

Vacant triangular shaped parcel along NE 1st Avenue
12-foot Utility Easement Abandonment Narrative

As a prospective buyer I am pleased to request to abandon the 12-foot wide utility easement. This request is made on behalf of the owners, Zion Mission. The easement runs through the middle of the vacant triangular shaped parcel along NE 1st Avenue just east of I-95. The folio is 4842 2309 0270.

The plotted easement is identified and recorded as Plat Book 36, Page 38 of the public records of Broward County, Florida. This easement abandonment is necessary because this is a very small lot and I want to build a 960 square feet single family home. There is not enough room to build with the easement.

This request to vacate the 12-foot easement from the subject property will allow the construction of a 960 square feet single family home.

The proposed vacation of the platted utility easement is approximately 516 square feet in area. Letters of No Objection to the proposed easement vacation have been provided.

P&Z

PZ23-27000005

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