



SKETCH & LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

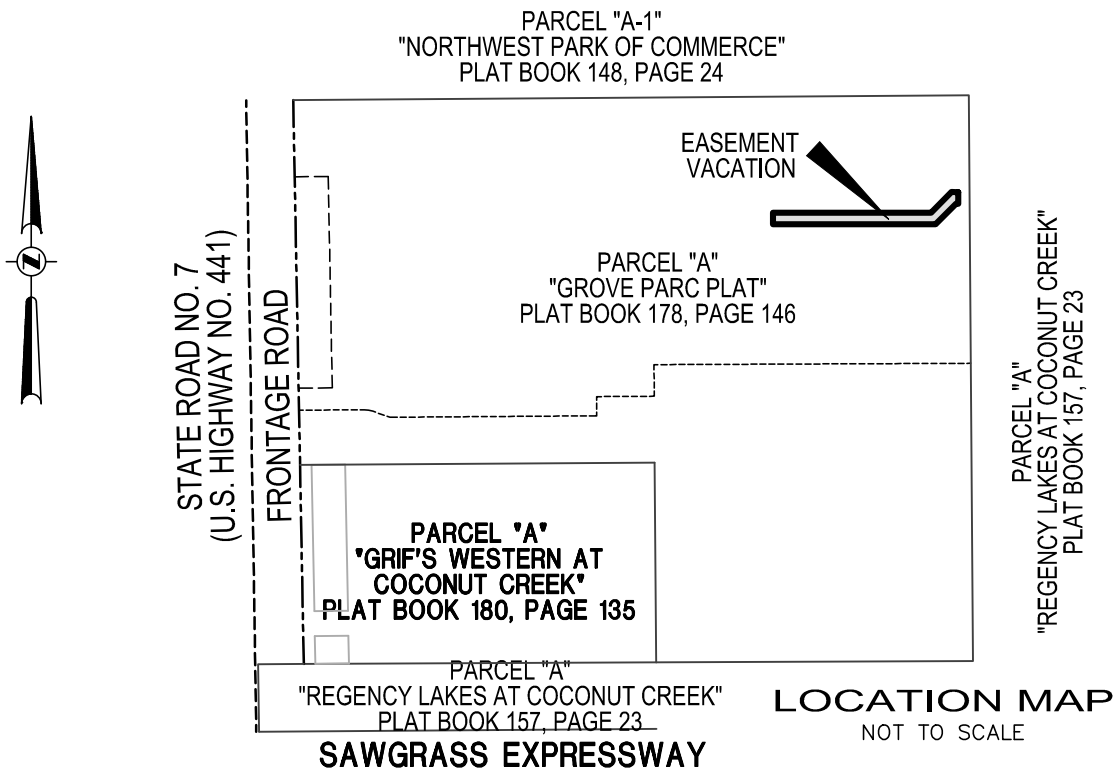


LEGAL DESCRIPTION: (12' WATER EASEMENT VACATION)

A PORTION OF THE 12 FOOT WIDE WATER EASEMENT RECORDED IN INSTRUMENT NUMBER 113470243, BEING A PORTION OF PARCEL "A", "GROVE PARC PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 146, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 00°24'49" EAST ALONG THE EAST LINE OF SAID PARCEL "A" 101.43 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID EASEMENT; THENCE NORTH 87°27'01" WEST ALONG A NORTH LINE OF SAID EASEMENT 12.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'49" EAST 12.02 FEET TO A POINT ON A SOUTH LINE OF SAID EASEMENT; THENCE NORTH 87°20'50" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTH LINE 2.19 FEET; THENCE SOUTH 45°00'00" WEST 30.07 FEET; THENCE SOUTH 89°56'12" WEST 169.42 FEET; THENCE NORTH 00°24'49" WEST 12.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE; THENCE NORTH 89°56'12" EAST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTH LINE 164.53 FEET; THENCE NORTH 45°00'00" EAST 30.39 FEET; THENCE SOUTH 87°27'01" EAST 6.85 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING & BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 2,421 SQUARE FEET, MORE OR LESS.



FILE: COCONUT CREEK HOSPITALITY

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66784

DATE: 2/7/20

EASEMENT VACATION

COCONUT CREEK, BROWARD COUNTY, FLORIDA

FOR: RESIDENCE INN

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136



SKETCH & LEGAL DESCRIPTION

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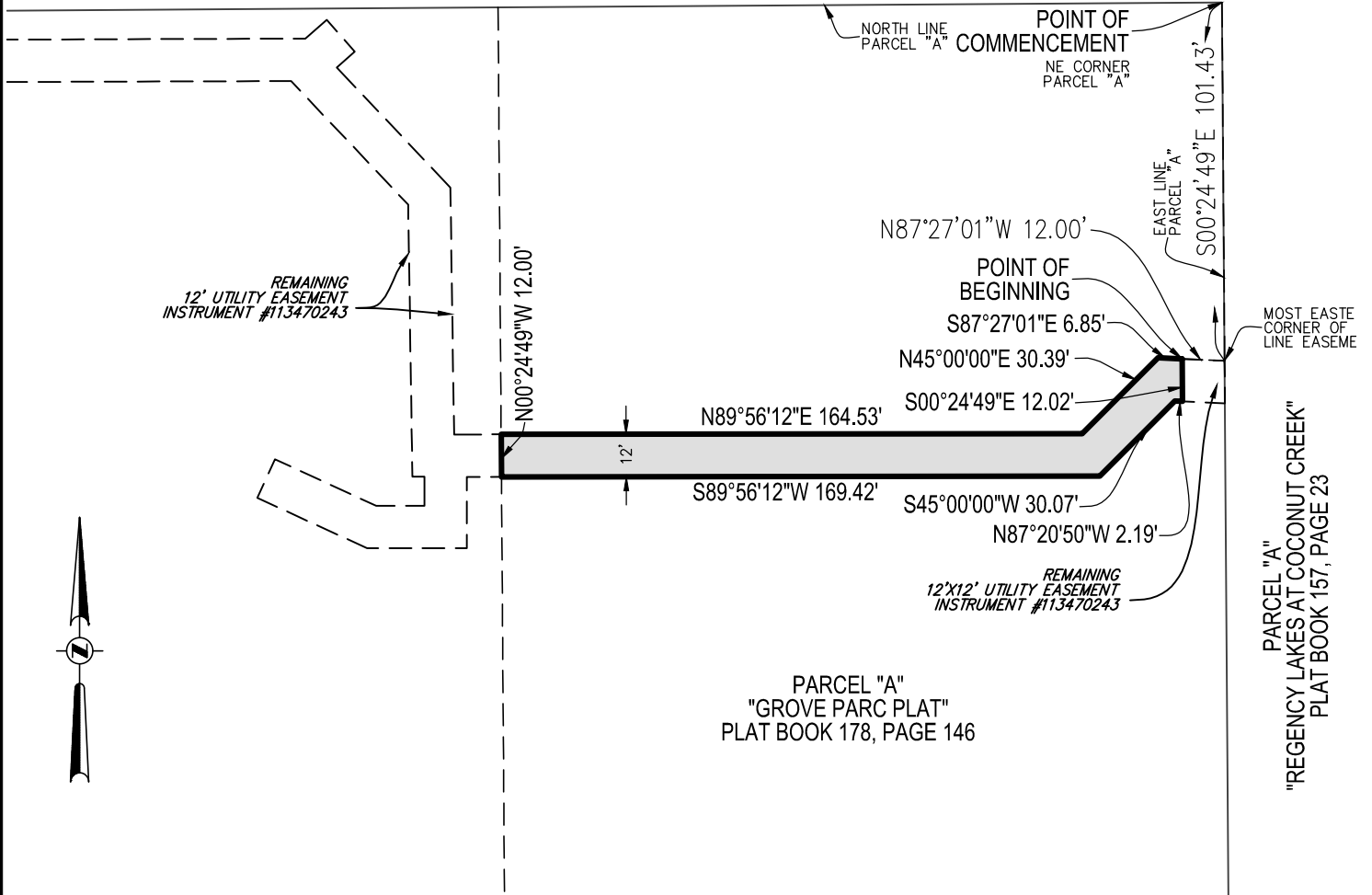
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PARCEL "A-1"
"NORTHWEST PARK OF COMMERCE"
PLAT BOOK 148, PAGE 24



NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF PARCEL "A", BEING S00°24'49"E.
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- 4) ALL RECORDING INFORMATION IS PER BROWARD COUNTY RECORDS.

FILE: COCONUT CREEK HOSPITALITY

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 66784

DATE: 2/7/20

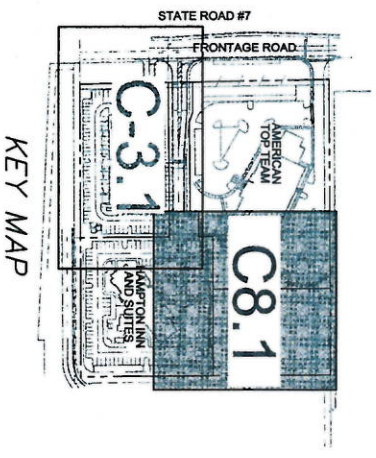
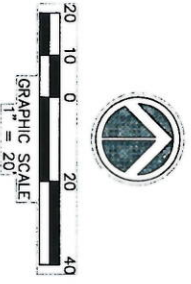
EASEMENT VACATION

COCONUT CREEK, BROWARD COUNTY, FLORIDA

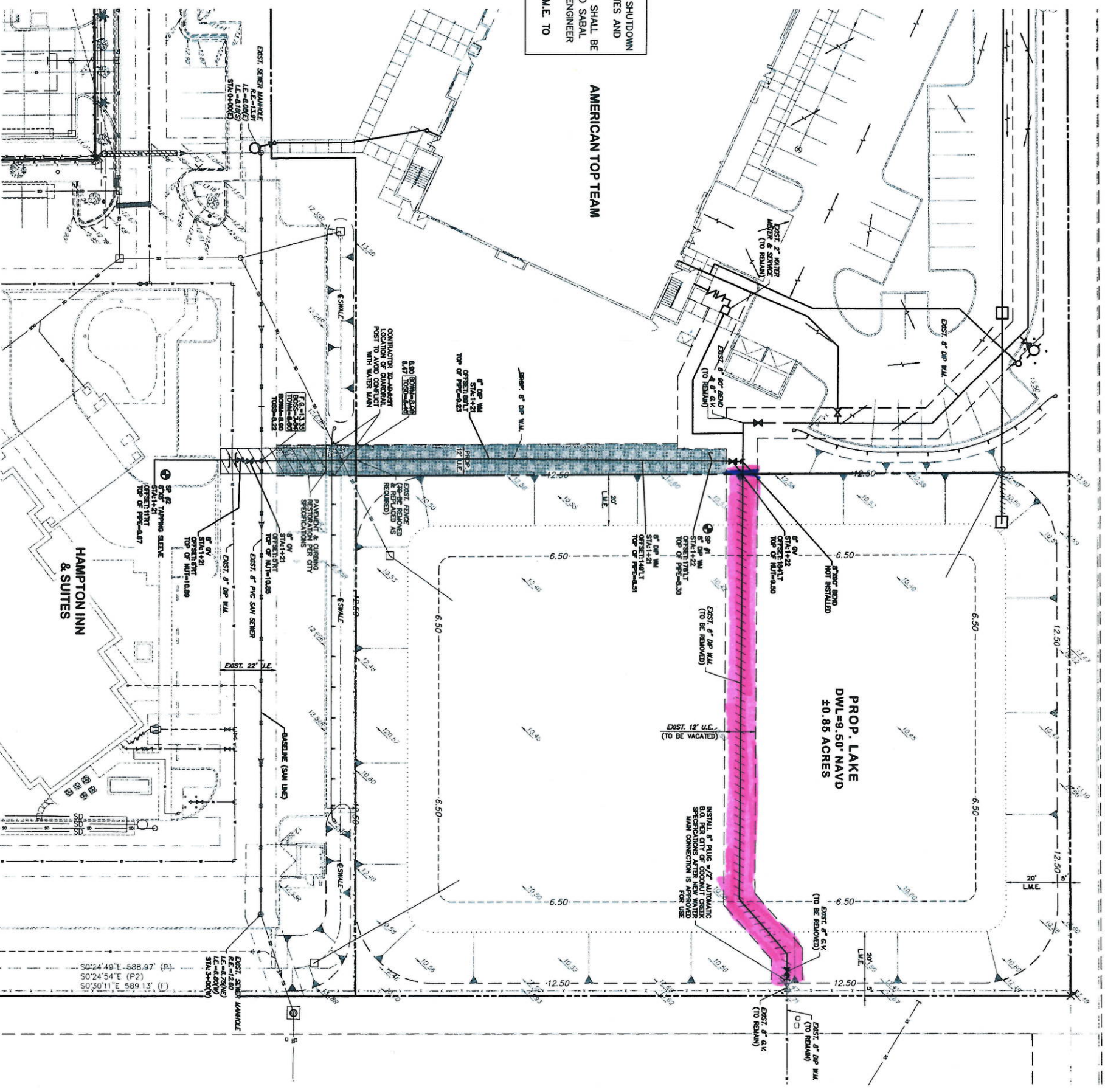
FOR: RESIDENCE INN

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2



- NOTE:**
1. CONTRACTOR TO COORDINATE WATER MAIN SHUTDOWN W/AMERICAN TOP TEAM, HAMPTON INN SITES AND CITY OF COCONUT CREEK.
 2. ALL EXISTING PIPE FITTINGS & WATER MAIN SHALL BE REMOVED WITH CARE AND TRANSPORTED TO SABAL PINES PARK FOR RE-USE. COORDINATE W/ENGINEER OF RECORD AND CITY OF COCONUT CREEK.
 3. ALL LANDSCAPING WITHIN PROPOSED 20' L.M.E. TO BE RELOCATED. COORDINATE W/ARCHITECT



CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED WATER AS-BUILTS OF THE PROJECT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS SET FORTH IN CHAPTER 6107.5 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID W. ANDERSON, P.L.S.
 REG. LAND SURVEYOR, #3005
 STATE OF FLORIDA, 12/25/93

ASBUILT DRAWING

<p>Anderson Architecture, Inc. 401 GARDEN STREET, SUITE 202 COCONUT CREEK, FLORIDA 33066 P. 904.327.2222 WWW.ANDERSONARCHITECTURE.COM</p>	<p>Sun-Tech Engineering, Inc. 4875 W. US HWY 90, SUITE 102 PALM BEACH, FLORIDA 33410 P. 561.837.2222 WWW.SUNTECHENGINEERING.COM</p>	<p>Sep 01 2017 DAVID W. ANDERSON, P.L.S. LAND SURVEYOR</p>	<p>RESIDENCE INN BY MARRIOTT LAKE EXCAVATION + WATER MAIN RELOCATION PLAN State Road 7, Coconut Creek, Florida</p>	<p>DATE: 14-030 PROJECT: S.R.C. ANDERSON TITLE: CH</p>	<p>07/21 osh ws offsite/dwg 07/15/2016</p>	<p>C-9.1</p>
		<p>WATERMAIN RELOCATION PLAN</p>				



2/12/2020

To:

Broward County
1 North University Drive
Plantation, FL 33324

RE: Vacate of waterline easement
Grove Parc Plat (178/146)
N. SR-7 Coconut Creek, FL 33071
Folio #484207180030

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to the vacate request.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



2/12/2020

To:

City of Coconut Creek
4800 West Copans Rd.
Coconut Creek, FL 33063

RE: Vacate of waterline easement
Grove Parc Plat (178/146)
N. SR-7 Coconut Creek, FL 33071
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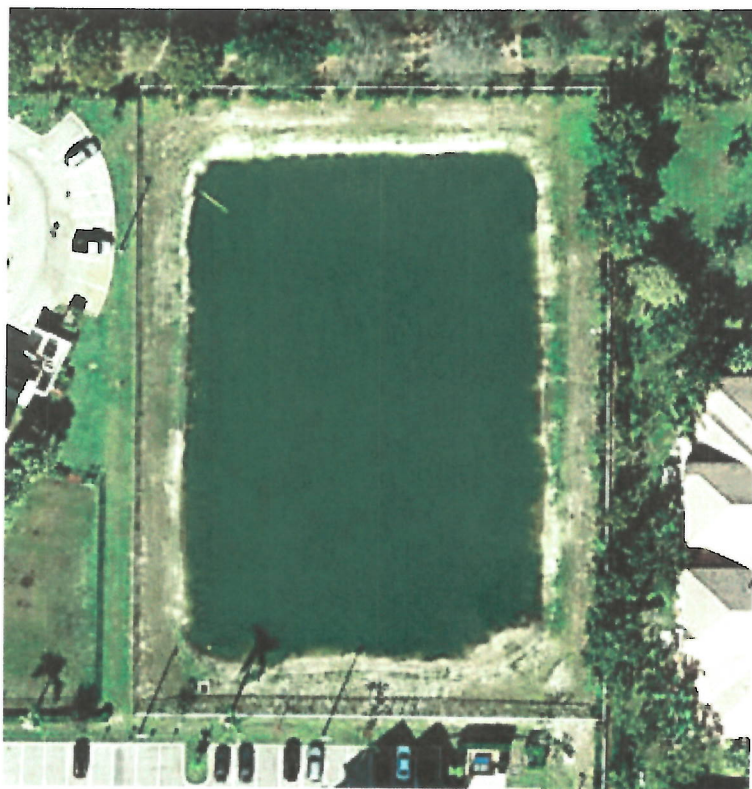
Rachel Ross

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Wednesday, May 13, 2020 10:22 AM
To: Rachel Ross
Subject: RE: Grove Parc-Vacation-URGENT (05/13/2020_lmn)

Good Morning

Comcast has no facilities on this area and have no objectino to the vacation of the *waterline easement within the Grove Parc Plat (178/146)*

lmn



Hello...

Going forward, please send your mark-up/design /as-built request to the following box 14b0a2@comcast.com where your request will be logged in, given a unique tracking number.

Rachel Ross

From: Fertil, Aland <Aland.Fertil@fpl.com>
Sent: Tuesday, June 30, 2020 1:54 PM
To: Rachel Ross
Cc: Keightley, Mike S
Subject: RE: Grove Parc-Vacation

Good afternoon Rachel,

FPL has no objection to vacate this easement.

Thanks,

Aland Fertil
Customer Project Manager
Pompano Service Center - FPL
Office: 954-956-2070
Email: aland.fertil@fpl.com



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Givens Cherilus at (o) 954-956-2029 or Givens.Cherilus@fpl.com.

PLEASE REPORT ANY POWER EMERGENCIES (24/7) BY CONTACTING 1-800-4-OUTAGE

Visit the new [FPL Project Portal](https://www.fpl.com/construction) at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Commercial and Residential construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, pay your construction fees online, manage your project team and more.

[How it Works - Guides and FAQs](#) or [View Videos](#)

We Are Committed to Excellence. We Do the Right Thing. We Treat People With Respect.

From: Rachel Ross <rachel@pulicelandsurveyors.com>
Sent: Wednesday, June 24, 2020 10:46 AM
To: Fertil, Aland <Aland.Fertil@fpl.com>
Cc: Keightley, Mike S <Mike.S.Keightley@fpl.com>
Subject: RE: Grove Parc-Vacation

Caution - External Email (rachel@pulicelandsurveyors.com)



Josh Walsh
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-423-6278
JW6966@att.com

May 19th, 2020

Rachel Ross
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351
(954) 572-1777

Subject: No Objection Letter for Easement Vacation at
GROVE PARC PLAT (178/146). CROSSING FROM EAST TO WEST
PROP. LAKE .085 ACRES

Dear Ms. Ross:

Let this letter show that ATT does not object to your request for AT&T to provide an easement vacation" No Objection Letter". Area located EAST to WEST across the middle of PROP. LAKE. Location East of 5750 N STATE RD 7 COCONUT CREEK, FL 33073 with a legal description of GROVE PARC PLAT 178/146. POR OF PAR A DESC AS:COMM WLY SW COR PAR A,N 380.03,E 498.74 TO POB, CONT E 205,S 278.97,W 205, N 278.37 TO POB FOLIO # 484207180030.

http://www.bcpa.net/RecInfo.asp?URL_Folio=484207180030

Should you have any questions, please contact me at JW6966@ATT.COM.

Sincerely,

Josh Walsh
Manager - OSP Planning &
Engineering Design



**OSAMA ELSHAMI, PE, CFM
DEPARTMENT DIRECTOR**

Date: 2/27/20

Rachel S. Ross
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351

RE: Letter of No Objection for partial vacation of the twelve (12) feet Utility Easement on the Grove Parc Plat

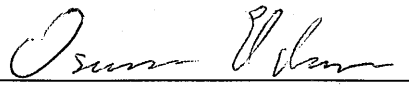
Dear Rachel,

As part part of the Residence Inn project, the City of Coconut Creek has no objection to the partial vacation of the twelve (12) feet Utility Easement on the Grove Parc Plat as shown on the attached sketch. The project is located at 5730 N. State Road 7, Coconut Creek, FL, 33073.

If you need any additional information, please feel free to contact us.

Approved by:

Name: Osama Elshami, PE, CFM
Title: Director of Utilities & Engineering
Phone: 954-973-6786
Company: City of Coconut Creek

Signature: 
Date: 02/27/20