Town Council Agenda Report

SUBJECT: Ordinance - Vacation/Abandonment

CONTACT PERSON/NUMBER

Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, VACATING A PORTION OF ROAD RIGHT-OF-WAY FOR SW 46 AVENUE ADJACENT TO THE "IDF", "WEST DIXIE FARMS", JOHN C. SESSA", AND THE "NEWMAN'S SURVEY" PLATS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

(VA 2-1-00, SW 46 Avenue Road Right-of-Way Vacation)

REPORT IN BRIEF:

This ordinance vacates SW 46 Avenue from Oakes Road approximately .37 mile (1930 feet) to the U-Pull-It project (previously known as Boat-O-Rama).

PREVIOUS ACTIONS:

Town Council approved application VA 2-1-00 on its merits (Motion carried 5-0, June 7, 2000)

CONCURRENCES: Engineering Division recommends approval.

Planning and Zoning Board recommended approval (Motion carried 5 - 0, May 24, 2000).

RECOMMENDATION(S): Motion to approve.

Attachment(s): Ordinance, Planning Report, Justification Letter, Sketch and Description, Plat, Land Use map, Subject Site map, and Aerial.

Prepared By:
Geri A. Baluss
Town of Davie
6591 Orange Drive
Davie, FL 33314

Return To:
Town Clerk's Office
Town of Davie
6591 Orange Drive
Davie, FL 33314

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, VACATING A PORTION OF ROAD RIGHT-OF-WAY FOR SW 46 AVENUE ADJACENT TO THE "IDF", "WEST DIXIE FARMS", JOHN C. SESSA", AND THE "NEWMAN'S SURVEY" PLATS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a portion of the SW 46 Avenue right-of-way located adjacent to the "IDF", "West Dixie Farms", "John C. Sessa", and the "Newman's Survey" Plats, specifically described on Exhibit "A" attached hereto, was accepted as a public right-of-way; and

WHEREAS, it is the desire of the Town Council to vacate and abandon said right-of-way; and

WHEREAS, at a meeting of the Town Council on the 5th day of July, 2000, the Town Council did agree to such vacation after conducting a public hearing, advertised as prescribed by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That a portion of the SW 46 Avenue right-of-way located adjacent to the "IDF", "West Dixie Farms", "John C. Sessa", and the "Newman's Survey" Plats, specifically described on Exhibit "A" attached hereto, is hereby vacated by the Town of Davie.

SECTION 2. Easements located within the property described on Exhibit "A" are not vacated and shall be maintained in perpetuity.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision

and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS_____DAY OF_____, 2000.

PASSED ON SECOND READING THIS_____DAY OF_____, 2000.

_____
MAYOR/COUNCILMEMBER

ATTEST:

_____
TOWN CLERK

APPROVED THIS _____ DAY OF _____ , 2000.

Application #: VA 2-1-00 **Revisions:**

Exhibit "A"

Original Report Date: May 17, 2000

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Agent
Name: Larry Danielle

Address: 4000 SW 47 Avenue

City: Davie, FL 33314

Phone: (954) 587-6822

BACKGROUND INFORMATION

Application Request: To vacate a portion of right-of-way known as SW 46 Avenue adjacent to the subdivisions platted as "IDF" as recorded in Plat Book 87, Page 15, the subdivision platted as "John C. Sessa" as recorded in Plat Book 120, Page 2, the subdivision platted as "Newman's Survey" as recorded in Plat Book 2, Page 26 of the Dade County Records, and the subdivision platted as "West Dixie Farms" as recorded in Plat Book 24, Page 36 of the Dade County Records.

Address/Location: 4000 SW 47 Avenue

Land Use Designation: Industrial

Existing Zoning: M-3 County (Intense Manufacturing and Industrial District), M-1 County (Limited Manufacturing and Industrial District), M-2 Hacienda Village (Medium Industrial District), and A-1 County (Agricultural Estate District)

Existing Use: Vacant

Proposed Use: Road right-of-way will revert to adjacent property owners.

Parcel Size: .715 acre (31,167 square feet)
Surrounding Land Use:

North: Oakes Road

East: McKenzie Tank Lines, Alder Flexspace Development, Manchac's Paving and Storage, and FPL Easement

West: Danielle Salvage Yard

Surrounding Zoning:

North: M-3 Hacienda Village (General Industrial District)

South: M-4 Hacienda Village (Limited Heavy Industrial District)

East: M-3 County (Intense Manufacturing and Industrial District), M-1 County (Limited Manufacturing and Industrial District), M-2 Hacienda Village (Medium Industrial District), and A-1 County (Agricultural Estate District

West: M-3 Hacienda Village (General Industrial District) and M-4 Hacienda Village and County (Limited Heavy Industrial District)

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: None

Summary of Significant Development Review Agency Comments

The Engineering Department recommended approval of the subject request. Staff received letters of no objection from all utilities except FPL and Southern Bell, which will record easements pending the right-of-way vacation by the Town.

Application Codes and Ordinances

Land Development Code Section 12-310(B)(1) requires that Town Council must review and approve vacations and abandonments by Ordinance.

Comprehensive Plan Considerations

Planning Area: This request is in Planning Area 6 which includes the lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 together with lands located north of the south Town limits. There are small commercial parcels along State Road 7 corridor. The majority of this planning area is industrially zoned and land used plan designated

Flexibility Zone: The proposed plat is in Flexibility Zone 58.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies: None

Staff Analysis

The applicant is requesting approval to vacate the remaining portion of the SW 46 Avenue road right-of-way south of Oakes Road. This right-of-way is not needed to provide access to adjoining properties, as they obtain access from State Road 7 to the east or SW 47 Avenue to the west. Road right-of-way will revert to adjacent property owners and will provide additional open space and/or paved areas. Staff has received the approval and authorization from all adjacent property owners to process this request.

The applicant and the adjacent property owners have found it difficult to maintain this right-of-way as this area has become a dumping ground for debris. Vacating this right-of-way eliminates any unwanted traffic and dumping of debris.

Findings of Fact

Section 12-310(A)(1)(a)&(b) requires that review of vacation of right-of-way requests be based upon whether or not the request adversely affects access to neighboring properties and whether it will be in conflict with the public interest. Based upon this code requirement, staff finds that this request does not adversely affect adjoining properties as access is provided from either State Road 7 or SW 47 Avenue, and will not be contrary to the public interest.

Staff Recommendation

Recommendation: Based upon the above and the findings of fact in the positive, staff recommends approval of application number VA 2-1-00.

Planning and Zoning Board Recommendation

The Planning and Zoning Board motion to recommend approval (5-0) May 24, 2000 meeting.

Exhibits

Ordinance (To be provided after Merits hearing), Planning Report, Justification Letter, Sketch and Description, Plats, Land Use Map, Subject Site Map, and Aerial.

Prepared By: _____

Reviewed By: _____

PILLAR
DEVELOPMENT
INC.

04/17/2000

NARRATIVE

The application is to Vacate that portion of SW 46th Street from Oaks Road south approximately 1,930 feet lying in the Town of Davie. This right-of-way is currently unimproved and virtually unused. However, the adjacent property owners have been doing some maintenance and if has become difficult to keep trespassers out of the area since it is currently a public right-of-way. All adjacent property owners have alternate legal and physical access. Written consent of the adjacent property owners to the vacation has been provided.

Design/Build • General Contracting • Construction Management
Consulting Engineers • Planners • Surveyors
5400 SOUTH UNIVERSITY DRIVE, SUITE 101 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6513 • FAX 954-620-0323

LAND DESCRIPTION:

ALL OF THAT LAND BEING A 30 FOOT WIDE STRIP AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8674, PAGE 765, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH

A 25.00 FOOT WIDE STRIP OF LAND FOR ROAD RIGHT-OF-WAY AS SHOWN ON PLAT OF "WEST DIXIE FARMS", AS RECORDED IN PLAT BOOK 24, AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE WEST 25.00 FEET OF TRACT 13 LESS THE SOUTH 689.82 FEET THEREOF OF "JOHN W. NEWMAN'S SURVEY" OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

TOGETHER WITH

ALL OF THAT LAND BEING A 25 FOOT WIDE STRIP AS DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6081, AT PAGE 237, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH

A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID 25 FOOT WIDE STRIP OF LAND PER OFFICIAL RECORDS BOOK 6081, AT PAGE 237, AND THE WEST LINE OF PARCEL "A" OF "I.D.F. PLAT", AS RECORDED IN PLAT BOOK 167, AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A" OF "I.D.F. PLAT", THENCE RUN ON AN ASSUMED BEARING OF DUE WEST FOR A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED 25 FOOT WIDE STRIP OF LAND, THENCE N00°13'00"W ALONG THE EAST LINE OF SAID 25 FOOT WIDE STRIP OF LAND FOR A DISTANCE OF 1210.35 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A" OF SAID "I.D.F. PLAT", THENCE S89°53'00"E ALONG SAID WESTERLY EXTENSION FOR A DISTANCE OF 30.15 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND WHOSE CENTER BEARS S89°07'00"W FOR 25.00 FEET, THENCE WESTERLY AND SOUTHERLY ALONG SAID 25.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 90°20'00" FOR AN ARC DISTANCE 39.42 FEET TO A POINT OF TANGENCY, THENCE S00°13'00"E ALONG THE WEST LINE OF SAID PARCEL "A" OF "I.D.F. PLAT" FOR A DISTANCE OF 1224.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" OF "I.D.F. PLAT" AND THE POINT OF BEGINNING

AND TOGETHER WITH

A PORTION OF A 20.00 FOOT ROADWAY EASEMENT PER OFFICIAL RECORD BOOK 5612, AT PAGE 279, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL "A" OF "I.D.F. PLAT", THENCE ON AN ASSUMED BEARING OF N00°13'00"W ALONG THE WEST LINE OF SAID PARCEL "A" OF "I.D.F. PLAT" FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED ROADWAY EASEMENT, THENCE DUE WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED 25 FOOT STRIP OF LAND PER OFFICIAL RECORD BOOK 6081, AT PAGE 237, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE N00°13'00"W ALONG SAID 25 FOOT STRIP OF LAND FOR A DISTANCE OF 20.00 FEET, THENCE DUE EAST FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE WEST LINE OF PARCEL "A" OF "I.D.F. PLAT", THENCE S00°13'00"E ALONG THE WEST LINE OF SAID PARCEL "A" OF "I.D.F. PLAT" FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 15,567 SQUARE FEET OR 0.357 ACRES, MORE OR LESS

LEGEND:

CONC.	DENOTES CONCRETE
C.B.S.	DENOTES CONC. BLOCK STRUCTURE
D.C.R.	DENOTES DADE COUNTY RECORDS
B.C.R.	DENOTES BROWARD COUNTY RECORDS
R	DENOTES RADIUS
Δ	DENOTES DELTA ANGLE
A	DENOTES ARC DISTANCE
℄	DENOTES CENTER LINE
ESMT	DENOTES EASEMENT
LB#	DENOTES LAND SURVEY BUSINESS
R/W	DENOTES RIGHT-OF-WAY
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING
ORB	DENOTES OFFICIAL RECORD BOOK
PG	DENOTES PAGE
TWP	DENOTES TOWNSHIP
RGE	DENOTES RANGE

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF DUE EAST ALONG THE SOUTH LINE OF PARCEL "A" OF "I.D.F. PLAT" (PB 167, PG 15, BCR)

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: JAY C. EVANS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4711

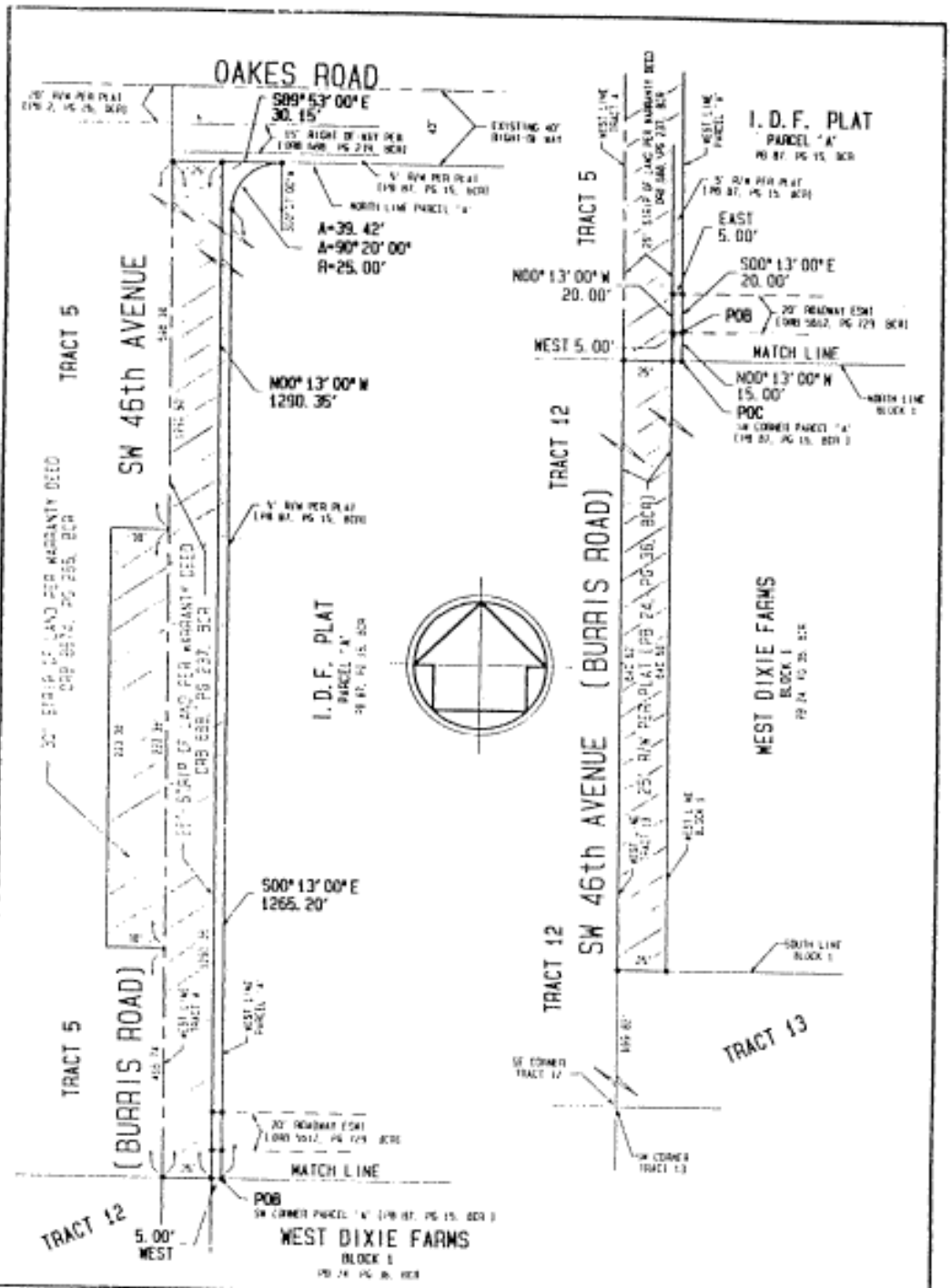
SKETCH OF DESCRIPTION

PREPARED FOR: U-PULL-IT

SW 46th AVENUE - (BURRIS ROAD)
SECTION 25, TWP 50 S, RGE 41 E
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

REVISIONS	
01-24-00 SKETCH OF DESCRIPTION	SCALE: 1"=60'
	DATE: 01-24-00
	JOB NO. 99070

PILLAR DEVELOPMENT, INC. LB 901
ENGINEERS, PLANNERS and SURVEYORS
5400 SOUTH UNIVERSITY DRIVE - SUITE 101
DAVIE, FLORIDA 33328
(954) 680-8533



SKETCH OF DESCRIPTION

PREPARED FOR: U-PULL-IT

SW 46th AVENUE - (BURRIS ROAD)
SECTION 25, TWP 50 S, RGE 41 E
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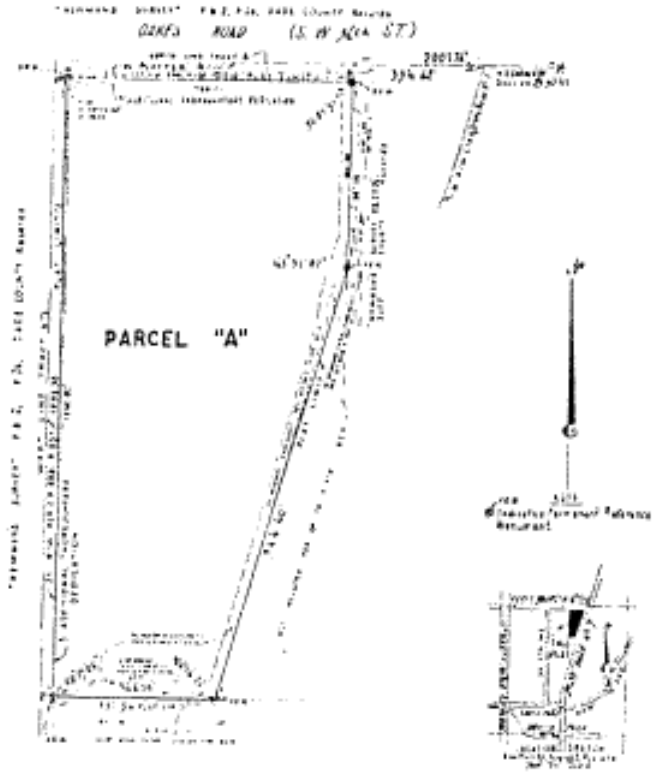
PILLAR DEVELOPMENT, INC.
ENGINEERS, PLANNERS and SURVEYORS
5400 SOUTH UNIVERSITY DRIVE - SUITE 101
DAVIE, FLORIDA 33328
(954) 680-6533

SHEET 2 OF 2



"I.D.F. PLAT"

SECTION 25, TOWNSHIP 50S., RANGE 41 E.

BROWARD COUNTY, FLORIDA

DESCRIPTION

TRACT 4, LESS HIGHWAY and Less the West 25 feet and the North 15 feet for County Road and Less that part described in Official Records Book 7, at Page 478, of the Public Records of Broward County, Florida, as recorded in PLAT of "NEWMAN'S SURVEY" of Section 25, Township 50 South, Range 41 East, as recorded in Plat Book 2, at Page 26, of the Public Records of DADE County, Florida.

DEDICATION

STATE OF FLORIDA
COUNTY OF [illegible] } ss KNOW ALL MEN BY THESE PRESENTS: That INDEPENDENT DAIRY FARMERS ASSOCIATION, Owner of the lands described and shown as included in this Plat, has caused said lands to be subdivided and platted as hereon shown, said Plat to be known as "I. D. F. PLAT."

IN WITNESS WHEREOF: We, hereby set our hands and affixed our seal in the City of [illegible] County of [illegible] State of Florida this [illegible] day of [illegible] 1973.

WITNESS [illegible] OFFICER [illegible] TITLE [illegible]
WITNESS [illegible] OFFICER [illegible] TITLE [illegible]

INDEPENDENT DAIRY FARMERS ASSOCIATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF [illegible] } ss I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, [illegible] and [illegible] respectively of INDEPENDENT DAIRY FARMERS ASSOCIATION, and they acknowledged before me, the execution of the foregoing Dedication as officers of said Association. WITNESS: My hand and official seal in the City of [illegible] in the County of [illegible] State of Florida this [illegible] day of [illegible] 1973.
My Commission Expires: [illegible] NOTARY PUBLIC STATE OF FLORIDA

DEDICATION BY MORTGAGE HOLDER

COLUMBIA BANK FOR COOPERATIVES, owner and holder of a Mortgage on this Property recorded in OR. BOOK ____, PAGE ____, Broward County Records, does hereby join in the Dedication shown hereon.

WITNESS ____ COLUMBIA BANK FOR COOPERATIVES
WITNESS ____

ACKNOWLEDGEMENT

STATE OF ____
COUNTY OF ____ } ss I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, [illegible] and [illegible] respectively of COLUMBIA BANK FOR COOPERATIVES, and they acknowledged before me the execution of the foregoing Dedication as officers of said Cooperative. WITNESS: My hand and official seal in the City of ____ County of ____, State of ____ this ____ day of ____, 1973.
My Commission Expires: ____ NOTARY PUBLIC ____

BROWARD COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

This Plat is hereby approved for Record by the Broward County Department of Community Development this ____ day of ____, 1973.
By ____ DIRECTOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this Plat with regard to Dedication of Rights of Way for Traffic Ways to Hereinabove described this 26 day of June, 1973.
By [illegible] this 26 day of [illegible] 1973.

BROWARD COUNTY DEPARTMENT OF TRANSPORTATION

This Plat was approved and accepted for Record this [illegible] day of [illegible] 1973.
By ____ John M. Garrison, Jr., Director, F.I.R.P.E. Reg. No. 2655
By ____ James V. Dannenberger, Jr., County Land Surveyor, Fla. S. Reg. No. 2421

BROWARD COUNTY DEPARTMENT OF FINANCE-DIVISION OF COMPTROLLER

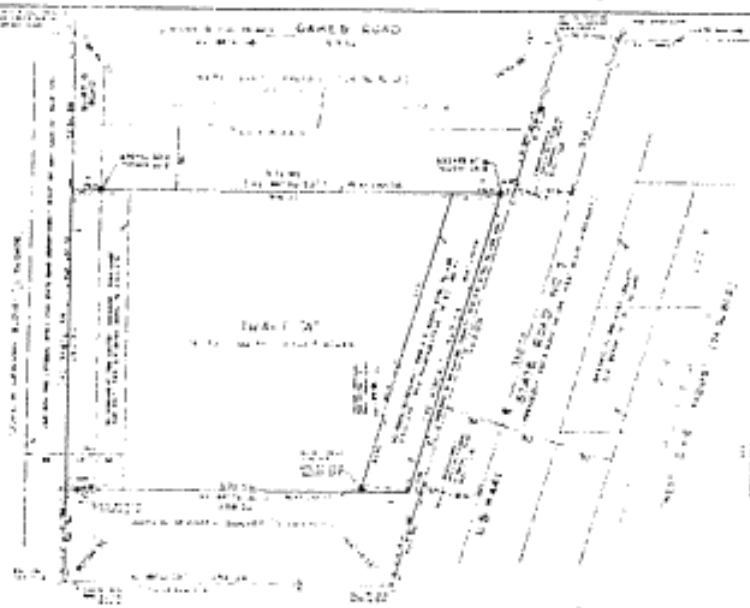
STATE OF FLORIDA } I HEREBY CERTIFY: That this Plat complies with the provisions of an Act to regulate, COUNTY OF BROWARD } for the Making and Filing for Record of Maps and Plats in the State of Florida, approved by the Governor, June 2, 1925, 1927. This Plat is accepted and approved by the Board of County Commissioners of Broward County, Florida, this ____ day of ____, 1973.
COUNTY ADMINISTRATOR By ____
This instrument filed for Record this ____ day of ____, 1973, in BOOK ____ of Plats, at PAGE ____, in RECORD VERIFIED:
COUNTY ADMINISTRATOR By ____

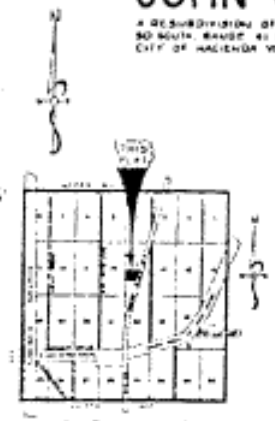
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD } ss I HEREBY CERTIFY: That the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my 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 were set in accordance with Section 177.091 of said Chapter 177, on this ____ day of ____, 1973.
[illegible] ENGINEERING CO.
This instrument prepared for Lauderdale, Florida, this ____ day of ____, 1973.
James B. McLaughlin, Registered Land Surveyor, No. 2021 State of Florida.
By ____

"JOHN C. SESSA PLAT"

A RESUBDIVISION OF A PORTION OF TRACT 13 IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF THE "JOHN H. NEWMAN SURVEY" (P.B. 6 PG. 1)
CITY OF HACIENDA VILLAGE BROWARD COUNTY, FLORIDA
SEPTEMBER, 1993





LOCATION MAP
SECTION 33, T 50 S, R 41 E.
(NOT TO SCALE)

GRAPHIC SCALE IN FEET (1" = 40')

STATE PLANE COORDINATE NOTE

SURVEYOR NOTES

DESCRIPTION

DEDICATION

MORTGAGE EQUIVALENT

SURVEYOR'S CERTIFICATE

BROWARD COUNTY PLANNING COUNCIL

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

BROWARD COUNTY ENGINEERING DIVISION

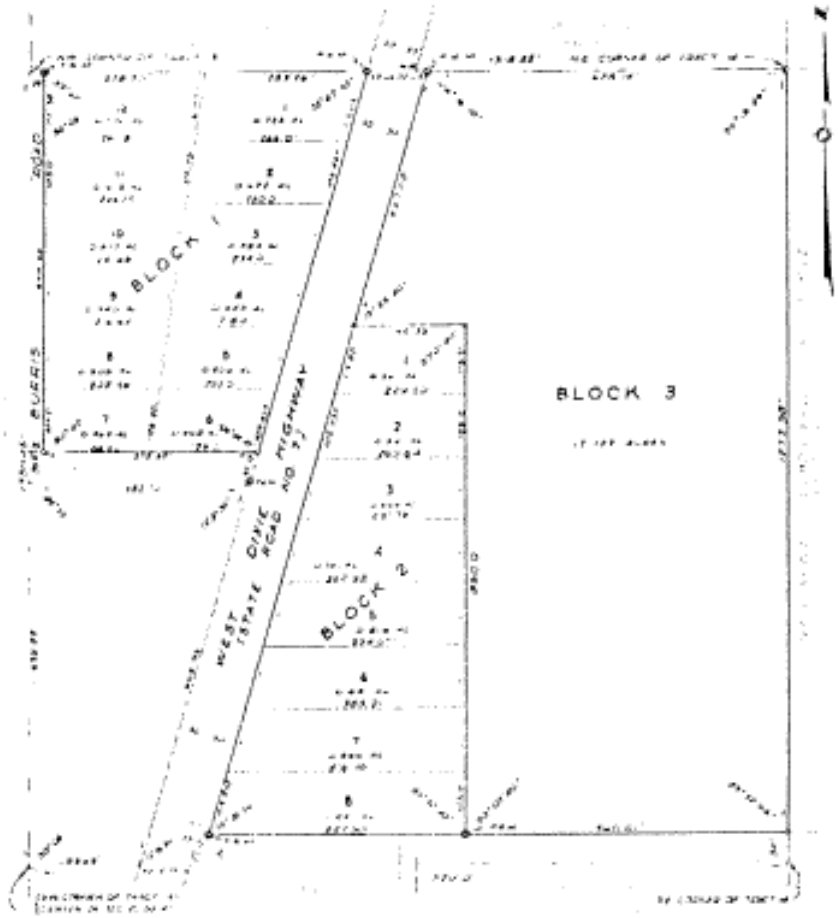
CENTRAL BROWARD DRAINAGE DISTRICT

CITY APPROVAL

DEDICATION BY MORTGAGE HOLDER

ACKNOWLEDGEMENT

PREPARED BY
R.P. LEGG & ASSOCIATES, INC.
LAND SURVEYORS
8150 PEMBROKE BOULEVARD
PEMBROKE PINES FLA. 33024



WEST DIXIE FARMS

A SUBDIVISION OF PART OF TRACTS 13 & 14 OF NEWMANS SUBDIVISION OF SECTION 25, TWP. 50 SOUTH, RANGE 41 EAST

AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS, DADE COUNTY, FLA.

BROWARD COUNTY, FLORIDA

JOHN O BRENDLE CIVIL ENGINEER & LAND SURVEYOR
STATE OF FLORIDA

SCALE 1" = 100' SCALE IN FEET JUNE 1968

—DESCRIPTION—

A subdivision of all that part of Tract 13 lying west of the West Dixie Highway (State Road No 7), except the south 50 feet thereof, Also all that part of tracts 3 & 14 lying east of the west Dixie Highway, (State Road No 7), except the south 50 feet thereof, Also including the 50 ft road right-of-way lying between said tracts 13 & 14, except the south 50 ft thereof all being in Newmans Subdivision of Section 25, TWP 50 South, Range 41 East, as recorded in Plat Book 2, at Page 26, Public Records of Dade County, Florida, private, lying and being in Broward County, Florida

—DEDICATION—

KNOW ALL MEN BY THESE PRESENTS: That Ernest Klatt and Violet M Klatt his wife and J S Powell and Dorothy J Powell, his wife, owners of the undersigned land, have caused to be made the attached plat of "WEST DIXIE FARMS", the same being a subdivision of part of tracts 13 & 14 of Newmans Subdivision of Section 25, TWP 50 South, Rge 41 East as exemplified above

The highway (State Road No 7) and Road as shown on the attached plat, is hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their successors or assigns, the reversion or reversions thereof whenever determined by law.

All that part of the public road right-of-way lying between Tracts 13 & 14, except the south 50 feet thereof of Section 25, TWP 50 South, Rge 41 East, as shown by the subplat of Newmans Subdivision is hereby cancelled, annulled, and vacated and the same is hereby made a part of this plat.

In witness whereof the said Ernest Klatt and Violet M Klatt his wife and J S Powell and Dorothy J Powell, his wife, have set their hands and seals at Fort Lauderdale, Broward County, Florida, this 2 day of July A.D. 1949

Witness [illegible] Ernest Klatt Seal
Witness [illegible] Violet M Klatt Seal
Witness [illegible] J S Powell Seal
Witness [illegible] Dorothy J Powell Seal

State Of Florida
County Of Broward } S S

I hereby certify that on this day personally appeared before me an officer duly authorized by law to administer oaths and take acknowledgements, Ernest Klatt and Violet M Klatt, his wife and J S Powell and Dorothy J Powell, his wife, known to me to be the persons described in and who did execute the foregoing instrument freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Ft Lauderdale, County of Broward, State of Florida this 2 day of July A.D. 1949

My Commission expires [illegible] Notary Public, State of Florida at Large

—ENGINEERS CERTIFICATE—

This is to certify that I, J. O. Brendle, a civil surveyor duly registered in the State of Florida, have surveyed the property as described above, as shown on the attached plat, and have set permanent reference monuments (P.R.M.) as shown, and that the said survey and plat is correct to the best of my knowledge and belief.

John O. Brendle
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR No 368
STATE OF FLORIDA

Approved by County Engineer [illegible]

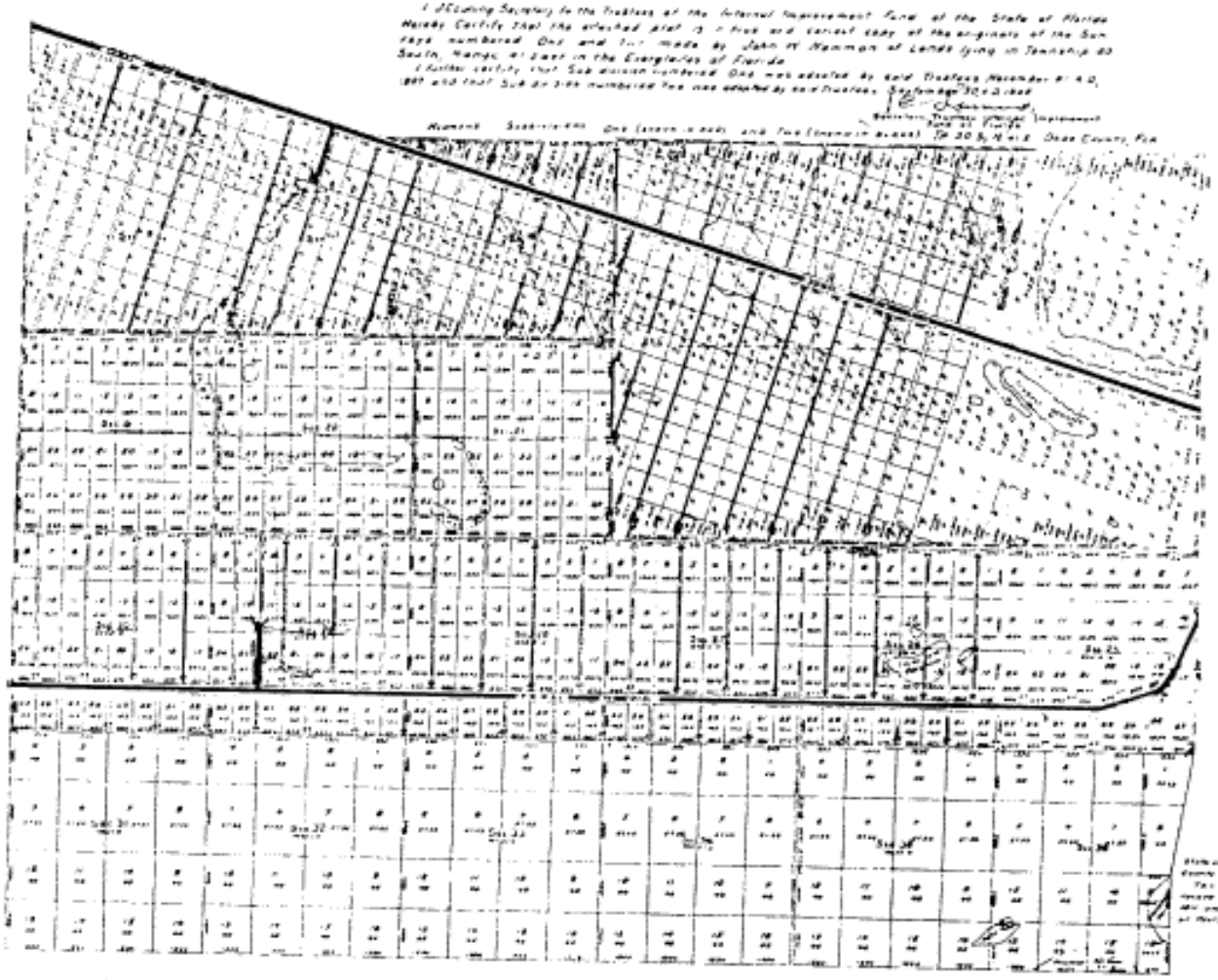
State of Florida
County Of Broward } S S This instrument was filed for record this [illegible] day of [illegible] A.D. and was duly recorded in Plat Book [illegible] of Page [illegible] of Public Records

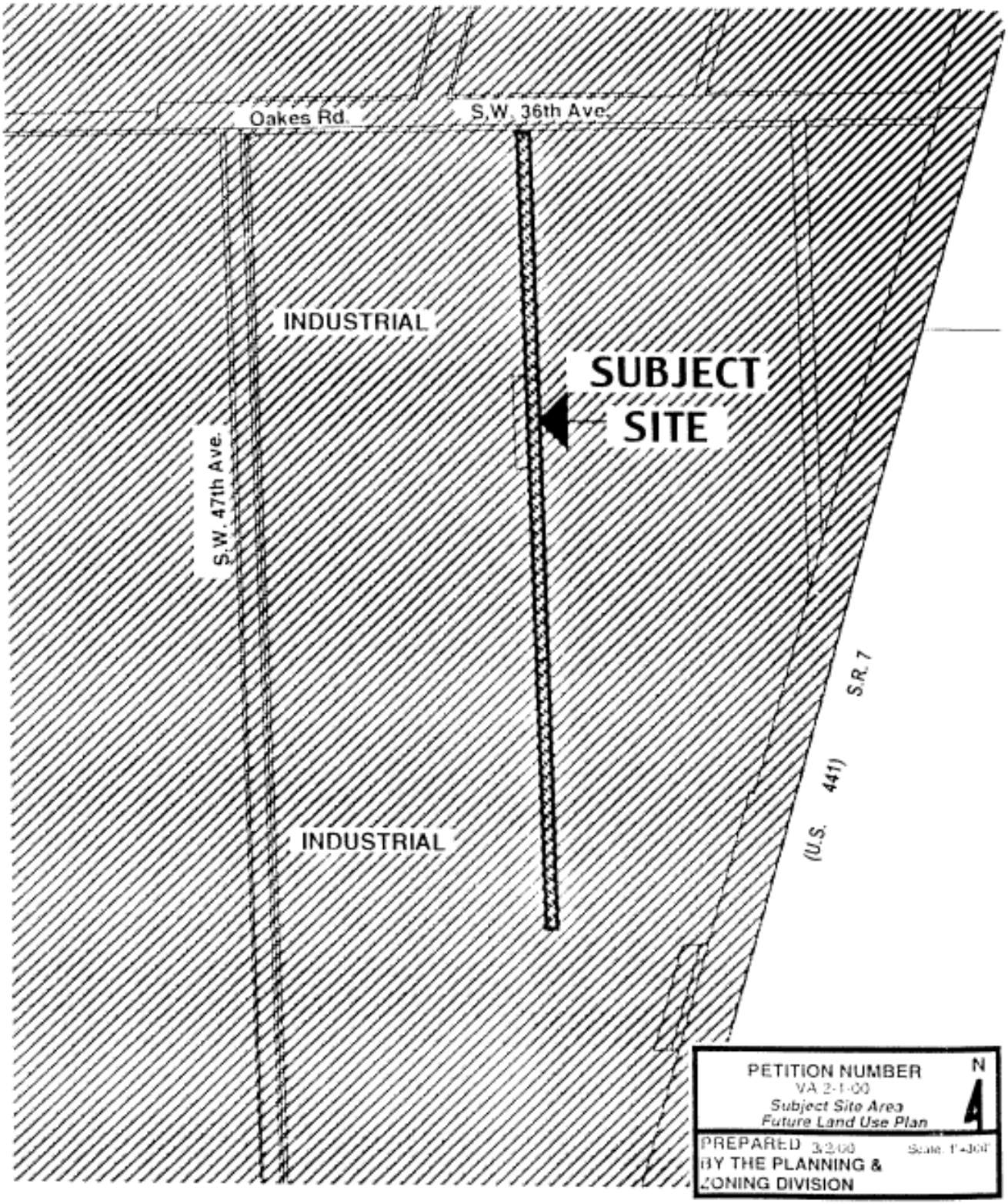
[illegible] Clerk of Circuit Court
Broward County, Florida
By [illegible]

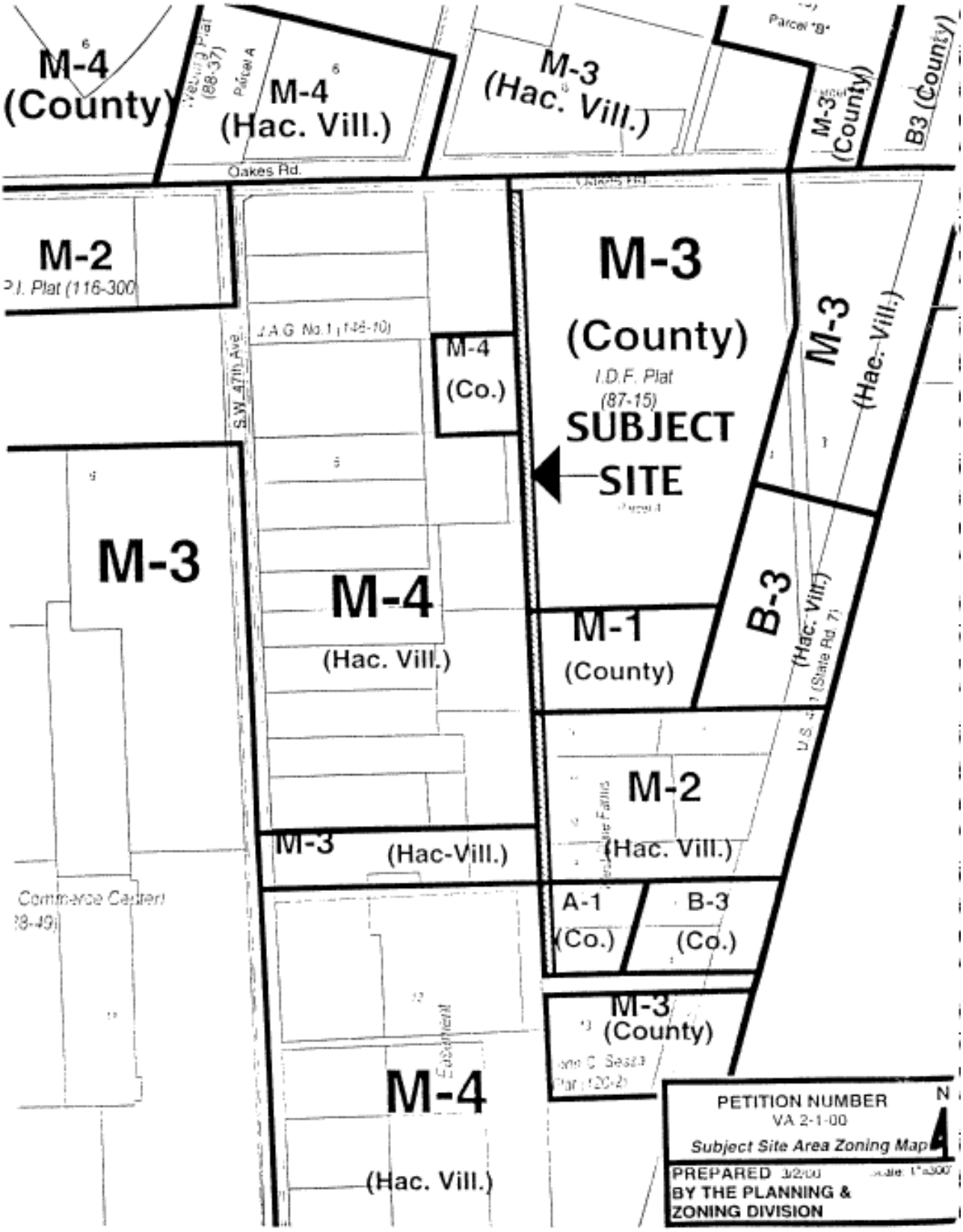
State of Florida
County Of Broward } S S I hereby certify that the measurements comprise with the requirements of an act relative to the platting and filing of maps and plats in the State of Florida as approved by the Governor on the 11th day of June 1925.

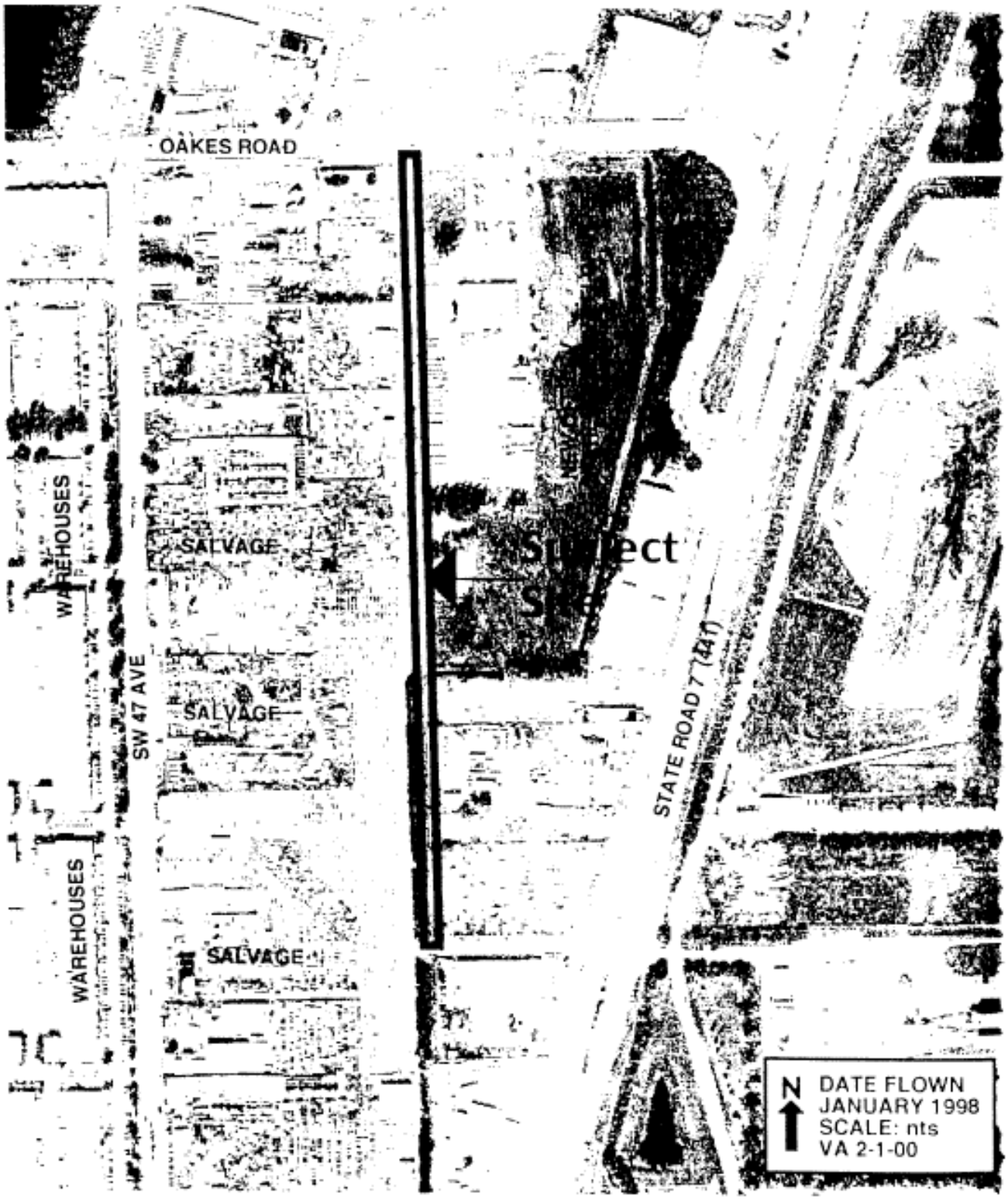
Attest [illegible]
[illegible] Clerk of Circuit Court

DATE 2-26




Oakes Rd.
S.W. 36th Ave.
INDUSTRIAL
SUBJECT
SITE
S.W. 47th Ave.
S.R. 7
(U.S. 441)
INDUSTRIAL
PETITION NUMBER
VA 2-1-00
Subject Site Area
Future Land Use Plan
N
PREPARED 3/2/00
BY THE PLANNING &
ZONING DIVISION


M-4
(County)
M-4
(Hac. Vill.)
M-3
(Hac. Vill.)
Parcel "B"
M-3
(County)
B3 (County)
Oakes Rd.
M-2
P.I. Plat (116-300)
J.A.G. No.1 (146-10)
S.W. 47th Ave.
M-4
(Co.)
M-3
(County)
I.D.F. Plat
(87-15)
SUBJECT
SITE
M-3
(Hac. Vill.)
M-3
M-4
(Hac. Vill.)
M-1
(County)
B-3
(Hac. Vill.)
U.S. 441 (State Rd. 7)
M-2
(Hac. Vill.)
M-3
(Hac-Vill.)
Commerce Center
(88-49)
A-1
(Co.)
B-3
(Co.)
M-3
(County)
Easement
M-4
(Hac. Vill.)
PETITION NUMBER
VA 2-1-00
Subject Site Area Zoning Map
N
PREPARED 3/2/00
BY THE PLANNING &
ZONING DIVISION


OAKES ROAD
WAREHOUSES
SALVAGE
SW 47 AVE
SALVAGE
WAREHOUSES
SALVAGE
STATE ROAD 7 (441)
N
DATE FLOWN
JANUARY 1998
SCALE: nts
VA 2-1-00