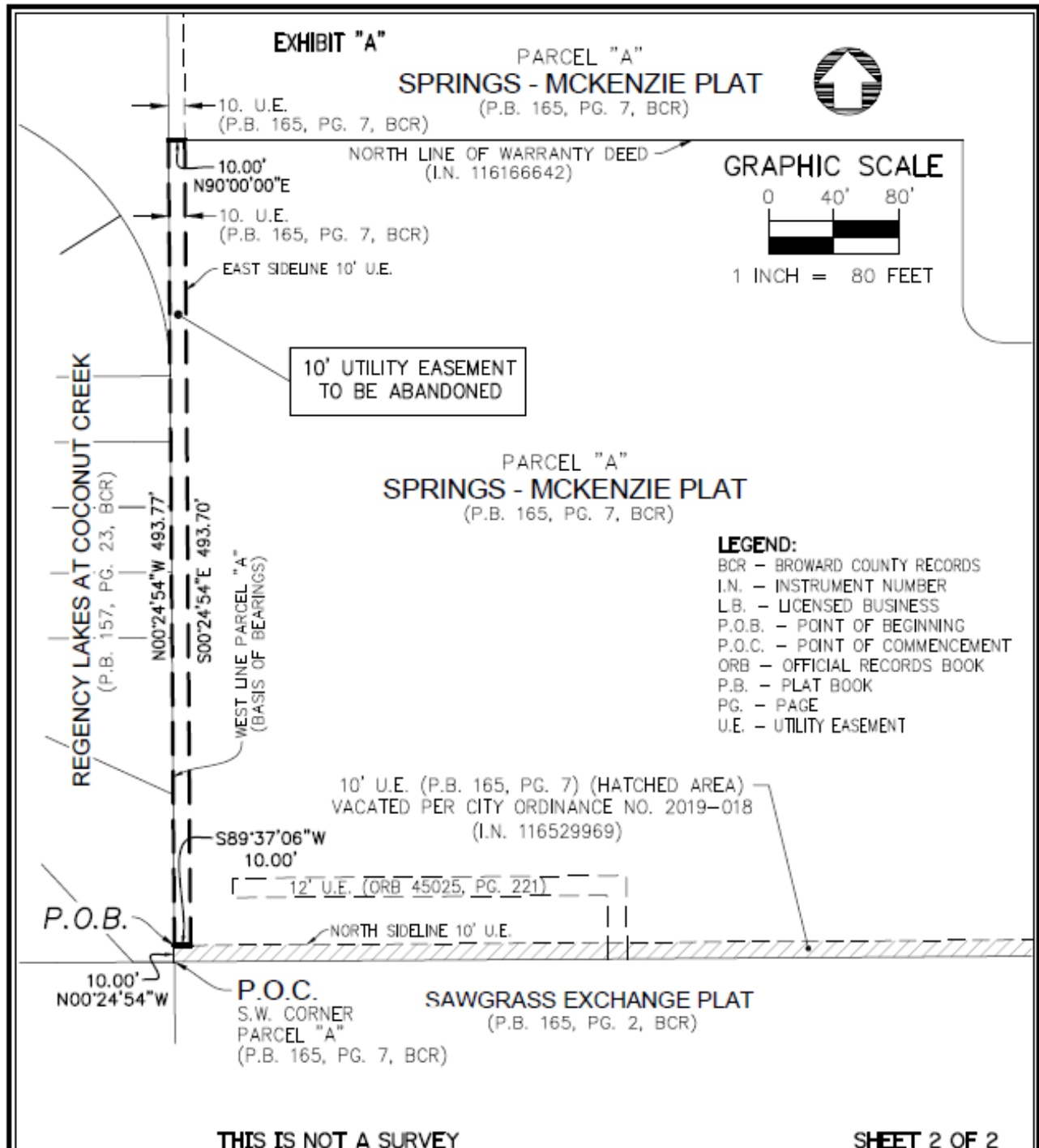
	CAULFIELD & WHEELER, INC.
	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE – SURVEYING 7900 GLADES ROAD – SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

David E. Rohal, P.S.M. <small>Digitally signed by David E. Rohal, P.S.M. DN: cn=D, ou=PL, o=David E. Rohal, P.S.M., email=D.Rohal@caulfield.com, c=US Date: 2021.07.26 10:04:02 -0500</small>

DAVID E. ROHAL PROFESSIONAL LAND SURVEYOR NO. 4315 STATE OF FLORIDA L.B. 3591

DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8281-VACWEST

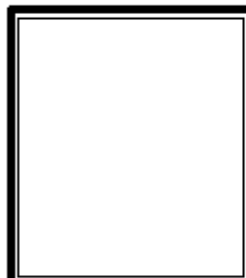
SPRINGS – MCKENZIE PLAT UTILITY EASEMENT ABANDONMENT (WEST) SKETCH AND DESCRIPTION
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SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281-VACWEST

SPRINGS - MCKENZIE PLAT
UTILITY EASEMENT ABANDONMENT (WEST)
SKETCH AND DESCRIPTION

VIA E-MAIL

August 18, 2021

Florida Power & Light

Mr. Mike Keightley at mike.s.keightley@fpl.com

Mr. Charlie Leikauf at Charlie.Leikauf@fpl.com

With a copy to Broward-Service-Planning-PMO@FPL.com

Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (Portion of Folios No.: 4842 06 28 0021 and 4842 06 28 0020) (the "**Easement**"), with a property address of 6301 Lyons Road, Coconut Creek, Florida.

Dear Mssrs. Keightley and Leikauf:

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GREENSPOON MARDER LLP

/s/ Frank Whitaker

Frank Whitaker, Esq.

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Legal and Sketch of Easement

FLORIDA POWER & LIGHT

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FLORIDA POWER & LIGHT

Signature: _____
Print Name: _____
Title:
Date: _____

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[Attached]

Annex 2

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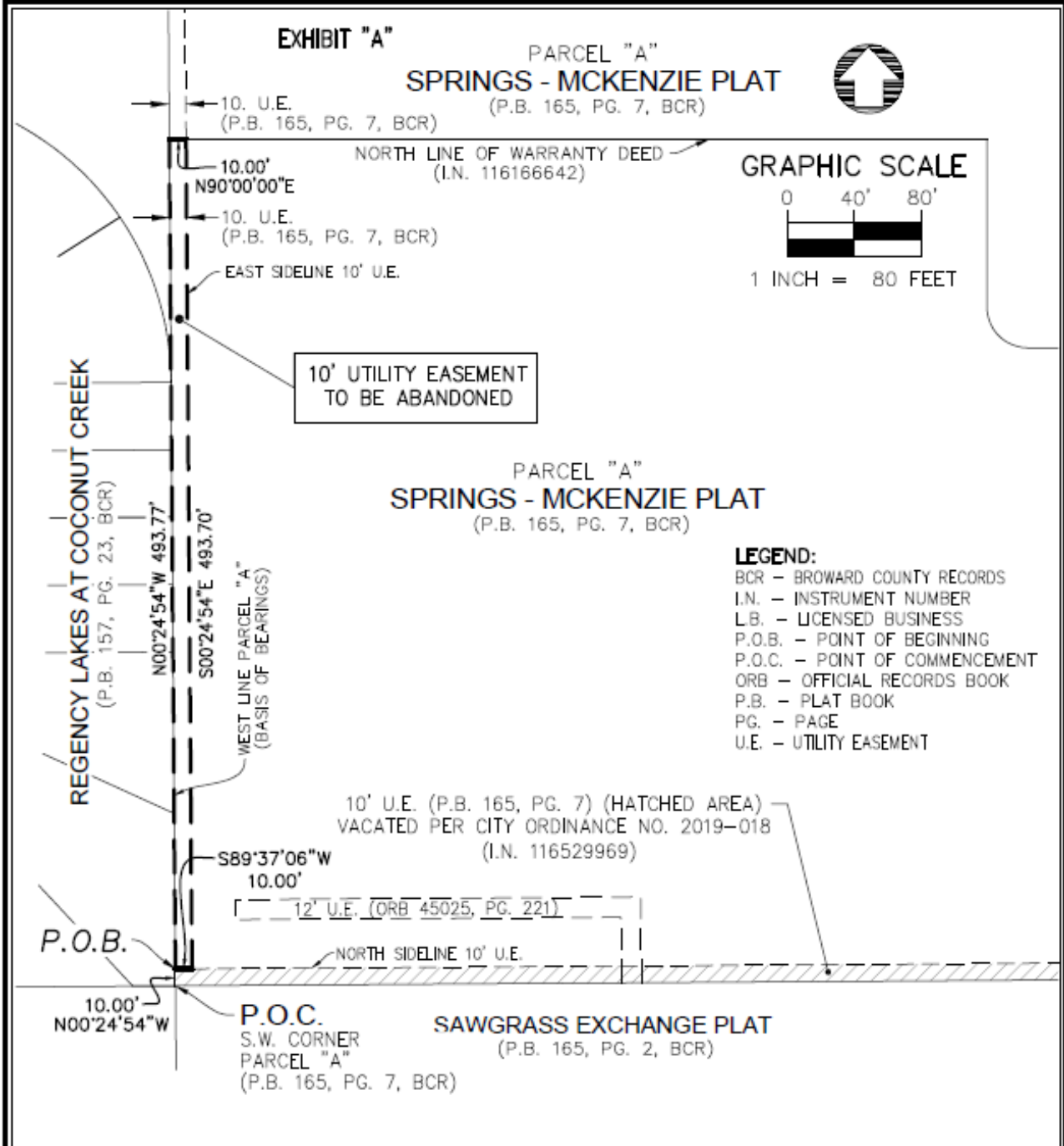
SHEET 1 OF 2

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David E. Rohal, P.S.M.	<small>Digitally signed by David E. Rohal, P.S.M. DN: cn=David E. Rohal, o=Caulfield & Wheeler, ou=Surveying, email=David.E.Rohal@caulfield.com, Date=2021.07.26 15:58:02 -0400</small>
DAVID E. ROHAL PROFESSIONAL LAND SURVEYOR NO. 4315 STATE OF FLORIDA L.B. 3591	

DATE	7/26/2021
DRAWN BY	der
F.B./ PG.	NONE
SCALE	NONE
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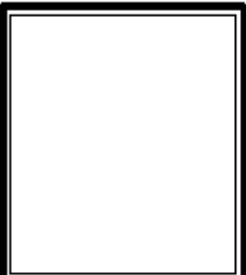
SPRINGS – MCKENZIE PLAT
UTILITY EASEMENT ABANDONMENT (WEST)
SKETCH AND DESCRIPTION



THIS IS NOT A SURVEY

SHEET 2 OF 2

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
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PHONE (561)-392-1991 / FAX (561)-750-1452



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JOB NO.	8281-VACWEST

SPRINGS - MCKENZIE PLAT
UTILITY EASEMENT ABANDONMENT (WEST)
SKETCH AND DESCRIPTION

TECO ENERGY, INC.


Re: Petitioner/Owner intent to vacate a 10' wide platted utility easement running along the western border of the southernmost portion of Parcel "A" of the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7, of the Public Records of Broward County, Florida (the "Easement"), as more particularly described in attached **Annex 1** and **Annex 2**.

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2. . We have no objection to the vacation of the Easement if the following is satisfied: _____
_____.
3. . We have an objection to the vacation of the Easement as follows: _____

_____.

TECO Energy, Inc.

Signature: 
Print Name: Max J. Chamorro
Title: Engineering Project Manager
Date: 8/19/2021