

May 21, 2024

City of Pompano Beach  
Fire Department  
[jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) and [Robin.burn@copbfl.com](mailto:Robin.burn@copbfl.com)

Good afternoon -

On behalf of the owners (JAMES J MAGUIRE TR %COZEN OCONNOR ETAL) John Greene is pleased to submit this request for abandonment of a 10-foot utility easement. The easement is located directly under the existing home, which was built in 1954. The folio number is 494306190090 and is located at 512 SE 28<sup>th</sup> Avenue in the City of Pompano Beach. CYPRESS POINT 28-16 B LOT 11,12 N 56 BLK 1

The entire 10-foot utility easement proposed for vacation is necessary because the land was replatted from two to one lot, but the easement between the two lots was never abandoned. A building permit was issued for the existing home and pool, which sits on top of this easement.

This request to vacate the existing easement from the subject property, will allow for a clean title on this property.

The proposed vacation of the platted utility easement is shown on the attached survey.

This application for vacation or abandonment is not in a public right-of-way. This utility easement should have been removed or addressed before the permit for the existing home was issued in the early 1950s.

At this time, we have a title defect, which is prohibiting us from selling the land or applying for a building permit to replace the existing home with a new home.

Therefore, we are requesting a “**Letter of No Objection**” from your department.

Please complete the following and return the signed and dated form to the person listed below.

1.   X   We have no objection to the vacation.
2.            We have no objection to the vacation if the following is satisfied:

---

---

**P&Z**

PZ24-27000002  
06/26/2024

3. \_\_\_\_\_ We have an objection as follows:

---

---

---

Signed: James Galloway

Date: 05/21/2024

John Greene  
Douglas Elliman Real Estate  
13501 South Shore Blvd.  
Suite 102  
Wellington, FL 33414  
(561) 351-5762  
[John.greene@elliman.com](mailto:John.greene@elliman.com)

P&Z

PZ24-27000002  
06/26/2024

PAGE 1 OF 1  
BOUNDARY SURVEY

LEGAL DESCRIPTION:  
LOT 11 AND THE NORTH 56 FEET OF LOT 12, BLOCK 1, CYPRESS POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

CERTIFIED TO:  
TARA M. MAGUIRE AND ROBERT L. FRIEDMAN, AS TRUSTEES OF THE JAMES J. MAGUIRE TRUST FOR TARA MAGUIRE DATED 2/9/2004; SORGINI & SORGINI, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120055  
PARCEL: 0376

SURFEX: H  
F.I.R.M. DATE: 8/18/2014  
FLOOD ZONE: AE  
FIELD WORK: 3/30/2022

PROPERTY ADDRESS:  
512 SOUTHEAST 28TH AVENUE  
POMPANO BEACH, FL 33062

SURVEY NUMBER: 539270  
CLIENT FILE NUMBER: TO-2452

SYMBOL DESCRIPTIONS

— = MISC. FENCE  
— = CENTERLINE ROAD  
— = PROPERTY CORNER  
— = COVERED AREA  
+ = EXISTING ELEVATION  
+ = UTILITY BOX  
+ = UTILITY POLE  
+ = HYDRANT  
+ = WATER METER  
+ = MANHOLE  
+ = WELL  
— = METAL FENCE  
— = WOOD FENCE

ABBREVIATION DESCRIPTION:

AC = AIR CONDITIONER  
C = CENTERLINE  
D = DELTA ANGLE  
ID = IDENTIFICATION  
L = LICENSED BUSINESS  
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM  
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
O.H.L. = OVERHEAD UTILITIES  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVE  
P.K. = PARKER KEY LION NAIL  
P.R.C. = POINT OF REVERSE CURVE  
P.S.M. = PROFESSIONAL SURVEYOR MAPPER  
P.T. = POINT OF TANGENCY  
R = RADIAL RADIOS  
R.W. = RIGHT OF WAY

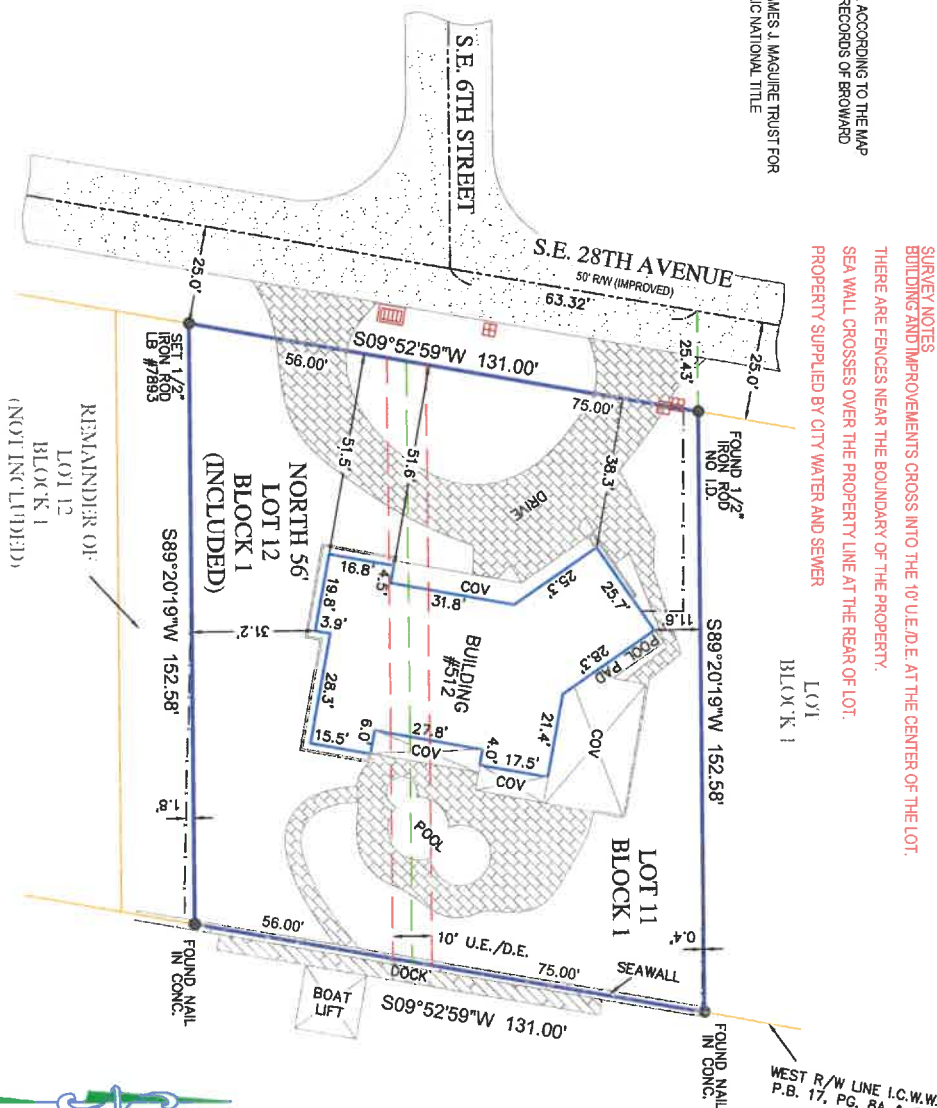
GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE SURVEYOR HAS NOT INVESTIGATED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES
- 3) NOT SHOWN ON THE PLAT
- 4) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 6) ONLY VISIBLE ENCROACHMENTS ARE LOCATED

- 7) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 8) EASEMENTS NOT SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SCALE  
1" = 30'



SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.  
Kenneth Osborne  
Date: 2022.04.04  
12:52:51 -05'00'  
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #8415



LB #7893  
SERVING FLORIDA  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

P&Z

PZ24-27000002  
06/26/2024