

RESOLUTION NO. 22-81

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING THAT CERTAIN 6-FOOT WIDE STORM SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 125, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF LOT 60, "SEA ISLAND UNIT 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF EAST LAS OLAS BOULEVARD, SOUTH OF BARCELONA DRIVE, WEST OF THE INTRACOASTAL WATERWAY AND EAST OF SEVEN ISLES DRIVE (SE 23RD AVENUE), ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, under the provisions of Section 47-24.7 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR"), Marco Markin and Shannon Markin, applied for the vacation of a 6-foot-wide storm sewer easement (Case No. UDP-EV21006) more fully described in SECTION 2 below, located at 2724 Sea Island Drive, Fort Lauderdale, Florida; and

WHEREAS, pursuant to the provisions of the aforementioned Section 47-24.7 of the ULDR, all utilities known to have an interest have been notified and have no objection to the vacation of the easement; and

WHEREAS, the City Engineer has certified that there is no objection to the vacation; and

WHEREAS, the Department of Sustainable Development has made the required reports and has also recommended the vacation of the easement, certifying that the same will not be required to serve the property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for vacation of easement meets the criteria of Section 47-24.7 of the ULDR as enunciated and memorialized in the minutes of its meeting of April 19, 2022, a portion of those findings expressly listed as follows:

- a. The existing easement is no longer needed for public purposes as it was abandoned and a new stormwater pipe was installed at a different location on the property by the applicant.
- b. There are no known utilities in the easement being vacated.

SECTION 2. That the below described easement is hereby vacated and shall no longer constitute an easement for utilities, subject to the conditions provided in SECTION 3 of this resolution:

THAT CERTAIN 6-FOOT WIDE STORM SEWER EASEMENT
RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 125
OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA

More particularly described in Exhibit "A" attached.

Location: North of East Las Olas Boulevard, south of Barcelona Drive, west of the Intracoastal Waterway and east of Seven Isles Drive (S.E. 23rd Avenue)

SECTION 3. That the vacation of the easement shall not be effective until the applicant demonstrates compliance with the following conditions:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and easements will be dedicated, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and easements will be dedicated, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.

SECTION 4. That a copy of this Resolution shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

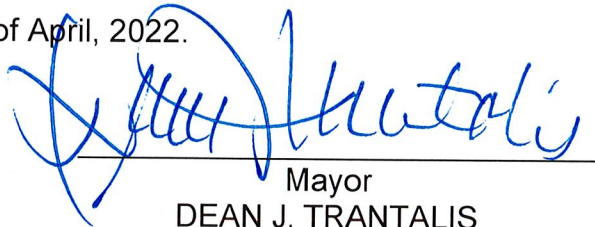
SECTION 5. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.


SECTION 7. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 8. That if any clause, section, or other part of this resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution shall not be affected thereby, but shall remain in full force and effect.

ADOPTED this 19th day of April, 2022.


Mayor
DEAN J. TRANTALIS

ATTEST:


City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM:


City Attorney
ALAIN E. BOILEAU

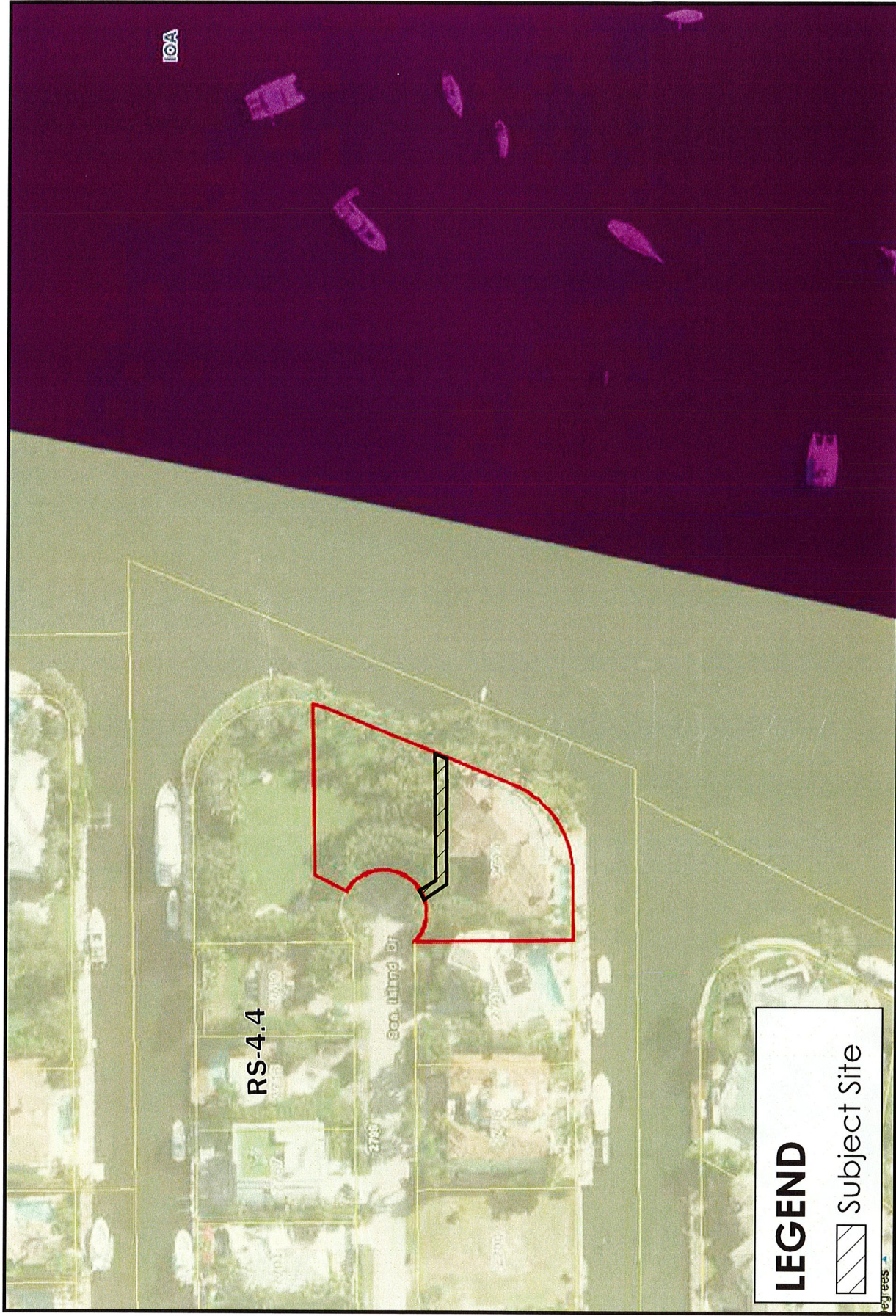
Dean J. Trantalis Yea

Heather Moraitis Yea

Steven Glassman Yea

Robert L. McKenzie Yea

Ben Sorensen Not Present



UDP-EV21006 - 2724 Sea Island Dr



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE:

October 26, 2021

PROPERTY OWNER:

Marco and Shannon Markin

APPLICANT/AGENT:

Nectarida Chakas, Lochrie & Chakas, P.A.

PROJECT NAME:

Markin Residence

CASE NUMBER:

UDP-EV21006

REQUEST:

Easement Vacation

LOCATION:

2724 Sea Island Drive

ZONING:

Residential of Single Family/Low Density District(RS-4.4)

LAND USE:

Low Residential

CASE PLANNER:

Yvonne Redding

Case Number: UDP-EV21006

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Please ensure sketch and legal reflect proposed easement center on drainage pipe and minimum 10-ft width.
2. Provide as-built plan, section and profile for the newly constructed drainage infrastructure.
3. Please be advised the following conditions shall be applicable at time of approval.
 - a. Applicant shall grant a 10-ft drainage easement along the newly relocated drainage pipe.
 - b. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
 - c. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.
 - d. Please be advised, the vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.
4. Additional comments may be forthcoming at the meeting.

Case Number: UDP-EV21006

CASE COMMENTS:

1. No Comments.

Case Number: UDP-EV21006

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).
2. The proposed project requires review and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48 hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5018).
3. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
4. Updated letters must be provided from Florida Power & Light, Bellsouth, Comcast Cable, TECO Gas and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. Contact Information for utilities is as follows:

AT&T

Greg Kessell, Design Manager
(561) 699-8478
G30576@att.com

City of Fort Lauderdale, Department of Public Works

Igor Vassiliev, Project Manager II
(954) 828-5862
ivassiliev@fortlauderdale.gov

Comcast

Patesha Johnson, Permit Coordinator
(754) 221-1339
Patesha.Johnson@comcast.com

Florida Power & Light (FP&L)

Mark Morkos, Engineer II (954) 717-2138
Mike Keightley, Senior Engineer (954) 956-2019
Mark.Morkos@fpl.com or Mike.S.Keightley@fpl.com

TECO-Peoples Gas

Joan Domning, Specialist
(813) 275-3783
JDomning@tecoenergy.com

5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENTS

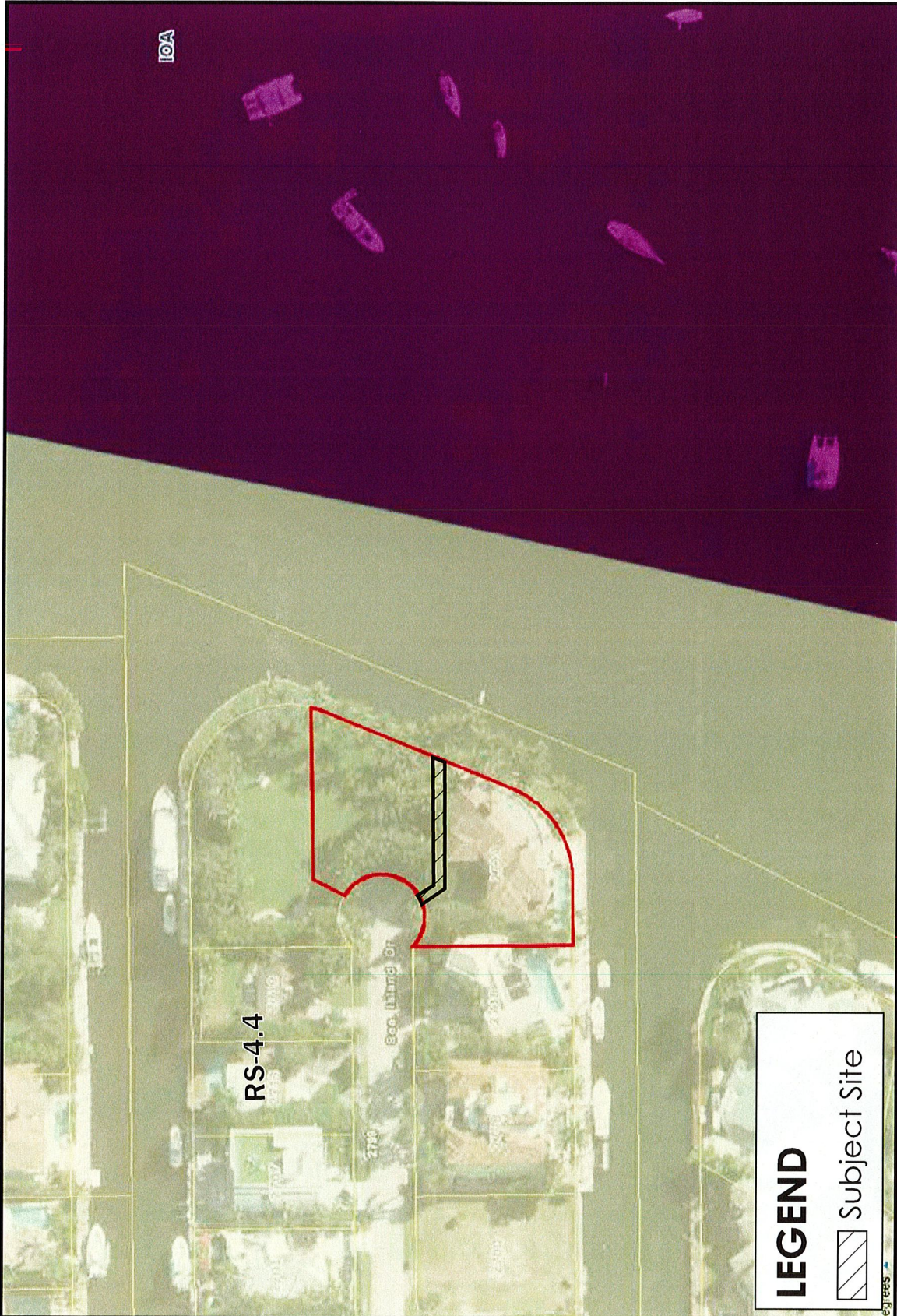
The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

6. The following easement documents must be reviewed and approved by City Staff prior to final approval:
 - Attorney's Opinion of Title
 - Easement Deed
 - Survey, Sketch and Legal Description
 - Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

7. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
8. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Yvonne Redding (Email: yredding@fortlauderdale.gov, Phone: 954-828-6495 or) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the DRC meeting.



UDP-EV21006 - 2724 Sea Island Dr

LEGEND

 Subject Site



SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING RIGHT-OF-WAY/EASEMENT APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: ROWEA

DEVELOPMENT REVIEW COMMITTEE (DRC) Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of \$100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

<input checked="" type="checkbox"/>	Easement Vacation	\$ 1,600.00
<input type="checkbox"/>	Right-of-Way Vacation	\$ 1,600.00
<input type="checkbox"/>	Development Agreements with the City *	\$ 150.00 / Hour
<input type="checkbox"/>	Other Property & Right-of-Way related items for discussion	\$ 150.00/Hour

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)



Page 1 of 4

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Marco and Shannon Markin
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	2724 Sea Island Drive, Fort Lauderdale, FL 33301
E-mail Address	MMarkin@MASAGlobal.com
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL 33301
E-mail Address	nchakas@lochrielaw.com
Phone Number	(954) 779-1119
Letter of Consent Submitted	yes

Development / Project Name	Markin Residence
Development / Project Address	<u>Existing:</u> 2724 Sea Island Drive <u>New:</u> same
Legal Description	Lots 59, 60 of Sea Island Unit 3, according to the Plat thereof as recorded in Plat Book 27, Page 19 of the public records of Broward County, Florida
Tax ID Folio Numbers (For all parcels in development)	504201240140
Request / Description of Project	Vacation of Easement recorded in Deed Book 797, Page 125
Applicable ULDR Sections	Sec. 47.24-7
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	Low
Current Zoning Designation	RS-4.4
Current Use of Property	Single Family

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.

Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

Updated: 10/01/2020



Page 2 of 4

Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- ☐ Completed application (all pages filled out as applicable)
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- ☐ Property owners signature and/or agent letter signed by the property owner.
- ☐ Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- ☐ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- ☐ One (1) original set, signed and sealed at 24" x 36"
- ☐ Six (6) copies sets, with plans at 11" x 17"
- ☐ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ☐ **Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Cover sheet** including project name and table of contents.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning Division use only:	
Print Name	<u>Nectaria Chaxas</u>	Date	_____
Signature	<u>[Signature]</u>	Received By	_____
Date	<u>10/4/2021</u>	Tech. Specs Reviewed By	_____
		Case No.	_____

Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal name of applicant – (if corporation, names and titles of officers as well as exact name of corporation – if individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: Marco and Shannon Markin PHONE: _____

APPLICANTS ADDRESS: 2724 Sea Island Drive, Fort Lauderdale, FL

IF UNAVAILABLE CONTACT: Nectaria M. Chakas Applicant's Attorney
RELATIONSHIP OR TITLE

ADDRESS: 1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL 33301

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED.

SITE ADDRESS: 2724 Sea Island Drive, FTL ZONED: _____

LEGAL DESCRIPTION: Lots 59, 60 of Sea Island Unit 3, according to the Plat thereof
as recorded in Plat Book 27, Page 19 of the public records of Broward County, Florida

DISCUSSION ITEM: Vacation of Easement recorded in Deed Book 797, Page 125

Nectaria Chakas
APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment –\$100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
3. Project Description – Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size 11"x17" of Land Surveyor's sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.

Applicant/Address: Marco and Shannon Markin / 2724 Sea Island Drive
Request: Vacation of Easement recorded in Deed Book 797, Page 125 of the Public Records of Broward County
Prepared by: Nectaria M. Chakas, Esq.

October 4, 2021

I. General Description of Request.

Marco and Shannon Markin (“Applicant”) are the owners of a single-family home located at 2724 Sea Island Drive (the “Property”). The Applicant obtained a permit to construct an addition and pool on the Property pursuant to permit number BLD-RADD-20070009. An aerial of the Property is shown below.

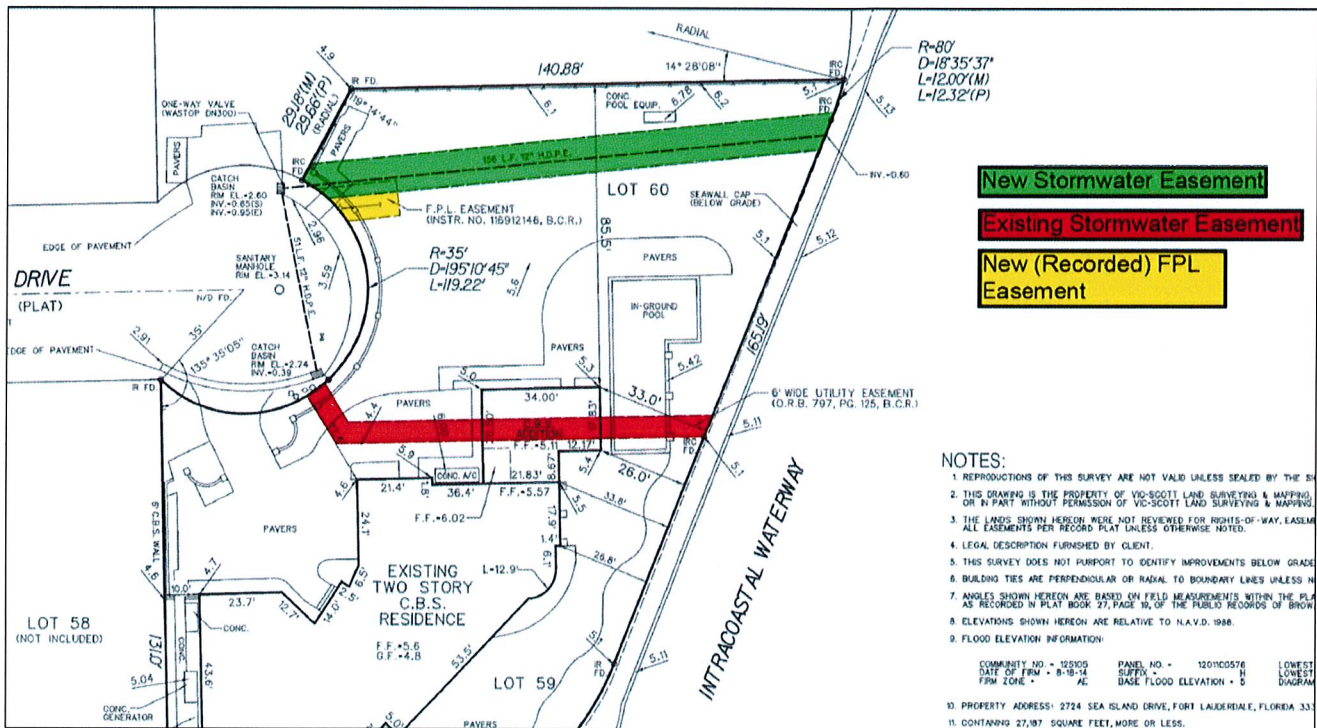


After construction was completed, it was discovered that the home addition and pool were constructed over a stormwater drainage easement. The subject easement is recorded in Deed Book 797, Page 125 (“Easement”), and granted specifically to the City of Fort Lauderdale to “[l]ay operate and maintain such storm sewers as Grantee may deem necessary for the transportation of water....” See Easement page 1 (copy included with this DRC submittal). After the easement was discovered, the Applicant’s contractor worked with City Engineering Department (Igor Vassiliev) to relocate the drainage infrastructure to a different location on the Property pursuant to permit number: ENG-STRM-21050002. It was also agreed that the old easement infrastructure would be abandoned and vacated, and a new non-exclusive drainage easement would need to be granted to the City.

II. ULDR 47-24.7.A.4 – Criteria for vacation of easement.

a. The easement is no longer needed for public purposes.

RESPONSE: As noted above, the existing stormwater was abandoned and a new stormwater pipe was installed at a different location on the Property. As noted above, the relocation was completed at the Applicant's expense. A substitute non-exclusive easement is proposed to replace the old easement. The new easement will be wider and the infrastructure within the easement will be upgraded from the former location. The old easement is 6' in width and contains a 10" drainage pipe, whereas, the proposed easement will be approximately 10' in width with a 12" drainage pipe. Below is a graphic depiction of the subject easement as shown on the survey.



b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

RESPONSE: There are no known utilities located within the Easement area other than the abandoned 10" pipe. Pursuant to correspondence with Dennis Girisgen, it is not necessary to obtain "no objection" letters from other franchise utility holders in order to process this vacation, since the Easement was specifically granted to the City of Fort Lauderdale for stormwater drainage purposes. In addition, the new non-exclusive drainage easement will be provided to the City at the location shown above.



Vic-Scott Land Surveying & Mapping

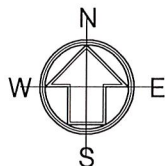
Certificate of Authorization Number LB 6893

SKETCH AND LEGAL DESCRIPTION:
(VACATION OF STORM SEWER EASEMENT)

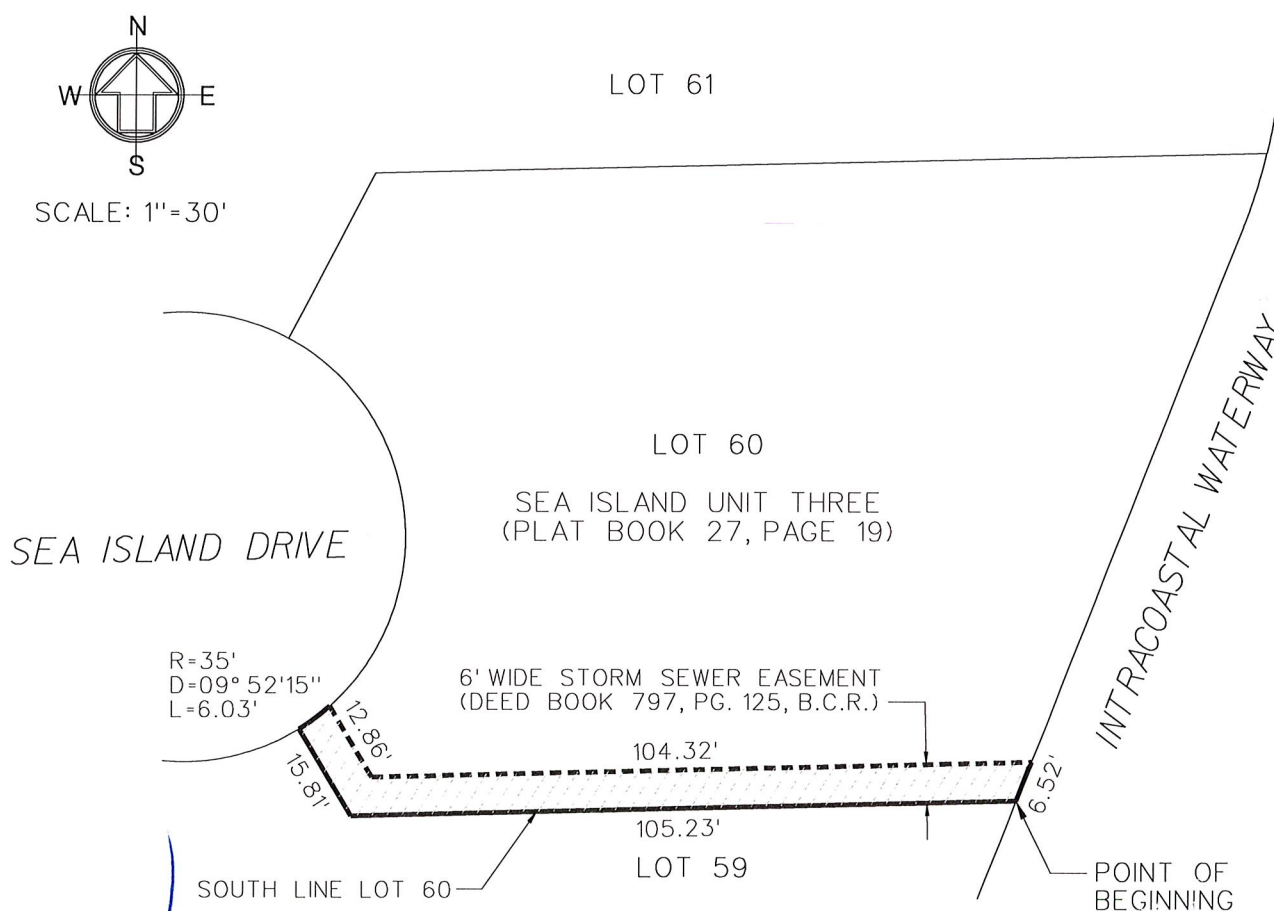
BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF LOT 60 OF SEA ISLAND UNIT 3, AS RECORDED IN PLAT BOOK 27, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, STATE OF FLORIDA; THENCE WESTERLY AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT FOR A DISTANCE OF 105.23 FEET TO AN ANGLE IN THE PROPERTY LINE; THENCE NORTH WESTERLY AND ALONG THE SOUTHWEST PROPERTY LINE FOR A DISTANCE OF 15.81 FEET TO A POINT ON THE RIGHT-OF-WAY OF NE 2nd STREET; THENCE NORTHEASTERLY AND ALONG THE RIGHT-OF-WAY OF NE 2nd STREET FOR A DISTANCE OF 6 FEET PLUS OR MINUS TO A POINT; THENCE SOUTHEASTERLY PARALLEL AND 6 FEET FROM THE SOUTHWEST PROPERTY LINE FOR A DISTANCE OF 12.8 FEET PLUS OR MINUS TO A POINT 6 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT; THENCE EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY LINE TO A POINT ON THE EAST BOUNDARY OF SAID LOT; THENCE SOUTHERLY AND ALONG THE EAST BOUNDARY LINE FOR A DISTANCE OF 6.5 FEET PLUS OR MINUS TO THE SOUTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING.

THE ABOVE IS A DESCRIPTION OF A PLOT OF LAND 6 FEET WIDE ON THE SOUTH SIDE OF LOT 60, SEA ISLAND UNIT THREE, AS RECORDED IN PLAT BOOK 27, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID EASEMENT RECORDED IN DEED BOOK 797, PAGE 125, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SCALE: 1"=30'



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS
 OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
 SECTION 472.02, FLORIDA STATUTES, AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS TRUE TO THE BEST
 OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

NOT A SURVEY

NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYORS SEAL

SEA ISLAND DRIVE

PROJ. NO.: 2445

DATE: 9-17-21

SHEET 1 OF 1

Drainage
Easement
to be
vacated

104
797-125

485152

E A S E M E N T

THIS INDENTURE, made this 14th day of May, A. D. 1952,
between FRANCIS W. ALEXANDER and CLOE GRAY ALEXANDER, his wife, Parties
of the First Part, hereinafter called the Grantors, and CITY OF FORT
LAUDERDALE, a municipal corporation of Florida, Party of the Second
Part, hereinafter-referred to as Grantee;

WHEREAS, Francis W. Alexander and Cloe Gray Alexander, his wife,
the Grantors, are the owners in fee simple of lands hereinafter described;
and

WHEREAS, the Grantee is a municipal corporation and charged with the
duty of maintaining storm sewers and other public works, and is desirous
of securing a right-of-way or easement over and across the following
described lands; and

WHEREAS, the Grantors, in consideration of the premises, have
agreed to grant to the Grantee such easement for the purpose of construct-
ing and maintaining thereunder and thereon its storm sewer;

NOW, THIS INDENTURE WITNESSETH:

That in consideration of the sum of ONE DOLLAR (\$1.00), paid by
the Grantee to the Grantors, receipt of which is hereby acknowledged, the
Grantors hereby grant unto the Grantee, its successors and assigns, full
and true right and authority to lay, operate and maintain such storm
sewers as Grantee may deem necessary for the transportation of water
along, through, in and under that certain strip or parcel of land situate,
lying and being in Fort Lauderdale, Broward County, Florida, described
as follows:

BEGINNING at a point being the Southeast (S.E.) corner of Lot
60 of Sea Island Unit 3, as recorded in Plat Book 3, page 17,
of the Public Records of Broward County, State of Florida; thence
Westerly and along the South (S) boundary line of said lot for a
distance of one hundred five and twenty-three one-hundredths
(105.23) feet to an angle in the property line; thence Northwesterly
and along the Southwest (S.W.) property line for a distance of
fifteen and eighty-one one-hundredths (15.81) feet to a point on
the right-of-way of Northeast (N.E.) Second Street; thence North-
easterly and along the right-of-way of Northeast (N.E.) Second
Street for a distance of six (6) feet, plus or minus, to a point;
thence Southeasterly parallel and six (6) feet from the Southwest
(S.W.) property line for a distance of twelve and eight-tenths
(12.8) feet, plus or minus, to a point six (6) feet North (N) of
the South (S) boundary line of said lot; thence Easterly and
parallel to the South (S) boundary line to a point on the East
(E) boundary of said lot; thence Southerly and along the East (E)

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DEED 797 PAGE 126

boundary line for a distance of six and five-tenths (6.5) feet; plus or minus, to the southeast (S. E.) corner of said lot and the point of beginning.

The above is a description of a plot of land six (6) feet wide on the South (s) side of Lot 60, Sea Island Unit Three (3), as recorded in Plat Book 27, page 19, of the Public Records of Broward County, Florida.

according to that map or plat as shown attached hereto, prepared by the Office of the City Engineer, Fort Lauderdale, Florida.

AND also the use of so much of said strip of land as is necessary in the laying down and maintaining of said pipes, with the right to enter into and upon said lands from time to time as necessary for the purpose of maintaining, repairing, removing or inspecting said pipes or mains. Said cost of maintaining, repairing, etc., to be at the cost of the City, and in the event it is necessary to make any excavations, the surface of the land will be replaced in as good condition as it was prior to said excavations.

NOTHING herein contained shall be construed to prohibit the Grantors from assuming control of the surface of such land, planting grass, shrubbery thereon, or otherwise using same, except that no substantial building shall be built across such strip of land, or anything done to interfere with the laying or maintaining of such storm sewer.

TO HAVE AND TO HOLD the same unto the said Grantees, its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the First part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Francis W. Alexander
Francis W. Alexander

Cloe Gray Alexander (SEAL)
Cloe Gray Alexander

STATE OF FLORIDA :
COUNTY OF BROWARD : SS

I HEREBY CERTIFY, that on this day personally appeared, an officer duly authorized by law to administer oaths and take acknowledgments, FRANCIS W. ALEXANDER and CLOE GRAY ALEXANDER, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESSED my hand and official seal at Fort Lauderdale, Florida, this 14 day of May, A. D. 1952.
My Com. Expires: 7-4-55

Francis W. Alexander
Notary Public, State of Florida

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