



EASEMENT ABANDONMENT JUSTIFICATION

May 1, 2019

SUBJECT:

BJ's Gas - Parkland
5801 West Hillsboro Boulevard
Parkland, Florida 33067
KHA File No. 047224137

INTRODUCTION:

The purpose of this statement is to justify the abandonment of a portion of the utility easement located on the BJ's gas station site.

JUSTIFICATION:

Due to the redevelopment of the site, a portion of the utility easement is no longer needed. The existing utility line that ran through this portion of the easement have been demolished and a new easement has been proposed to serve the redevelopment.

~~KIMLEY-HORN~~ AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Tyler R. Wilson".

Tyler R. Wilson



OSAMA ELSHAMI, PE, CFM
DEPARTMENT DIRECTOR

5/2/2019

Tyler Wilson
Analyst
Kimley-Horn
445 24th Street, Suite 200,
Vero Beach, FL 32960
Tyler.Wilson@kimley-horn.com

RE: Letter of No Objection for Vacation of the Western Easement at 5801 W Hillsboro Blvd

Dear Tyler,

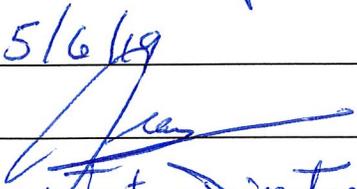
The City of Coconut Creek has no objection to the vacation of a portion of the Western easement in Country's Point Plat, as shown on the sketches provided. Proposed project is BJ's Gas Parkland, located at 5801 W Hillsboro Blvd, Parkland, FL, 33067. In addition, no objection letters are required from other utilities such as, Comcast, FPL, AT&T, and Teco Peoples Gas.

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

Approved by:

Name: JEAN DUPUIS

Date: 5/6/19

Signature: 

Title: Assistant Director

Phone: (954) 973-6786

DESCRIPTION:

A PORTION OF A 12 FOOT WATER UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 31204, PAGE 1569, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT "F", COUNTRY'S POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 29, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "F", COUNTRY'S POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEARING S.88°23'33"W. (CALCULATED) FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TRACT "F", BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7, BEING A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 28,747.90 FEET AND A CENTRAL ANGLE OF 01°12'54", AN ARC DISTANCE OF 609.60 FEET; THENCE S.89°41'48"W., A DISTANCE OF 275.07 FEET; THENCE S.00°08'11"E., A DISTANCE OF 6.35 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°08'11"E., A DISTANCE OF 8.00 FEET; THENCE S.89°51'49"W., A DISTANCE OF 12.00 FEET; THENCE N.00°08'11"W., A DISTANCE OF 8.00 FEET THENCE N.89°51'49"E., A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 96 SQUARE FEET MORE OR LESS.

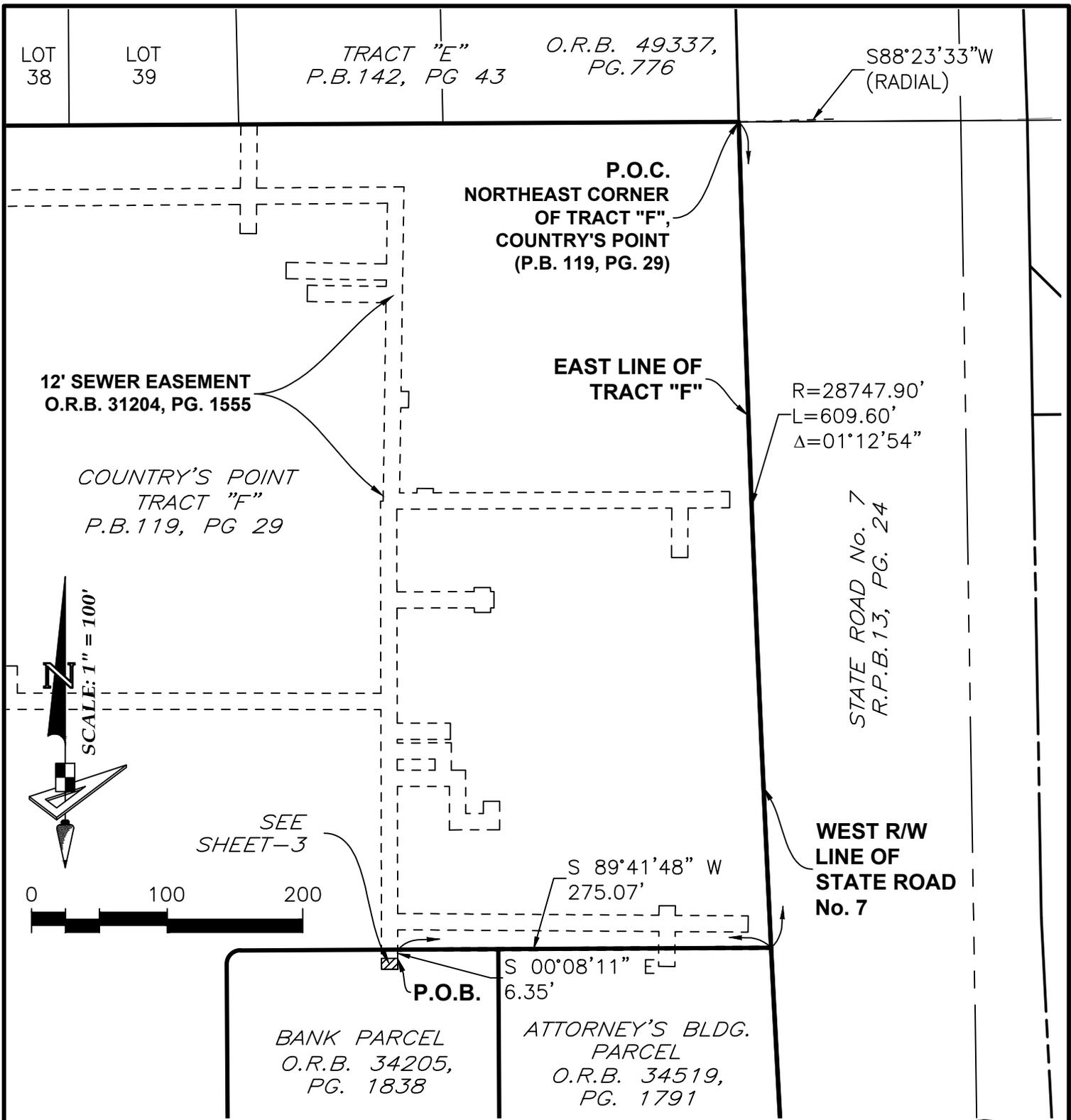
LEGEND

- P.O.B.* ---- *Point of Beginning*
- P.O.C.* ---- *Point of Commencement*
- R/W* ---- *Right-of-Way*
- P.B.* ---- *Plat Book*
- PG(s)* ---- *Page(s)*
- O.R./O.R.B.* ---- *Official Records Book*
- U.E.* ---- *Utility Easement*
- R* ---- *Radius*
- L* ---- *Arc Length*
- Δ ---- *Central Angle*

**PARTIAL RELEASE UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS				Prepared For: KIMLEY-HORN		 <p style="font-size: 24pt; margin: 0;">GeoPoint</p> <p style="margin: 0;">Surveying, Inc.</p>	
No.	Date	Description	Dwn.	Date of Sketch: 05/02/19			
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828		Drawn: SWM Date: 05/02/19 Data File: Check: GAR P.C.: Field Book:	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Section: 01 Twn. 48 S., Rng. 41 E. Job #: SD Water Rel	

DWG NAME: W:\PARKLAND MALL\BANKSKETCH & DESCRIPTIONS & D - WATER EASEMENT RELEASE.DWG PLOTTED BY: SERGIO MACHADO ON: 5/30/2019 11:33 AM LAST SAVED BY: SERGIOM ON: 5/20/2019 2:24 PM



PARTIAL RELEASE UTILITY EASEMENT SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KIMLEY-HORN
Date of Sketch: 05/02/19



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 05/02/19	Data File:
Check: GAR	P.C.:	Field Book:

DWG NAME: W:\PARKLAND MALL\BANKSKETCH & DESCRIPTIONS & D - WATER EASEMENT RELEASE.DWG PLOTTED BY: SERGIO MACHADO ON: 5/30/2019 11:33 AM LAST SAVED BY: SERGIOM ON: 5/20/2019 2:24 PM



COUNTRY'S POINT
TRACT "F"
P.B. 119, PG. 29

12' WATER EASEMENT
O.R.B. 31204, PG. 1569

N89°51'49"E
12.00'

S 89°41'48" W
275.07' (TOTAL)

S 00°08'11" E
6.35'

N0°08'11"W
8.00'

P.O.B.

S89°51'49"W
12.00'

S0°08'11"E
8.00'

**PARTIAL RELEASE UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS

Prepared For: KIMLEY-HORN

Date of Sketch: 05/02/19

No.	Date	Description	Dwn.

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 05/02/19	Data File:
Check: GAR	P.C.:	Field Book:
Section: 01 Twn. 48 S., Rng. 41 E.		Job #: SD Water Rel

Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER