



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

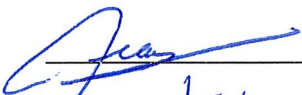
RE: Letter of No Objection for Vacation of the Eastern Easement at 5801 W Hillsboro Blvd

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

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
Δ ---- Central Angle

PARTIAL RELEASE UTILITY EASEMENT SKETCH & DESCRIPTION

REVISIONS				Prepared For: KIMLEY-HORN										
No.	Date	Description	Dwn.	Date of Sketch:	5/3/19									
				<div style="text-align: center;">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. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>										
Sheet No. 1 of 3 Sheets				<div style="text-align: right;"> 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</div> <table border="1"><tr><td>Drawn: SWM</td><td>Date: 05/03/19</td><td>Data File:</td></tr><tr><td>Check: JLO</td><td>P.C.:</td><td>Field Book:</td></tr><tr><td colspan="2">Section: 1 Twn. 48S Rng. 41E</td><td>Job #: SD Sewer Rel</td></tr></table>		Drawn: SWM	Date: 05/03/19	Data File:	Check: JLO	P.C.:	Field Book:	Section: 1 Twn. 48S Rng. 41E		Job #: SD Sewer Rel
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No.	Date	Description	Dwn.	Date of Sketch: 5/3/19			
Sheet No. 2 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: SWM Date: 05/03/19 Data File: Check: JLO P.C.: Field Book: Section: 1 Twn. 48S Rng. 41E Job #: SD Sewer Rel	



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

No.	Date	Description	Dwn.

Prepared For: KIMLEY-HORN

Date of Sketch: 5/3/19

GeoPoint
Surveying, Inc.

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Suite 105
Riviera Beach, FL 33404

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Sheet No. 3 of 3 Sheets

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