



**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 24<sup>th</sup> Street, Suite 200,  
Vero Beach, FL 32960  
Tyler.Wilson@kimley-horn.com

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

Dear Tyler,

The City of Coconut Creek has no objection to the vacation of a portion of the Eastern 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

LAST SAVED BY: SERGIO MACHADO ON: 5/30/2019 11:35 AM  
 PLOTTED BY: SERGIO MACHADO ON: 5/13/2019 8:10 AM  
 DWG NAME: W:\PARKLAND MALL\BANK\SKETCH & DESCRIPTIONS\IS & D - SEWER EASEMENT RELEASE.DWG

**DESCRIPTION:**

A PORTION OF A 12 FOOT SEWER UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 31204, PAGE 1554, 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 259.62 FEET; THENCE S.00°10'35"E., A DISTANCE OF 2.59 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°10'35"E., A DISTANCE OF 14.08 FEET; THENCE S.89°49'25"W., A DISTANCE OF 12.00 FEET; THENCE N.00°10'35"W., A DISTANCE OF 14.99 FEET; THENCE S.85°50'22"E., A DISTANCE OF 12.03 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 174 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*
- $\Delta$  ---- *Central Angle*

**PARTIAL RELEASE UTILITY EASEMENT  
 SKETCH & DESCRIPTION**

REVISIONS				Prepared For: KIMLEY-HORN	
No.	Date	Description	Dwn.	Date of Sketch:	5/3/19
				<b>SURVEYOR'S CERTIFICATE</b> 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.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
<b>Sheet No. 1 of 3 Sheets</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



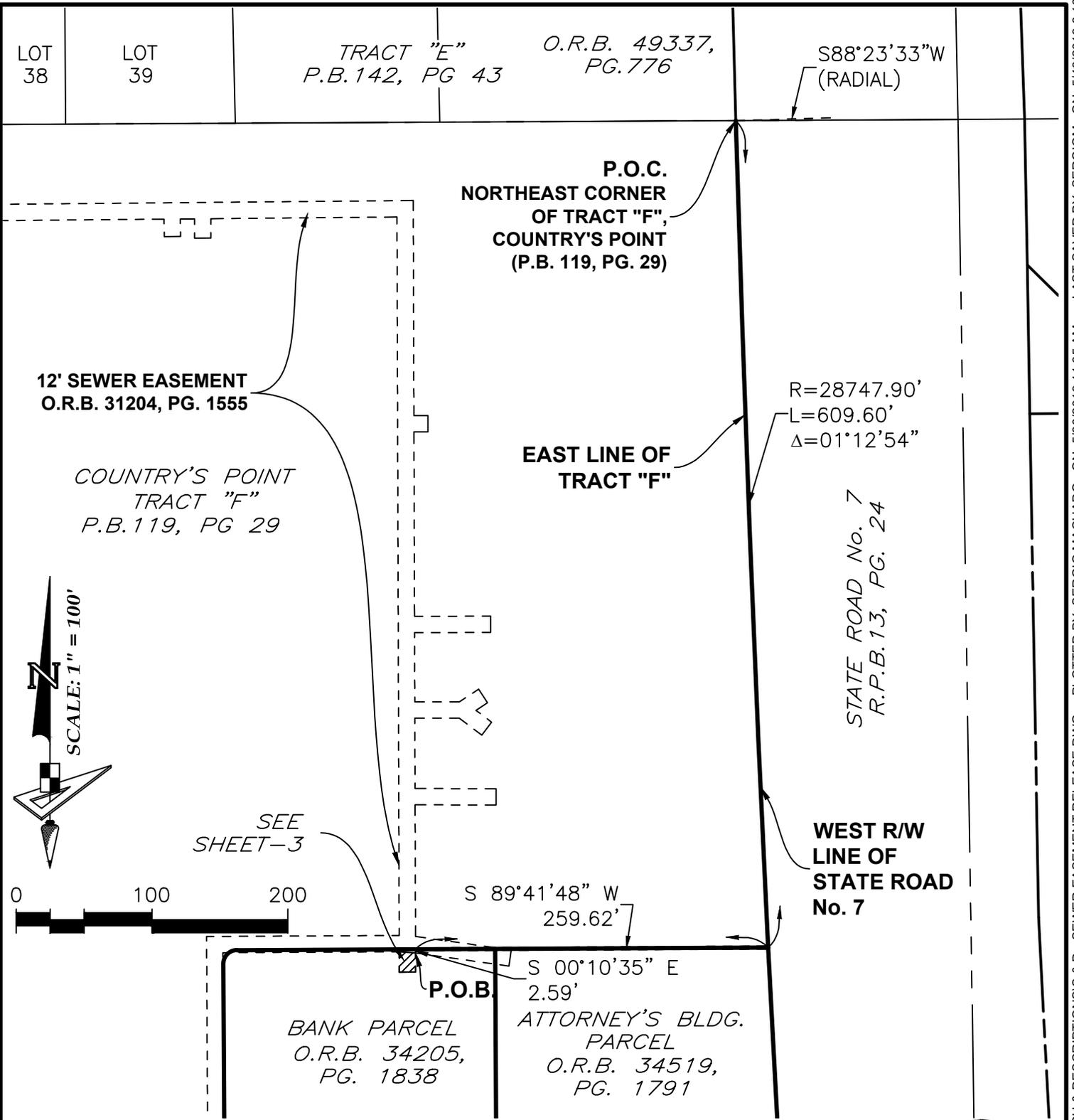
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105  
 Riviera Beach, FL 33404

Phone: (561) 444-2720  
 www.geopointsurvey.com  
 Licensed Business Number LB 7768

Drawn: SWM	Date: 05/03/19	Data File:
Check: JLO	P.C.:	Field Book:
Section: 1 Twn. 48S Rng. 41E		Job #: SD Sewer Rel

DWG NAME: W:\PARKLAND MALL\BANK\SKETCH & DESCRIPTIONS\I & D - SEWER EASEMENT RELEASE.DWG PLOTTED BY: SERGIO MACHADO ON: 5/30/2019 11:35 AM LAST SAVED BY: SERGIOM ON: 5/13/2019 8:10 AM



**PARTIAL RELEASE UTILITY EASEMENT SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KIMLEY-HORN

Date of Sketch: 5/3/19

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

12' SEWER EASEMENT  
O.R.B. 31204, PG. 1555



S85°50'22"E  
12.03'

S 89°41'48" W  
259.62' (TOTAL)

N00°10'35"W  
14.99'

S 00°10'35" E  
2.59'

P.O.B.

S89°49'25"W  
12.00'

S00°10'35"E  
14.08'

**PARTIAL RELEASE UTILITY EASEMENT  
SKETCH & DESCRIPTION**

REVISIONS

Prepared For: KIMLEY-HORN

Date of Sketch: 5/3/19

No.	Date	Description	Dwn.

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Check: JLO	P.C.:	Field Book:
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Sheet No. 3 of 3 Sheets

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