

**CORRECTED  
ORDINANCE  
2004-002**

# BECKER & POLIAKOFF, P.A.

3111 Stirling Road  
Ft. Lauderdale, Florida 33312-6525  
Phone: (954) 987-7550 Fax: (954) 985-4176  
US Toll Free: 800-432-7712

Mailing Address:  
P.O. Box 9057  
Ft. Lauderdale, Florida 33310-9057

## Florida Offices

Administrative Office  
3111 Stirling Road  
Ft. Lauderdale, FL 33312  
(800) 432-7712  
bp@becker-poliakoff.com

Boca Raton

Ft. Myers

Ft. Walton Beach

Hollywood

Largo

Melbourne\*

Miami

Naples

Orlando

Port Charlotte\*

Sarasota

Tallahassee

Tampa

West Palm Beach

\* available for consultation  
by appointment only

## International and Affiliated Offices


New York, New York

Prague,  
Czech Republic

Frankfurt, Germany

Beijing,  
People's Republic  
of China

Tel Aviv,  
Israel

 **CONSULEGIS** EEIG  
Member of Consulegis,  
an International Association  
of Law Firms.

NETWORK OF LEADING LAW FIRMS



"A Global Alliance of Law Firms Dedicated to Excellence"

Reply To:  
Carol Capri Kalliche, Esq.  
Direct dial: (954) 985-4104  
facsimile: (954) 985-4170  
ckalliche@becker-poliakoff.com

January 25, 2006

## VIA U.S. MAIL

Ms. Susan Owens  
Town Clerk  
Town of Southwest Ranches  
6589 S. W. 160 Avenue  
Southwest Ranches, FL 33331

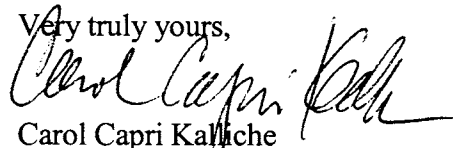
Re: Corrected Ordinance No. 2004-02  
Vacation of Southwest 196<sup>th</sup> Avenue from Stirling Road to Griffin  
Road

Dear Susan:

Enclosed herein for your records please find the original recorded above referenced Corrected Ordinance, which contains the correct legal description for the area of 196<sup>th</sup> Avenue which was vacated between Stirling and Griffin Roads. The Corrected Ordinance was recorded on January 23, 2006 in Official Records Book 41323, Page 1934, Public Records of Broward County, Florida.

Should you have any questions regarding this matter, please do not hesitate to call my office.

Very truly yours,

  
Carol Capri Kalliche  
For the Firm

CCK/th  
Enclosures

cc: Gary A. Poliakoff, J.D.  
Mr. John Canada, Town Administrator  
957064\_1.DOC

(with enclosures)  
(without enclosures)

INSTR # 105718655  
OR BK 41323 Pages 1934 - 1948  
RECORDED 01/23/06 15:34:11  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 3110  
#1, 15 Pages

**CORRECTED  
ORDINANCE NO. 2004-02  
OF THE TOWN OF SOUTHWEST RANCHES,  
A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA**

**THE ATTACHED CORRECTED ORDINANCE CORRECTS  
THE ERRONEOUS LEGAL DESCRIPTION SET FORTH IN  
UNRECORDED ORDINANCE 2004-02**

**CORRECTED  
ORDINANCE NO. 2004-02**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING THE UNIMPROVED PORTION OF S.W. 196<sup>th</sup> AVENUE BETWEEN STIRLING AND GRIFFIN ROADS, AS MORE PARTICULARLY DESCRIBED BELOW; AUTHORIZING THE PREPARATION AND EXECUTION OF THE EFFECTING DOCUMENTS; PROVIDING INSTRUCTIONS TO THE TOWN CLERK; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town is the legal owner of S.W. 196<sup>th</sup> Avenue, an unimproved, but dedicated, local road within the Town of Southwest Ranches; and

**WHEREAS**, the portion of S.W. 196<sup>th</sup> Avenue between Stirling and Griffin Roads, is legally described as:

**DESCRIPTION: (Right-of Way to be Vacated)**

Portions of Southwest 196<sup>th</sup> Avenue shown as dedicated right-of-way on "GREEN GLADES SOUTH", according to the Plat thereof as recorded in Plat Book 94, Page 46 of the Public Records of Broward County, Florida, together with portion of said 196<sup>th</sup> Avenue shown as dedicated right-of-way on "GREEN GLADES", according to the Plat thereof as recorded in Plat Book 81, Page 33 of the Public Records of Broward County, Florida; together with portions of the 10 foot road right-of-way in sections 26 and 35, Township 50 South, Range 39 East of "EVERGLADES LAND COMPANY'S SUBDIVISION", as recorded in Plat Book 2, Page 1 of the Public Records of Dade County, Florida; together with portions of the 10 foot road right-of way in Sections 25 and 36, Township 50 South, Range 39 East of "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36, AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST", as recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida; together with a portion of Tract 57 in said Section 25, described in Official Records Book 7943, Page 883, Broward County Records; together with a portion of Tract 9 in said Section 36 of said Plat; and also together with a portion of the road right-of-way for said S.W. 196<sup>th</sup> Avenue as described in Official Records Book

7051, Page 430, Broward County Records, said portions being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 35; thence along the South line of said Section 35 on a Grid North bearing of South 89°52'20" West (basis of bearings is along said South line) 90.07 feet; thence North 00°07'40" West 55.00 feet to POINT OF BEGINNING NUMBER 1; thence along the Southeast boundary of Block 2 of said "GREEN GLADES SOUTH", North 44°50'59" East 49.52 feet; thence along the East boundary of said Block 2, North 00°10'23" West 1181.39 feet; thence along the Northeast boundary of said Block 2, North 45°08'59" West 35.34 feet to reference Point "A"; thence on an Easterly prolongation of the North boundary of said Block 2, North 89°52'24" East 79.96 feet; thence along a Westerly prolongation of the North boundary of Block 3 of said "GREEN GLADES SOUTH", North 89°53'23" East 80.05 feet; thence along the Northwest boundary of said Block 3, South 44°51'30" West 35.37 feet; thence along the West boundary of said Block 3 South 00°10'23 East 1181.39 feet; thence along the Southwest boundary of said Block 3, South 45°08'53" East 49.48 feet; thence parallel with and 55.00 feet North of the South line of said Section 36, South 89°52'37" West 89.92 feet; thence parallel with and 55.00 feet North of the South line of said Section 35, South 89°52'20" West 90.07 feet to POINT OF BEGINNING NUMBER 1;

together with the following:

COMMENCE at the aforesaid Reference Point 'A'; thence North 00°13'10" West 50.00 feet to POINT OF BEGINNING NUMBER 2; thence along the Southeast boundary of Block 6 of said "GREEN GLADES SOUTH", North 44°51'01" East 35.37 feet; thence along the East boundary of said Block 6, North 00°10'23" West 1196.41 feet; thence along the Northeast boundary of said Block 6, North 45°08'57" West 49.48 feet to Reference Point 'B'; thence parallel with and 40.00 feet South of the North line of the Southeast one-quarter (SE 1/4) of said Section 35, North 89°52'28" East 89.93 feet; thence parallel with and 40.00 feet South of the North line of the Southwest one-quarter (SW 1/4) of said Section 36, North 89°54'08" East 90.09 feet, thence along the Northwest boundary of Block 7 of said "GREEN GLADES SOUTH" South 44°51'52" West 49.53 feet; thence along the West boundary of said Block 7, South 00°10'23" East 1196.37 feet; thence along the Southwest boundary of said Block 7, South 45°08'30" East 35.34 feet; thence along a Westerly prolongation of the South line of said Block 7, South 89°53'23" West 79.95 feet; thence along an Easterly prolongation

of the South line of said Block 6, South 89°52'24" West 80.04 feet to Point of Beginning Number 2;

together with the following:

COMMENCE at the aforesaid Reference Point 'B'; thence North 06°55'03" East 80.61 feet to POINT OF BEGINNING NUMBER 3, said point lying on the arc of a 25.00 foot radius curve concave to the Northwest whose radius point bears North 00°07'32" West; thence Northeasterly along said curve through a central angle of 90°02'51" an arc distance of 39.29 feet to a point of tangency; thence along the East boundary of Block 2 of said "GREEN GLADES", North 00°10'23" West 1670.00 feet to a point of curvature of a 25.00 foot radius curve concave to the Southwest; thence Northwesterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along a tangent from the last described curve, North 89°52'28" East 24.98 feet; thence parallel with and 55.00 feet West of the East line of said Section 35, North 00°10'23" West 50.00 feet; thence along a tangent to the next described curve, South 89°52'28" West 25.02 feet to a point of cusp of a 25.00 foot radius curve concave to the Northwest; thence Northeasterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along the East boundary of said Block 4, North 00°10'23" West 807.17 feet to an angle point in said boundary; thence continue along said East boundary, North 01°19'21" West 872.77 feet to a line parallel with and 120.00 feet South of the South right-of-way line of the South New River Canal (280 foot right-of-way); thence along said parallel line, North 88°13'37" East 65.00 feet; thence parallel with and 10.00 feet East of the West line of the Southwest one-quarter (SW 1/4) of said Section 25, South 01°19'21" East 209.15 feet to the North line of said Tract 57; thence along said North line, North 89°58'42" East 45.01 feet; thence parallel with and 55.00 feet East of the West line of said Southwest one-quarter (SW 1/4), South 01°19'21" East 166.21 feet to the South line of the North one-half (N1/2) of the North one-half (N1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of said Section 25; thence along said South line, South 89°57'56" West 45.01 feet; thence parallel with and 10.00 feet East of the West line of the Southwest one-quarter (SW 1/4) of said Section 25, South 01°19'21" East 498.56 feet to the South line of the Southwest one-quarter (SW 1/4) of said Section 25; thence along the South line, South 89°15'08" West 10.00 feet to the Southwest corner of said Section 25; thence along the West line of the Northwest one-quarter (NW 1/4) of said Section 36, South 00°10'23" East 170.17 feet to the

Westerly prolongation of the South line of Tract A of "MACMURDO ESTATES", according to the Plat thereof as recorded in Plat Book 160, Page 31 of the Public Records of Broward County, Florida; thence along said prolongation, North 89°55'32" East 10.00 feet to the Southwest corner of said Tract A; thence parallel with and 10.00 feet East of the West line of said Section 36, South 00°10'23" East 490.52 feet to the North line of said Tract 9; thence along said North line, North 89°55'15" East 45.00 feet; thence parallel with and 55.00 feet East of the West line of the Northwest one-quarter (NW 1/4) of said Section 36, South 00°10'23" East 165.17 feet to the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 36; thence along said South line, South 89°55'10" West 45.00 feet; thence parallel with and 10.00 feet East of the West line of the Northwest one-quarter (NW 1/4) of said Section, South 00°10'23" East 1776.92 feet; thence parallel with and 40.00 feet North of the South line of the Northwest one-quarter (NW 1/4) of said Section 36, South 89°54'08" West 9.96 feet; thence parallel with and 40.00 feet North of the South line of the Northeast one-quarter (NE 1/4) of said Section 35, South 89°52'28" West 80.06 feet to POINT OF BEGINNING NUMBER 3.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida.

fails to serves a public purpose; and

**WHEREAS**, in September 1996, Broward County removed the Property from the Trafficways Plan and in September 1998, Arvida released all portions of the Property that it had reserved for public roads; and

**WHEREAS**, to insure the health, safety and welfare of the Town's residents residing within the area, the Country Estates Homeowner's Association has petitioned the Town for this vacation;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1:** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Town Council. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2:** It is hereby determined that the Property is no longer useful or needed as a right-of-way, and it is in the public interest that the Property be abandoned, vacated and closed as a right-of-way, and as a public property and that it be released from any and every public right, use, title and interest, except as hereinafter provided. The Property is hereby vacated, closed and abandoned as a right-of-way, and the Property is hereby released and discharged of any and every public right, use, title and interest of the Town of Southwest Ranches, for right-of-way purposes and that the Property shall revert to the adjoining and abutting owners who have reversionary interest, except and subject to any easements of record, over, under and across the Property.

**Section 3:** The Town Council and the Town of Southwest Ranches, Florida, hereby authorizes the vacation of the portion of S.W. 196<sup>th</sup> Avenue as legally described as follows and as further described in the sketch attached hereto and marked as Exhibit "A":

**DESCRIPTION: (Right-of Way to be Vacated)**

Portions of Southwest 196<sup>th</sup> Avenue shown as dedicated right-of-way on "GREEN GLADES SOUTH", according to the Plat thereof as recorded in Plat Book 94, Page 46 of the Public Records of Broward County, Florida, together with portion of said 196<sup>th</sup> Avenue shown as dedicated right-of-way on "GREEN GLADES", according to the Plat thereof as recorded in Plat Book 81, Page 33 of the Public Records of Broward County, Florida; together with portions of the 10 foot road right-of-way in sections 26 and 35, Township 50 South, Range 39 East of "EVERGLADES LAND COMPANY'S SUBDIVISION", as recorded in Plat Book 2, Page 1 of the Public Records of Dade County, Florida; together with portions of the 10 foot road right-of way in Sections 25 and 36, Township 50 South, Range 39 East of "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36, AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST", as recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida; together with a portion of Tract 57 in said Section 25, described in Official Records Book 7943, Page 883, Broward County Records; together with a portion of Tract 9 in said Section 36 of said Plat; and also together with a portion of the road right-of-way for said S.W. 196<sup>th</sup> Avenue as described in Official Records Book 7051, Page 430, Broward County Records, said portions being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 35; thence along the South line of said Section 35 on a Grid North bearing of South 89°52'20" West (basis of bearings is along said South line)



90.07 feet; thence North 00°07'40" West 55.00 feet to POINT OF BEGINNING NUMBER 1; thence along the Southeast boundary of Block 2 of said "GREEN GLADES SOUTH", North 44°50'59" East 49.52 feet; thence along the East boundary of said Block 2, North 00°10'23" West 1181.39 feet; thence along the Northeast boundary of said Block 2, North 45°08'59" West 35.34 feet to reference Point "A"; thence on an Easterly prolongation of the North boundary of said Block 2, North 89°52'24" East 79.96 feet; thence along a Westerly prolongation of the North boundary of Block 3 of said "GREEN GLADES SOUTH", North 89°53'23" East 80.05 feet; thence along the Northwest boundary of said Block 3, South 44°51'30" West 35.37 feet; thence along the West boundary of said Block 3 South 00°10'23" East 1181.39 feet; thence along the Southwest boundary of said Block 3, South 45°08'53" East 49.48 feet; thence parallel with and 55.00 feet North of the South line of said Section 36, South 89°52'37" West 89.92 feet; thence parallel with and 55.00 feet North of the South line of said Section 35, South 89°52'20" West 90.07 feet to POINT OF BEGINNING NUMBER 1;

together with the following:

COMMENCE at the aforesaid Reference Point 'A'; thence North 00°13'10" West 50.00 feet to POINT OF BEGINNING NUMBER 2; thence along the Southeast boundary of Block 6 of said "GREEN GLADES SOUTH", North 44°51'01" East 35.37 feet; thence along the East boundary of said Block 6, North 00°10'23" West 1196.41 feet; thence along the Northeast boundary of said Block 6, North 45°08'57" West 49.48 feet to Reference Point 'B'; thence parallel with and 40.00 feet South of the North line of the Southeast one-quarter (SE 1/4) of said Section 35, North 89°52'28" East 89.93 feet; thence parallel with and 40.00 feet South of the North line of the Southwest one-quarter (SW 1/4) of said Section 36, North 89°54'08" East 90.09 feet, thence along the Northwest boundary of Block 7 of said "GREEN GLADES SOUTH" South 44°51'52" West 49.53 feet; thence along the West boundary of said Block 7, South 00°10'23" East 1196.37 feet; thence along the Southwest boundary of said Block 7, South 45°08'30" East 35.34 feet; thence along a Westerly prolongation of the South line of said Block 7, South 89°53'23" West 79.95 feet; thence along an Easterly prolongation of the South line of said Block 6, South 89°52'24" West 80.04 feet to Point of Beginning Number 2;

together with the following:

COMMENCE at the aforesaid Reference Point 'B'; thence North 06°55'03" East 80.61 feet to POINT OF BEGINNING NUMBER 3,

said point lying on the arc of a 25.00 foot radius curve concave to the Northwest whose radius point bears North 00°07'32" West; thence Northeasterly along said curve through a central angle of 90°02'51" an arc distance of 39.29 feet to a point of tangency; thence along the East boundary of Block 2 of said "GREEN GLADES", North 00°10'23" West 1670.00 feet to a point of curvature of a 25.00 foot radius curve concave to the Southwest; thence Northwesterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along a tangent from the last described curve, North 89°52'28" East 24.98 feet; thence parallel with and 55.00 feet West of the East line of said Section 35, North 00°10'23" West 50.00 feet; thence along a tangent to the next described curve, South 89°52'28" West 25.02 feet to a point of cusp of a 25.00 foot radius curve concave to the Northwest; thence Northeasterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along the East boundary of said Block 4, North 00°10'23" West 807.17 feet to an angle point in said boundary; thence continue along said East boundary, North 01°19'21" West 872.77 feet to a line parallel with and 120.00 feet South of the South right-of-way line of the South New River Canal (280 foot right-of-way); thence along said parallel line, North 88°13'37" East 65.00 feet; thence parallel with and 10.00 feet East of the West line of the Southwest one-quarter (SW 1/4) of said Section 25, South 01°19'21" East 209.15 feet to the North line of said Tract 57; thence along said North line, North 89°58'42" East 45.01 feet; thence parallel with and 55.00 feet East of the West line of said Southwest one-quarter (SW 1/4), South 01°19'21" East 166.21 feet to the South line of the North one-half (N1/2) of the North one-half (N1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of said Section 25; thence along said South line, South 89°57'56" West 45.01 feet; thence parallel with and 10.00 feet East of the West line of the Southwest one-quarter (SW 1/4) of said Section 25, South 01°19'21" East 498.56 feet to the South line of the Southwest one-quarter (SW 1/4) of said Section 25; thence along the South line, South 89°15'08" West 10.00 feet to the Southwest corner of said Section 25; thence along the West line of the Northwest one-quarter (NW 1/4) of said Section 36, South 00°10'23" East 170.17 feet to the Westerly prolongation of the South line of Tract A of "MACMURDO ESTATES", according to the Plat thereof as recorded in Plat Book 160, Page 31 of the Public Records of Broward County, Florida; thence along said prolongation, North 89°55'32" East 10.00 feet to the Southwest corner of said Tract A; thence parallel with and 10.00 feet East of the West line of said Section 36, South 00°10'23"

East 490.52 feet to the North line of said Tract 9; thence along said North line, North 89°55'15" East 45.00 feet; thence parallel with and 55.00 feet East of the West line of the Northwest one-quarter (NW 1/4) of said Section 36, South 00°10'23" East 165.17 feet to the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 36; thence along said South line, South 89°55'10" West 45.00 feet; thence parallel with and 10.00 feet East of the West line of the Northwest one-quarter (NW 1/4) of said Section, South 00°10'23" East 1776.92 feet; thence parallel with and 40.00 feet North of the South line of the Northwest one-quarter (NW 1/4) of said Section 36, South 89°54'08" West 9.96 feet; thence parallel with and 40.00 feet North of the South line of the Northeast one-quarter (NE 1/4) of said Section 35, South 89°52'28" West 80.06 feet to POINT OF BEGINNING NUMBER 3.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida.

**Section 4.** The Town Attorney is hereby authorized to prepare any and all documents necessary to effectuate the intent of this Ordinance and the appropriate Town officials are hereby authorized to execute said documents.

**Section 5.** The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida.

**Section 6. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 7. Severability.** If any word, phrase, clause, sentence or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 8. Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** on the 13<sup>th</sup> day of November 2003.

**PASSED AND ADOPTED ON SECOND READING** on the 11<sup>th</sup> day of December 2003.

Mecca Fink  
Mecca Fink, Mayor

Attest:

Susan A. Owens  
Susan Owens, Town Clerk

Approved as to Form and Correctness:

Gary A. Poliakoff  
Gary A. Poliakoff, J.D., Town Attorney

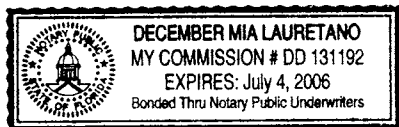
My Commission Expires:

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of JANUARY, 2006, by Mayor Mecca Fink, who is personally known to me to be the Mayor of the Town of Southwest Ranches, and acknowledged before me that the forgoing instrument has been executed on behalf of the Town of Southwest Ranches, as its true act and deed, and that the Mayor was duly authorized to do so.

December M. Lauretano  
Notary Public

My Commission Expires:



**DESCRIPTION: (Right-of-Way to be Vacated)**

Portions of Southwest 196th Avenue shown as dedicated right-of-way on "GREEN GLADES SOUTH", according to the Plat thereof as recorded in Plat Book 94, Page 46 of the Public Records of Broward County, Florida, together with portion of said 196th Avenue shown as dedicated right-of-way on "GREEN GLADES", according to the Plat thereof as recorded in Plat Book 81, Page 33 of the Public Records of Broward County, Florida; together with portions of the 10 foot road right-of-way in Sections 26 and 35, Township 50 South, Range 39 East of 'EVERGLADES LAND COMPANY'S SUBDIVISION', as recorded in Plat Book 2, Page 1 of the Public Records of Dade County, Florida; together with portions of the 10 foot road right-of-way in Sections 25 and 36, Township 50 South, Range 39 East of "THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36, AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST", as recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida; together with a portion of Tract 57 in said Section 25, described in Official Records Book 7943, Page 883, Broward County Records; together with a portion of Tract 9 in said Section 36 of said Plat; and also together with a portion of the road right-of-way for said S.W. 196th Avenue as described in Official Records Book 7051, Page 430, Broward County Records, said portions being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 35; thence along the South line of said Section 35 on a Grid North bearing of South 89°52'20" West (basis of bearings is along said South line) 90.07 feet; thence North 00°07'40" West 55.00 feet to POINT OF BEGINNING NUMBER 1; thence along the Southeast boundary of Block 2 of said "GREEN GLADES SOUTH", North 44°50'59" East 49.52 feet; thence along the East boundary of said Block 2, North 00°10'23" West 1181.39 feet; thence along the Northeast boundary of said Block 2, North 45°08'59" West 35.34 feet to Reference Point 'A'; thence on an Easterly prolongation of the North boundary of said Block 2, North 89°52'24" East 79.96 feet; thence along a Westerly prolongation of the North boundary of Block 3 of said "GREEN GLADES SOUTH", North 89°53'23" East 80.05 feet; thence along the Northwest boundary of said Block 3, South 44°51'30" West 35.37 feet; thence along the West boundary of said Block 3, South 00°10'23" East 1181.39 feet; thence along the Southwest boundary of said Block 3, South 45°08'53" East 49.48 feet; thence parallel with and 55.00 feet North of the South line of said Section 36, South 89°52'37" West 89.92 feet; thence parallel with and 55.00 feet North of the South line of said Section 35, South 89°52'20" West 90.07 feet to POINT OF BEGINNING NUMBER 1;

together with the following:

COMMENCE at the aforesaid Reference Point 'A'; thence North 00°13'10" West 50.00 feet to POINT OF BEGINNING NUMBER 2; thence along the Southeast boundary of Block 6 of said "GREEN GLADES SOUTH", North 44°51'01" East 35.37 feet; thence along the East boundary of said Block 6, North 00°10'23" West 1196.41 feet; thence along the Northeast boundary of said Block 6, North 45°08'57" West 49.48 feet to Reference Point 'B'; thence parallel with and 40.00 feet South of the North line of the Southeast one-quarter (SE ¼) of said Section 35, North 89°52'28" East 89.93 feet; thence parallel with and 40.00 feet South of the North line of the Southwest one-quarter (SW ¼) of said Section 36, North 89°54'08" East 90.09 feet; thence along the Northwest boundary of Block 7 of said "GREEN GLADES SOUTH", South 44°51'52" West 49.53 feet; thence along the West boundary of said Block 7, South 00°10'23" East 1196.37 feet; thence along the Southwest boundary of said Block 7, South 45°08'30" East 35.34 feet; thence along a Westerly prolongation of the South line of said Block 7, South 89°53'23" West 79.95 feet; thence along an Easterly prolongation of the South line of said Block 6, South 89°52'24" West 80.04 feet to Point of Beginning Number 2;

Description continued on sheet 2:

**SKETCH OF DESCRIPTION**

THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

**TOWN OF SOUTHWEST RANCHES**

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81C17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 3RD DAY OF OCTOBER, 2005 A.D.

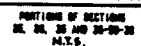
Description continued from Sheet 1:  
Together with the following:

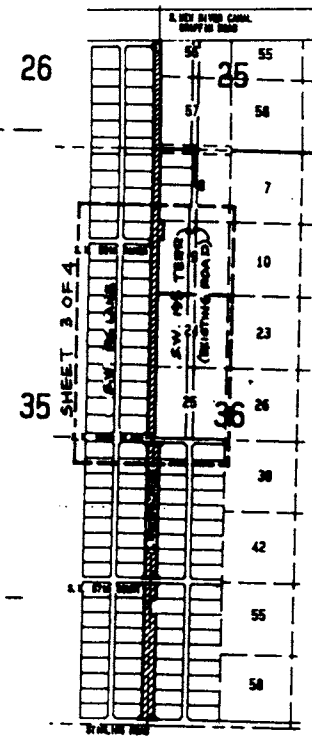
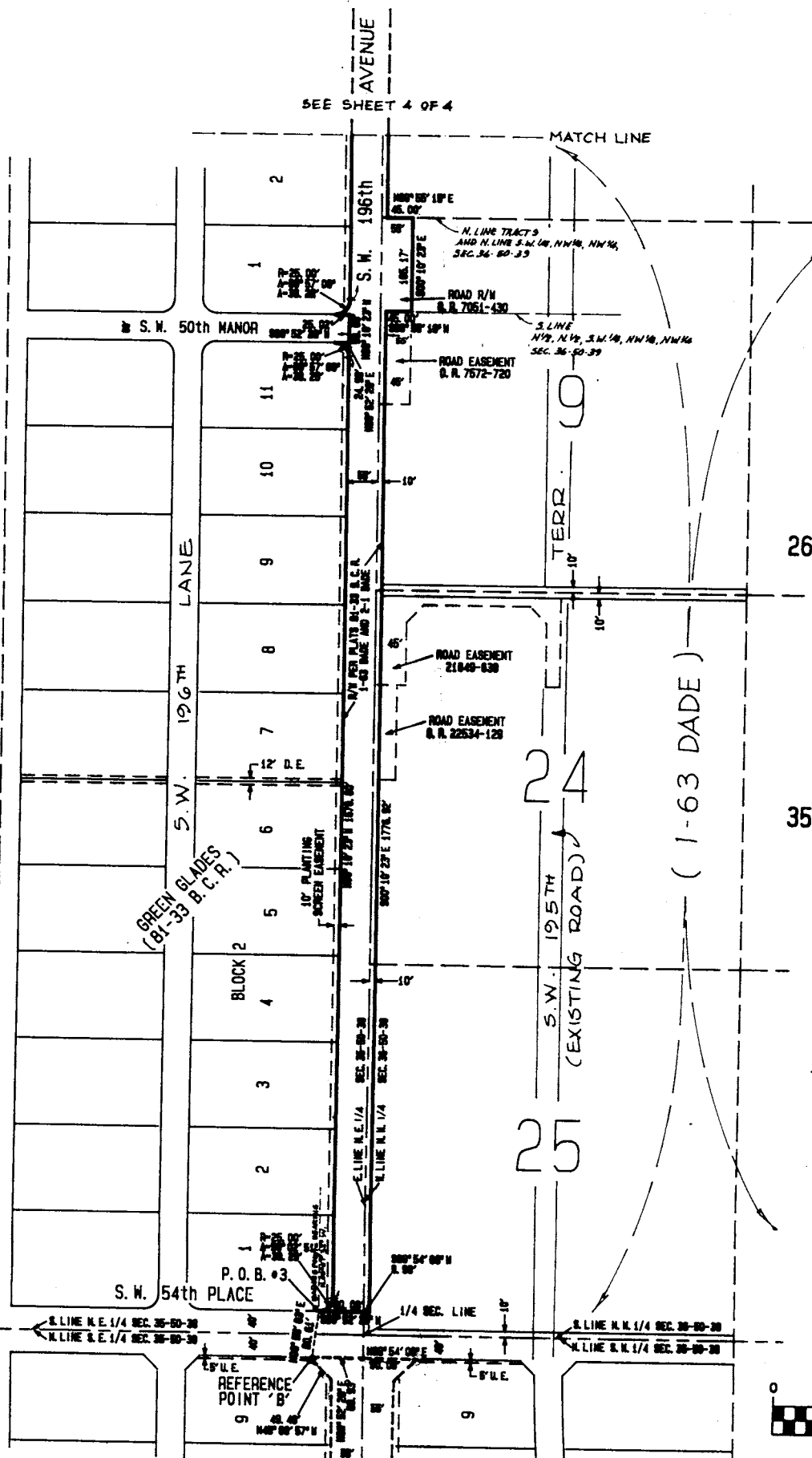
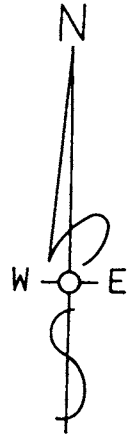
COMMENCE at the aforesaid Reference Point 'B'; thence North 06°55'03" East 80.61 feet to POINT OF BEGINNING NUMBER 3, said point lying on the arc of a 25.00 foot radius curve concave to the Northwest whose radius point bears North 00°07'32" West; thence Northeasterly along said curve through a central angle of 90°02'51" an arc distance of 39.29 feet to a point of tangency; thence along the East boundary of Block 2 of said "GREEN GLADES", North 00°10'23" West 1670.00 feet to a point of curvature of a 25.00 foot radius curve concave to the Southwest; thence Northwesterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along a tangent from the last described curve, North 89°52'28" East 24.98 feet; thence parallel with and 55.00 feet West of the East line of said Section 35, North 00°10'23" West 50.00 feet; thence along a tangent to the next described curve, South 89°52'28" West 25.02 feet to a point of cusp of a 25.00 foot radius curve concave to the Northwest; thence Northeasterly along said curve through a central angle of 89°57'09" an arc distance of 39.25 feet; thence along the East boundary of said Block 4, North 00°10'23" West 807.17 feet to an angle point in said boundary; thence continue along said East boundary, North 01°19'21" West 872.77 feet to a line parallel with and 120.00 feet South of the South right-of-way line of the South New River Canal (280 foot right-of-way); thence along said parallel line, North 88°13'37" East 65.00 feet; thence parallel with and 10.00 feet east of the West line of the Southwest one-quarter (SW ¼) of said Section 25, South 01°19'21" East 209.15 feet to the North line of said Tract 57; thence along said North line, North 89°58'42" East 45.01 feet; thence parallel with and 55.00 feet East of the West line of said Southwest one-quarter (SW ¼), South 01°19'21" East 166.21 feet to the South line of the North one-half (N ½) of the North one-half (N ½) of the Southwest one-quarter (SW ¼) of the Southwest one quarter (SW ¼) of said Section 25; thence along said South line, South 89°57'56" West 45.01 feet; thence parallel with and 10.00 feet East of the West line of the Southwest one-quarter (SW ¼) of said Section 25, South 01°19'21" East 498.56 feet to the South line of the Southwest one-quarter (SW ¼) of said Section 25; thence along said South line, South 89°15'08" West 10.00 feet to the Southwest corner of said Section 25; thence along the West line of the Northwest one-quarter (NW ¼) of said Section 36, South 00°10'23" East 170.17 feet to the Westerly prolongation of the South line of Tract A of "MACMURDO ESTATES", according to the Plat thereof as recorded in Plat Book 160, Page 31 of the Public Records of Broward County, Florida; thence along said prolongation, North 89°55'32" East 10.00 feet to the Southwest corner of said Tract A; thence parallel with and 10.00 feet East of the West line of said Section 36, South 00°10'23" East 490.52 feet to the North line of said Tract 9; thence along said North line, North 89°55'15" East 45.00 feet; thence parallel with and 55.00 feet East of the West line of the Northwest one-quarter (NW ¼) of said Section 36, South 00°10'23" East 165.17 feet to the South line of the North one-half (N ½) of the North one-half (N ½) of the Southwest one-quarter (SW ¼) of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of said Section 36; thence along said South line, South 89°55'10" West 45.00 feet; thence parallel with and 10.00 feet East of the West line of the Northwest one-quarter (NW ¼) of said Section, South 00°10'23" East 1776.92 feet; thence parallel with and 40.00 feet North of the South line of the Northwest one-quarter of said Section 36, South 89°54'08" West 9.96 feet; thence parallel with and 40.00 feet North of the South line of the Northeast one-quarter (NE ¼) of said Section 35, South 89°52'28" West 80.06 feet to Point of Beginning Number 3.

Said lands situate, lying and being in the Town of Southwest Ranches, in Broward County, Florida.



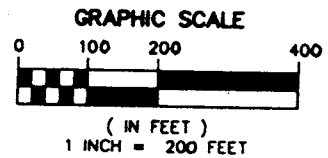
1. U.E. = Utility Easement
2. D.E. = Drainage Easement
3. R/W = Right-of-Way
4. B.C.R. = Broward County Records
5. P.O.B. = Point of Beginning
6. P.O.C. = Point of Commencement
7. O.R. = Official Records Book
8. R = radius
9.  $\Delta$  = Central angle
10. A = Arc distance
11. See Sheet 14 of 15 for Legal Description.





LOCATION MAP

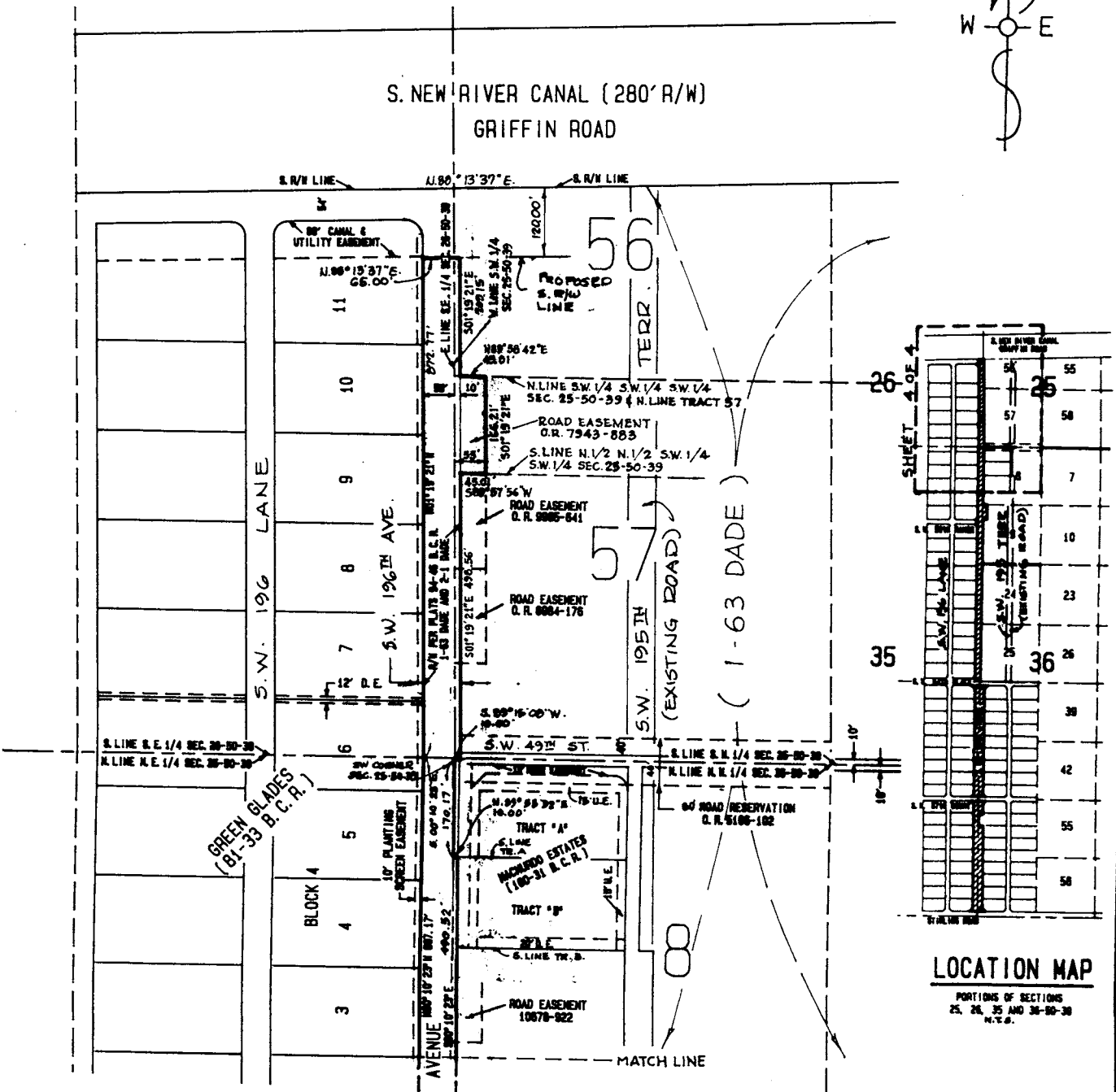
PORTIONS OF SECTIONS  
24, 25, 26, 35 AND 36-50-30  
M.T.S.



- NOTES:
1. U.E. = Utility Easement
  2. D.E. = Drainage Easement
  3. R/W = Right-of-Way
  4. B.C.R. = Broward County Records
  5. P.O.B. = Point of Beginning
  6. P.O.C. = Point of Commencement

SEE SHEET 3 OF 4





# LOCATION MAP

PORTIONS OF SECTIONS  
25, 26, 35 AND 36-30-30  
N.E.S.

## GRAPHIC SCALE



( IN FEET )  
1 INCH = 200 FEET

## NOTES:

1. U.E. = Utility Easement
2. D.E. = Drainage Easement
3. R/W = Right-of-Way
4. B.C.R. = Broward County Records
5. P.O.B. = Point of Beginning
6. P.O.C. = Point of Commencement
7. O.R. = Official Records Book
8. R = radius
9. A.C. = Central angle

SEE SHEET 3 OF 4

ORIGINAL ORDINANCE  
2004-002

**ORDINANCE NO. 2004-02**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING THE UNIMPROVED PORTION OF S.W. 196<sup>th</sup> AVENUE BETWEEN STIRLING AND GRIFFIN ROADS, AS MORE PARTICULARLY DESCRIBED BELOW; AUTHORIZING THE PREPARATION AND EXECUTION OF THE EFFECTING DOCUMENTS; PROVIDING INSTRUCTIONS TO THE TOWN CLERK; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town is the legal owner of S.W. 196<sup>th</sup> Avenue, an unimproved, but dedicated, local road within the Town of Southwest Ranches; and

**WHEREAS**, the portion of S.W. 196<sup>th</sup> Avenue between Stirling and Griffin Roads, legally described as:

The South 40 feet of Tract 57 in Section 25, Township 50 South, Range 39 East and the North 40 feet of Tract 8 in Section 36, Township 50 South, Range 39 East, all according to the Plat of the Everglades Land Company's Subdivision recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida, said lands being situated in Broward County Florida (the "Property")

fails to serve a public purpose; and

**WHEREAS**, in September 1996, Broward County removed the Property from the Trafficways Plan and in September 1998, Arvida released all portions of the Property that it had reserved for public roads; and

**WHEREAS**, to insure the health, safety and welfare of the Town's residents residing within the area, the Country Estates Homeowner's Association has petitioned the Town for this vacation;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1:** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the Town Council. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2:** It is hereby determined that the Property is no longer useful or needed as a right-of-way, and it is in the public interest that the Property be abandoned, vacated and closed as a right-of-way, and as a public property and that it be released from any and every public right, use, title and interest, except as hereinafter provided. The Property is hereby vacated, closed and abandoned as a right-of-way, and the Property is hereby released and discharged of any and every public right, use, title and interest of the Town of Southwest Ranches, for right-of-way purposes and that the Property shall revert to the adjoining and abutting owners who have reversionary interest, except and subject to any easements of record, over, under and across the Property.

**Section 3:** The Town Council and the Town of Southwest Ranches, Florida, hereby authorizes the vacation of the portion of S.W. 196<sup>th</sup> Avenue as legally described as follows and as further described in the survey attached hereto Exhibit "A":

The South 40 feet of Tract 57 in Section 25, Township 50 South, Range 39 East and the North 40 feet of Tract 8 in Section 36, Township 50 South, Range 39 East, all according to the Plat of the Everglades Land Company's Subdivision recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida, said lands being situated in Broward County Florida.

**Section 4.** The Town Attorney is hereby authorized to prepare any and all documents necessary to effectuate the intent of this Ordinance and the appropriate Town officials are hereby authorized to execute said documents.

**Section 5.** The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida.

**Section 6. Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 7. Severability.** If any word, phrase, clause, sentence or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 8. Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this 13 day of November 2003.

**PASSED AND ADOPTED ON SECOND READING** this 11 day of December 2003.

Mecca Fink  
Mecca Fink, Mayor

Attest:

Shari Canada  
Shari Canada, Town Clerk

Approved as to Form and Correctness:

Gary A. Poliakoff  
Gary A. Poliakoff, J.D., Town Attorney  
793268\_1.DOC

My Commission Expires:

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 2 day of January, 2003, by Mayor Mecca Fink, who is personally known to me to be the Mayor of the Town of Southwest Ranches, and acknowledged before me that the forgoing instrument has been executed on behalf of the Town of Southwest Ranches, as its true act and deed, and that the Mayor was duly authorized to do so.

Shari Lynn Canada  
Notary Public

My Commission Expires:

SHARI LYNN CANADA  
Notary Public, State of Florida  
My comm. exp. Sept. 21, 2007  
Comm. No. DD 252220