



January 24, 2024

NO OBJECTION LETTER

To: City of Pompano Beach
Utilities Department
Randolph.Brown@copbfl.com

From: Matt Wojciechowski
Schmidt Nichols
1551 N. Flagler Drive; Suite 102
West Palm Beach, FL
mwojciechowski@snlandplan.com
561.684.6141

RE: Petitioner/Owner intends to vacate the southerly 15' of a 30' Utility Easement (30' U.E. ORB 10532 PG. 47) found in Section, Township, Range, within the City of Pompano Beach,

Subject Property Address: Located on the northern property line of 2001 N. Andrews
PCNs: 48-42-27-26-00-40, 48-42-27-26-00-41 & 48-42-27-26-00-61

The petitioner/owner intends to submit an application for an Abandonment to City of Pompano Beach and the Broward County Board of County Commissioners for the above referenced property.

Please complete the following and return the signed and dated form to the Petitioner/Contact person referenced above:

1. _____ We have no objection to the vacation.
2. XXX We have no objection to the vacation if the following is satisfied:
 - i) Applicant agrees to replace and relocate the existing force main and;
 - ii) Applicant agrees to replace and relocate the existing sanitary sewer line, and;
 - iii) Applicant agrees to complete an agreement with neighboring property (4842 27 08 0010) to establish the sanitary sewer line as private

Attachments:

- Survey completed by Brown-Philips 09/2022, revised 03/22/23 with easement area to be abandoned identified in **Orange**
- Aerial
- "Addition to Copans Industrial Complex No. 1" Plat

A. Randolph
Brown
Signature

Digitally signed by A.
Randolph Brown
Date: 2024.04.16 08:21:58
-04'00'

Printed name

Phone

Utilities Director
Title

1205 NE 5th Ave, Pompano Beach FL 33060
Address

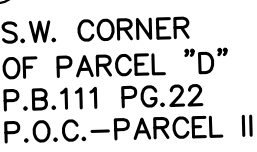
randolph.brown@copbfl.com
Email address

P&Z

1551 N. Flagler Drive Suite 102, West Palm Beach, FL 33401 ■ T: 561.684.6141 | E: www.snlandplan.com

PZ24-27000001
06/26/2024

EP BROWN



A north arrow pointing upwards, labeled with a large 'N'. Below it is a graphic scale bar with markings at 0, 15, 30, and 60. A red double-headed arrow spans the distance from 0 to 30, with the text '30' 0" below it. Below the scale bar, the text 'SCALE: 1" = 30'' is written.

SKETCH OF BOUNDARY SURVEY

DRAWN: AB

CHECKED: JEP

F.B. CBI

PAGES: 3-10

PROJ. 22-109

SCALE: 1"=30'

DATE: SEPT. 2022

SHEET 2 OF 2

2001 N. Andrews Aerial

Location of easement to be [partially] abandoned

Exhibit A



P&Z

PZ24-27000001
06/26/2024

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SEC. 27, T.48 S., R.42 E. AND PARTIALLY BEING A REPLAT OF A PORTION OF YELLOW FREIGHT PLAT, P.B. 94, P.33, B.C.R., CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

0 200 400 600 800 1000 1500 2000

SCALE IN FEET

ONE INCH = ONE HUNDRED FIFTY FEET

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 2 day of OCT., 1980.

Witness: [Signature] Witness: [Signature] Charles M. Neviaser [Signature], individually & as power of attorney
ACKNOWLEDGEMENT
 STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, CHARLES M. NEVIASER,
 COUNTY OF BROWARD SS, individually & power of attorney, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed
 the same freely and voluntarily for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 2nd day of Oct,
 1980. My Commission Expires the 14th day of August, 1982. NOTARY PUBLIC: [Signature] STATE OF FLORIDA

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of September, 1980.

Witness: _____ Witness: _____ O.S. Sindell: _____
 Witness: _____ Witness: _____ Fanny F. Sindell: _____
ACKNOWLEDGEMENT
 STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, O.S. SINDELL and FANNY F. SINDELL, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of September, 1980.
 My Commission Expires the 23rd day of May, 19 83 NOTARY PUBLIC: _____ STATE OF FLORIDA.

A portion of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 27, Township 48 South, Range 42 East, more fully described as follows: Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of Section 27; thence South 2°22'17" East along the West line of the said Northeast one-quarter (NE 1/4) of Section 27, a distance of 430.0 feet; thence North 88°34'00" East, a distance of 50.0 feet to the Point of Beginning; thence continuing North 88°34'00" East, a distance of 525.42 feet; thence North 1°26'00" West a distance of 375.0 feet; thence South 88°34'00" East along a line 55.0 feet South of and parallel with the North line of said Section 27, a distance of 525.02 feet; thence South 1°22'17" East along a line 50.0 feet East of and parallel with the West line of said Northeast one-quarter (NE 1/4) of Section 27, a distance of 375.0 feet to the Point of Beginning; TOGETHER WITH: The Northwest one-quarter (N.W. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, LESS

Westline of said Northeast one-quarter (N.E. 1/4) of said Section 27, a distance of 375 feet to the Point of Beginning; TOGETHER WITH: The Northwest one-quarter (N.W. 1/4) of The Northeast one-quarter (N.E. 1/4) of said Section 27, LESS the North 490 feet thereof; AND LESS that certain right-of-way as recorded in O.R. BOOK 4082, PAGE 600 and DEED BOOK 699, PAGE 235, of the public records of Broward County; ALSO TOGETHER WITH: All that portion of the South 228 feet of the Northeast one-quarter (N.E. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, lying West of the Seaboard Coast Line Railroad Company's 100 foot right-of-way; ALSO TOGETHER WITH: The Northeast one-quarter (N.E. 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; ALSO TOGETHER WITH: The Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the West 30 feet and North 100 feet thereof and also LESS the South 500 feet of the North 600 feet of the East 400 feet of the West 430 feet thereof. Said land also being a portion of Parcel "A," YELLOW FREIGHT PLAT, as recorded in Plat Book 94, Page 33, of the public records of Broward County, Florida; ALSO TOGETHER WITH: The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; LESS the South 25 feet thereof; AND ALSO TOGETHER WITH: The East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the South 25 feet thereof.

ALSO TOGETHER WITH: The East one-half (E1/2) of the Southwest one-quarter (SW1/4) of the Southwest one-quarter (SW1/4) of the Northeast one-quarter (NE1/4) of said Section 27, LESS the South 25 feet thereof.

IN WITNESS WHEREOF, the undersigned, their names and capacities, have hereunto set their hands and seals, at the County of Duval, State of Florida, this 5th day of June, 1988. Witnesses: Thomas M. Miller as to both James F. Bauer as to both T.J. Miller: T.J. Miller Walter Banks: Walter Banks

Trustee, General Partner, COPANS - LAGO ENTERPRISES, General Partner, COPANS - LAGO ENTERPRISES

CITY COMMISSION
THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Pompano Beach, Florida, and passed by Ordinance No. 81-44, this 17th day of March, 1982.
By: Richard J. Pata, City Clerk
My commission expires the 11th day of August, 1982. NOTARY PUBLIC Jeffrey D. Pata STATE OF FLORIDA

This plat "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1" is approved for record this 19th day of March, 1981. By: Richard C. Mills, Richard C. Mills, P.E. Reg. No. 3555, State of Florida.

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Trafficways by Resolution duly adopted this 20 day of November, 1980. By: [Signature], this 24 day of September, 1981.

This plat has been approved and accepted for record.. By: Henry P. Cook Henry P. Cook, Date 10-11-81, Director, Fla. P.E. Reg. No. 12506
By: Bruce S. Staskiewski Bruce S. Staskiewski, Date 9-15-81, County Surveyor, Fla. P.L.S. Reg. No. 2942

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT — ARCHIVES AND MINUTES DIVISION
THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor, June 27, 1971. This plat accepted and approved for record by the BOARD OF COUNTY COMMISSIONERS, of Broward County, Florida, this 5 day of MAY, 1981. GRAHAM W. WATT - COUNTY ADMINISTRATOR BY: Charles J. Flanagan DEPUTY.

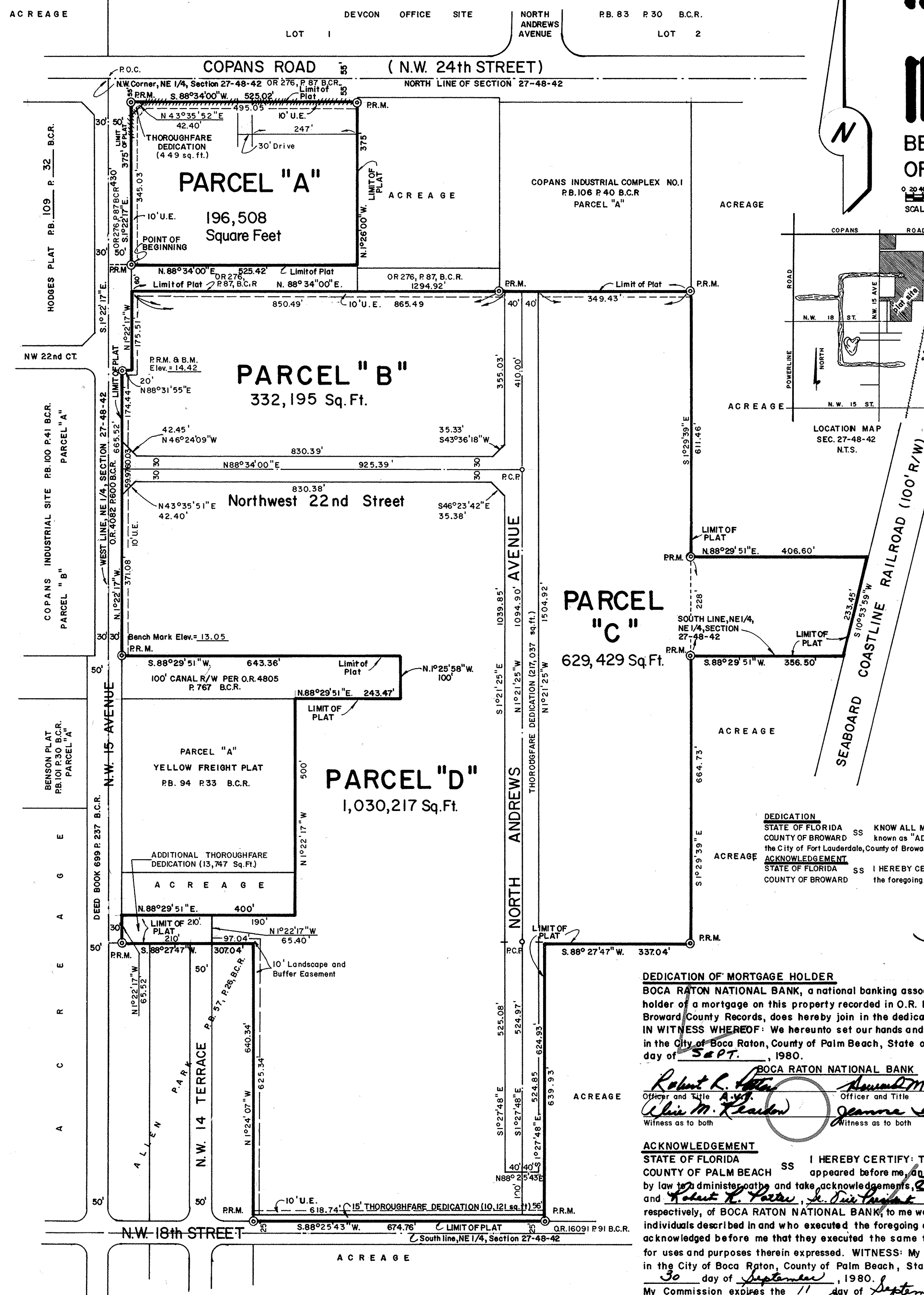
BROWARD COUNTY FINANCE DEPARTMENT- RECORDING DIVISION
 This plat filed for record this 31st day of October, 1987, in BOOK 114 of PLATS, at PAGE 22, "RECORD VERIFIED"
 GRAHAM W. WATT-COUNTY ADMINISTRATOR BY: Carol A. Dangle DEPUTY.

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my
COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES,
A.D. 1971, _____ and further that the PERMANENT REFERENCE MONUMENTS

and conform to standards for third order work. The Permanent Control Points (P.C.P) will be set within one (1) year from the recording of this plat


McLAUGHLIN ENGINEERING CO.

This plat dated at Fort Lauderdale, Florida, this 1 day of OCT, 198 0 BY: [Signature] James M. McLaughlin
Registered Land Surveyor No. 2021, State of Florida.



~~#####~~ - indicates Non-Vehicular Access

partially being a Replat of a portion of "YELLOW FREIGHT PLAT" being recorded in Plat Book 94, Page 33, Broward County Records.



FORT LAUDERDALE FLORIDA 33301