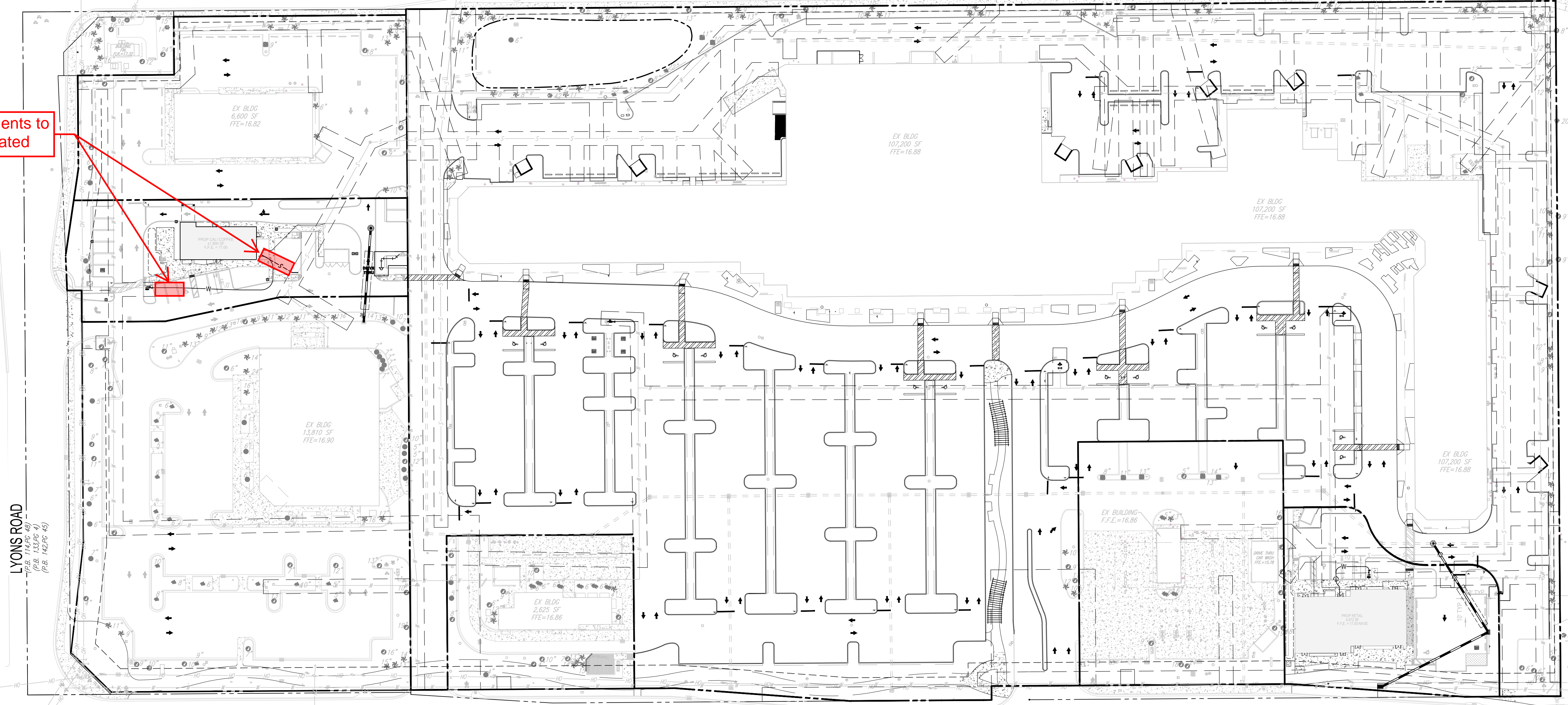




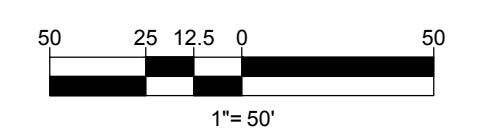
NW 71ST ST
(P.B. 114, PG 48)
(P.B. 133, PG 4)
(P.B. 142, PG 45)

Easements to be vacated



LYONS ROAD
(P.B. 114, PG 48)
(P.B. 133, PG 4)
(P.B. 142, PG 45)

HILLSBORO BLVD (S.R. 810)
(P.B. 114, PG 48)
(P.B. 133, PG 4)
(P.B. 142, PG 45)



BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER AND COMPANY, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THIS DRAWING. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BOHLER AND COMPANY, INC. IS STRICTLY PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

Sunshine 811

ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY
REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB190147
DRAWN BY: ML
CHECKED BY: AS
DATE: 03/12/2024
CAD ID: FLB190147-UTP-0

PROJECT:

MARKETPLACE AT HILLSBORO

FOR

MUMMAW AND ASSOCIATES

4201-4589 W. HILLSBORO BLVD.
COCONUT CREEK, FL 33432

BOHLER //

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC26000551

SHEET TITLE:

MASTER UTILITY PLAN

SHEET NUMBER:

238-C-9

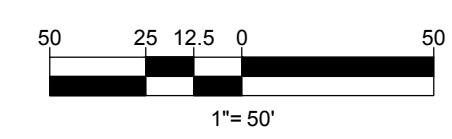
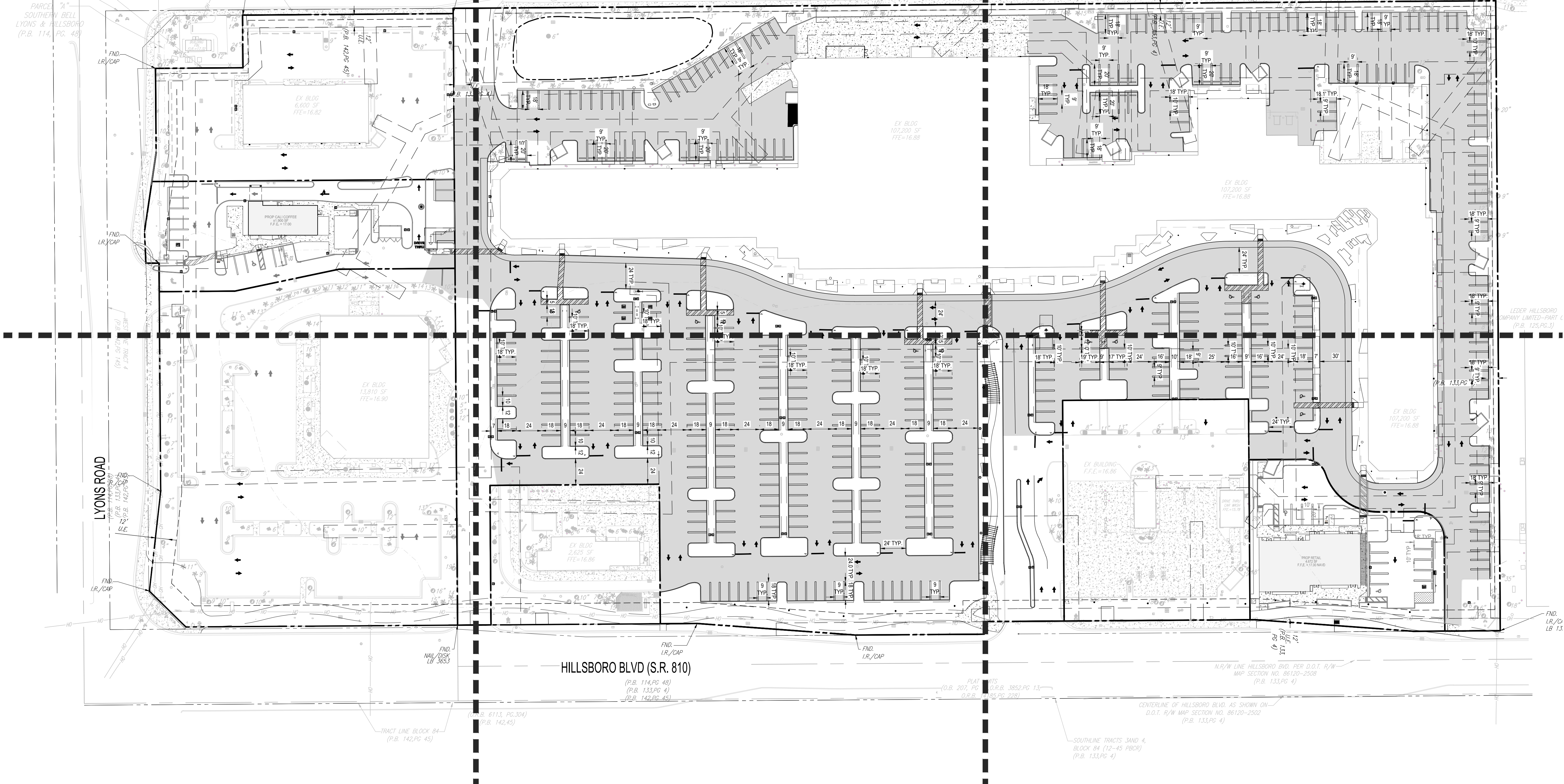
ORG. DATE - 02/14/2020

I:\2019\FLB190147\DRAWINGS\PLAN SET\238-C-9\MARKETPLACE AT HILLSBORO MASTER UTILITY PLAN



FOLIO: 48420600010
OWNER: SOUTHERN BELL CO
N. LINE TRACT 4
(P.B. 142, PG. 145)

NW 71ST ST
(P.B. 114, PG. 48)
(P.B. 133, PG. 4)
(P.B. 142, PG. 45)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/12/21	PHOTOMETRICS	ML	AS

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.
ISSUED FOR MUNICIPAL & AGENCY
REVIEW & APPROVAL

PROJECT NO.: FLB190147
DRAWN BY: ML
CHECKED BY: AS
DATE: 03/12/2021
CAD ID: FLB190147-MSP-0

MARKETPLACE AT HILLSBORO
FOR
MUMMAW AND ASSOCIATES
4201-4589 W. HILLSBORO BLVD.
COCONUT CREEK, FL 33432

BOHLER
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC26000551

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 03/15/2021 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
MASTER PAVEMENT MARKING & SIGNAGE

SHEET NUMBER:
245-C-16

ORG. DATE - 02/14/2020

H:\2019\FL\190147\DRAWINGS\PLAN SET\245-C-16.MSP - X:\AVOUT\245-C-16.MARKETPLACE AT HILLSBORO - MASTER.PAS



Arsenio Otero
Manager - OSP Planning
& Engineering Design

ATT Florida
5395 NE 14th Ave
Ft. Lauderdale, FL 33334

T: 954-328-3908
ao491t@att.com

April 15, 2021

Mathew Linn
Bohler Engineering
1900 NW Corporate Boulevard, Suite 101E
Boca Raton, FL 33431

RE: Easement Vacations. Plat Bk/Pg: 142/45 & 133/4

Mr. Linn,

AT&T does not object to your request for an easement vacation in 4 locations you have attached.

Easement Abandonment #1:

*BEING A PORTION OF THE 12 FOOT CITY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGE 498, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT ON COMMENCEMENT #1 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, A DISTANCE OF 218.15 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 97.03 FEET TO POINT OF BEGINNING #1. THENCE S29°02'20"W, A DISTANCE OF 12.02 FEET; THENCE N64°08'27"W, A DISTANCE OF 29.66 FEET; THENCE N25°51'33"E. A DISTANCE OF 12.00 FEET; THENCE N64°08'27"W, A DISTANCE OF 30.32 FEET TO POINT OF BEGINNING #1. CONTAINING 360 SQUARE FEET OR 0.0083 ACRES, MORE OR LESS.*

Easement Abandonment #2:

*BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT ON COMMENCEMENT #2 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER, S00°24'40"E, A DISTANCE OF 253.75 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 171.87 FEET TO POINT OF BEGINNING #2. THENCE S43°37'44"W, A DISTANCE OF 30.16 FEET; THENCE S89°35'47"W, A DISTANCE OF 12.00 FEET; THENCE N00°24'13"W. A DISTANCE OF 4.85 FEET; THENCE N43°37'44"E, A DISTANCE OF 35.02 FEET; THENCE S46°22'16"E, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2. CONTAINING 420 SQUARE FEET OR 0.0096 ACRES, MORE OR LESS.*



Easement Abandonment #3:

BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #3 BEING THE SOUTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A", HILLSBORO CENTER, S89°36'38"W, A DISTANCE OF 61.16 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°23'22"W, A DISTANCE OF 83.11 FEET TO POINT OF BEGINNING #3. THENCE N00°57'50"E, A DISTANCE OF 13.06 FEET; THENCE N89°07'14"E, A DISTANCE OF 12.01 FEET; THENCE S00°57'50"W. A DISTANCE OF 13.45 FEET; THENCE N89°02'10"W, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #3. CONTAINING 159 SQUARE FEET OR 0.0037 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Easement Abandonment #4:

*BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGES 498 AND 503, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, A DISTANCE OF 233.69 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING. THENCE S00°11'43"E, A DISTANCE OF 12.00 FEET; THENCE S89°48'17"W, A DISTANCE OF 23.00 FEET; THENCE N00°11'43"W. A DISTANCE OF 12.00 FEET; THENCE N89°48'17"W, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING. CONTAINING 276 SQUARE FEET OR 0.0063 ACRES, MORE OR LESS.*

It is understood that any relocation of existing AT&T facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.

Should you have any questions please contact me at 954-328-3908.

Sincerely,

Arsenio Otero
Manager - OSP Planning & Engineering Design
ATT Florida
954-328-3908



**Engineering – Design Department
2601 SW 145th Ave. Miramar, FL 33027**

Friday, May 21, 2021

**Mathew Linn
1900 NW Corporate Blvd, Suite 101E
Boca Raton, FL 33431**

**RE: Letter of No Objection
Easement Abandonment
4201-4589 W Hillsboro Blvd
Coconut Creek, FL 33432**

In reviewing your request as ref. above, Comcast has *no objection* to the *abandonment of the 4 easements* located at:

4201-4589 W Hillsboro Blvd, Coconut Creek, FL 33432

DESCRIPTION: EASEMENT ABANDONMENT #1 EXHIBIT "A" BEING PORTION OF THE 12 FOOT CITY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGE 498, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #1 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER NO. AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, DISTANCE OF 218.15 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, DISTANCE OF 97.03 FEET TO POINT OF BEGINNING #1. THENCE S29°02'20"W, DISTANCE OF 12.02 FEET; THENCE N64°08'27"W, DISTANCE OF 29.66 FEET; THENCE N25°51'33"E. DISTANCE OF 12.00 FEET; THENCE N64°08'27"W, A DISTANCE OF 30.32 FEET TO POINT OF BEGINNING #1. CONTAINING 360 SQUARE FEET OR 0.0083 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT ABANDONEMENT #2 BEING PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #2 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER, S00°24'40"E, DISTANCE OF 253.75 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, DISTANCE OF 171.87 FEET TO POINT OF BEGINNING

#2. THENCE S43°37'44"W, DISTANCE OF 30.16 FEET; THENCE S89°35'47"W, DISTANCE OF 12.00 FEET; THENCE N00°24'13"W. DISTANCE OF 4.85 FEET; THENCE N43°37'44"E, DISTANCE OF 35.02 FEET; THENCE S46°22'16"E, DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2. CONTAINING 420 SQUARE FEET OR 0.0096 ACRES, MORE OR LESS

DESCRIPTION: EASEMENT ABANDONMENT #3 BEING PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #3 BEING THE SOUTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE OF SAID PUBLIC RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A", HILLSBORO CENTER, S89°36'38"W, DISTANCE OF 61.16 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°23'22"W, DISTANCE OF 83.11 FEET TO POINT OF BEGINNING #3. THENCE N00°57'50"E, DISTANCE OF 13.06 FEET; THENCE N89°07'14"E, DISTANCE OF 12.01 FEET; THENCE S00°57'50"W. DISTANCE OF 13.45 FEET; THENCE N89°02'10"W, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #3. CONTAINING 159 SQUARE FEET OR 0.0037 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD

DESCRIPTION: EASEMENT ABANDONMENT #4 BEING PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGES 498 AND 503, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", HILLSBORO CENTER NO. AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, DISTANCE OF 233.69 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING. THENCE S00°11'43"E, DISTANCE OF 12.00 FEET; THENCE S89°48'17"W, DISTANCE OF 23.00 FEET; THENCE N00°11'43"W. DISTANCE OF 12.00 FEET; THENCE N89°48'17"W, DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING. CONTAINING 276 SQUARE FEET OR 0.0063 ACRES, MORE OR LESS.

However, please be advised, it is understood that Comcast will not be responsible in any way for repairs or replacement of any portion of the *Property* that has encroached into the easement, should it become necessary to access the easement for plant maintenance and or upgrade construction.

Should you have any further question, please feel free to call at 754-221-1339 or e-mail at Patesha_Johnson@comcast.com

Sincerely,

Cc: Patesha Johnson / Permit Coordinator / Central Division



May 21, 2021

Bohler
1900 NW Corporate Boulevard, Suite 101E
Boca Raton, FL, 33431

Dear Mathew Linn,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility easement known as "Hillsboro Market Place" in Plat Book Plat Book 142, Page Page 45 of the Public records of Broward County .

The release is restricted to the following description:

DESCRIPTION: EASEMENT ABANDONMENT #1 EXHIBIT "A"
BEING A PORTION OF THE 12 FOOT CITY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGE 498, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #1 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, A DISTANCE OF 218.15 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 97.03 FEET TO POINT OF BEGINNING #1. THENCE S29°02'20"W, A DISTANCE OF 12.02 FEET; THENCE N64°08'27"W, A DISTANCE OF 29.66 FEET; THENCE N25°51'33"E. A DISTANCE OF 12.00 FEET; THENCE N64°08'27"W, A DISTANCE OF 30.32 FEET TO POINT OF BEGINNING #1. CONTAINING 360 SQUARE FEET OR 0.0083 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT ABANDONMENT #2
BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #2 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER, S00°24'40"E, A DISTANCE OF 253.75 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 171.87 FEET TO POINT OF BEGINNING #2. THENCE S43°37'44"W, A DISTANCE OF 30.16 FEET; THENCE S89°35'47"W, A DISTANCE OF 12.00 FEET; THENCE N00°24'13"W. A DISTANCE OF 4.85 FEET; THENCE N43°37'44"E, A DISTANCE OF 35.02 FEET; THENCE S46°22'16"E, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2. CONTAINING 420 SQUARE FEET OR 0.0096 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT ABANDONMENT #3
BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL
RECORD BOOK 17848, PAGE 478, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS: COMMENCING AT POINT ON COMMENCEMENT #3 BEING THE SOUTHEAST
CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE
4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A",
HILLSBORO CENTER, S89°36'38"W, A DISTANCE OF 61.16 FEET; THENCE, DEPARTING SAID
SOUTH LINE, N00°23'22"W, A DISTANCE OF 83.11 FEET TO POINT OF BEGINNING #3. THENCE
N00°57'50"E, A DISTANCE OF 13.06 FEET; THENCE N89°07'14"E, A DISTANCE OF 12.01 FEET;
THENCE S00°57'50"W, A DISTANCE OF 13.45 FEET; THENCE N89°02'10"W, A DISTANCE OF 12.00
FEET TO POINT OF BEGINNING #3. CONTAINING 159 SQUARE FEET OR 0.0037 ACRES, MORE OR
LESS.

DESCRIPTION: EASEMENT ABANDONMENT #4 BEING PORTION OF THE 12 FOOT CITY WATER
EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGES 498 AND 503, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A",
HILLSBORO CENTER NO. AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC
RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2,
S00°24'40"E, DISTANCE OF 233.69 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W,
DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING. THENCE S00°11'43"E, DISTANCE OF
12.00 FEET; THENCE S89°48'17"W, DISTANCE OF 23.00 FEET; THENCE N00°11'43"W, DISTANCE
OF 12.00 FEET; THENCE N89°48'17"W, DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 276 SQUARE FEET OR 0.0063 ACRES, MORE OR LESS

Should you have any questions or concerns, please do not hesitate to contact Aland Fertil at (954) 956-2070.

Sincerely,

Aland Fertil
Associate Engineer





5/24/2021

To: Mathew Linn, EIT
Bohler Engineering
1900 NW Corporate Blvd Ste 101E
Boca Raton, FL 33431

RE: Vacate of Easements
Hillsboro Market Place
4201-4589 W. Hillsboro Blvd. Coconut Creek, FL 33432

DESCRIPTION: EASEMENT ABANDONMENT #1 EXHIBIT "A"
BEING A PORTION OF THE 12 FOOT CITY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGE 498, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT ON COMMENCEMENT #1 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER - NO. 2, S00°24'40"E, A DISTANCE OF 218.15 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 97.03 FEET TO POINT OF BEGINNING #1.
THENCE S29°02'20"W, A DISTANCE OF 12.02 FEET; THENCE N64°08'27"W, A DISTANCE OF 29.66 FEET; THENCE N25°51'33"E, A DISTANCE OF 12.00 FEET; THENCE N64°08'27"W, A DISTANCE OF 30.32 FEET TO POINT OF BEGINNING #1.

DESCRIPTION: EASEMENT ABANDONMENT #2
BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT ON COMMENCEMENT #2 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER, S00°24'40"E, A DISTANCE OF 253.75 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 171.87 FEET TO POINT OF BEGINNING #2.
THENCE S43°37'44"W, A DISTANCE OF 30.16 FEET; THENCE S89°35'47"W, A DISTANCE OF 12.00 FEET; THENCE N00°24'13"W, A DISTANCE OF 4.85 FEET; THENCE N43°37'44"E, A DISTANCE OF 35.02 FEET; THENCE S46°22'16"E, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2.

DESCRIPTION: EASEMENT ABANDONMENT #3
BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT POINT ON COMMENCEMENT #3 BEING THE SOUTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A", HILLSBORO CENTER, S89°36'38"W, A DISTANCE OF 61.16 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°23'22"W, A DISTANCE OF 83.11 FEET TO POINT OF BEGINNING #3.
THENCE N00°57'50"E, A DISTANCE OF 13.06 FEET; THENCE N89°07'14"E, A DISTANCE OF 12.01 FEET; THENCE S00°57'50"W, A DISTANCE OF 13.45 FEET; THENCE N89°02'10"W, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #3.

DESCRIPTION: EASEMENT ABANDONMENT #4
BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGES 498 AND 503, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER - NO. 2, S00°24'40"E, A DISTANCE OF 233.69 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING.
THENCE S00°11'43"E, A DISTANCE OF 12.00 FEET; THENCE S89°46'17"W, A DISTANCE OF 23.00 FEET; THENCE N00°11'43"W, A DISTANCE OF 12.00 FEET; THENCE N89°46'17"W, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

From: TECO Peoples Gas

To Whom It May Concern:

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

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

Sincerely,

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