

**COVER PAGE FOR TOWN OF SOUTHWEST RANCHES  
ORDINANCE NO. 2008-14**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING A PORTION OF THE THIRTY (30) FOOT UNIMPROVED RIGHT-OF-WAY FOR S.W. 47<sup>th</sup> COURT (A.K.A. LAKE LANE) LYING WITHIN TRACT 39 OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS RECORDED IN O.R.B 38092, PAGE 1671; O.R.B. 3040 PAGE 947 AND O.R.B. 4261 PAGE 776 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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.**

FTL\_DB: 1161582\_1

**ORDINANCE NO. 2008 - 14**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING A PORTION OF THE THIRTY (30) FOOT UNIMPROVED RIGHT-OF-WAY FOR S.W. 47<sup>th</sup> COURT (A.K.A. LAKE LANE) LYING WITHIN TRACT 39 OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS RECORDED IN O.R.B 38092, PAGE 1671; O.R.B. 3040 PAGE 947 AND O.R.B. 4261 PAGE 776 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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 applicant seeks to vacate a portion of the thirty (30) foot unimproved right-of-way easement for SW 47<sup>th</sup> Court (a.k.a. Lake Lane) generally located 1,000 feet west of SW 142<sup>nd</sup> Avenue (Hancock Road), as delineated in Exhibit "A"; and

**WHEREAS**, the portion of the unimproved right-of-way easement to be vacated is lying within Tract 39 of Section 27, Township 50 South, Range 40 East as recorded in O.R.B 38092, Page 1671; O.R.B. 3040 Page 947 and O.R.B. 4261 Page 776 of the Public Records Of Broward County, Florida and is more particularly described in Exhibit "A", attached hereto, made a part hereof and incorporated herein by this reference; (the "Property"); and

**WHEREAS**, the Town Council finds that this vacation does not affect access to the adjoining properties; and

**WHEREAS**, the Town Council finds that this Property fails to serve a legitimate public purpose; and

**WHEREAS**, the Town Council finds that the vacation of the easement will help to protect the health, safety and welfare of its residents.

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

**Section 1:** The foregoing recitals are true and correct and are incorporated herein by reference. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2:** It is hereby determined that the portion of the thirty (30) foot unimproved right-of-way easement for SW 47<sup>th</sup> Court (a.k.a. Lake Lane) generally located 1,000 feet west of SW 142<sup>nd</sup> Avenue (Hancock Road), as more particularly described in Exhibit "A", is no longer useful or needed, and it is in the public interest that it be abandoned and vacated, and that it be released from any and every public right, use, title and interest, except as hereinafter provided. The easement is hereby vacated and abandoned, and the Property is hereby released and discharged of any and every public right, use, title and interest of the Town of Southwest Ranches. As part of the vacation, the applicant stipulates and agrees to the following conditions:

- 1) Dedication of an entire cul-de-sac must be recorded prior to the recordation of this vacation;
- 2) The applicant shall post a bond or letter of credit to construct the cul-de-sac prior to the issuance of a certificate of occupancy, temporary or otherwise, for the property affected by this Ordinance;
- 3) The cul-de-sac shall be constructed and approved by the Town prior to the issuance of a certificate of occupancy, temporary or otherwise, for the property affected by this Ordinance.

**Section 3:** The Town Council and the Town of Southwest Ranches, Florida, hereby authorizes the vacation of easement for road purposes as specifically delineated on the sketch and description attached hereto as Exhibit "A".

**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, upon compliance with the conditions set forth in Section 2 above.

**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.

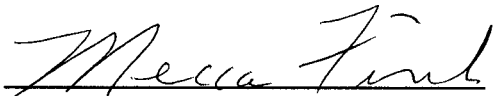
**Section 8: Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this 24<sup>th</sup> day of July, 2008 on a motion made by Council Member Don Maines and seconded by Council Member Aster Knight.

**PASSED ON SECOND READING** this 4<sup>th</sup> day of September, 2008 on a motion made by Council Member Steve Breitreuz and a second by Council Member Aster Knight.

Fink	<u>Y</u>
Nelson	<u>ABSENT</u>
Breitreuz	<u>Y</u>
Knight	<u>Y</u>
Maines	<u>ABSENT</u>

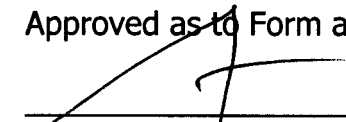
Ayes	<u>3</u>
Nays	<u>0</u>
Absent	<u>2</u>
Abstaining	<u>0</u>

  
\_\_\_\_\_  
Mecca Fink, Mayor

Attest:

  
\_\_\_\_\_  
Susan A. Owens, CMC, Town Clerk

Approved as to Form and Correctness:

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

FTL\_DB: 1136944\_1

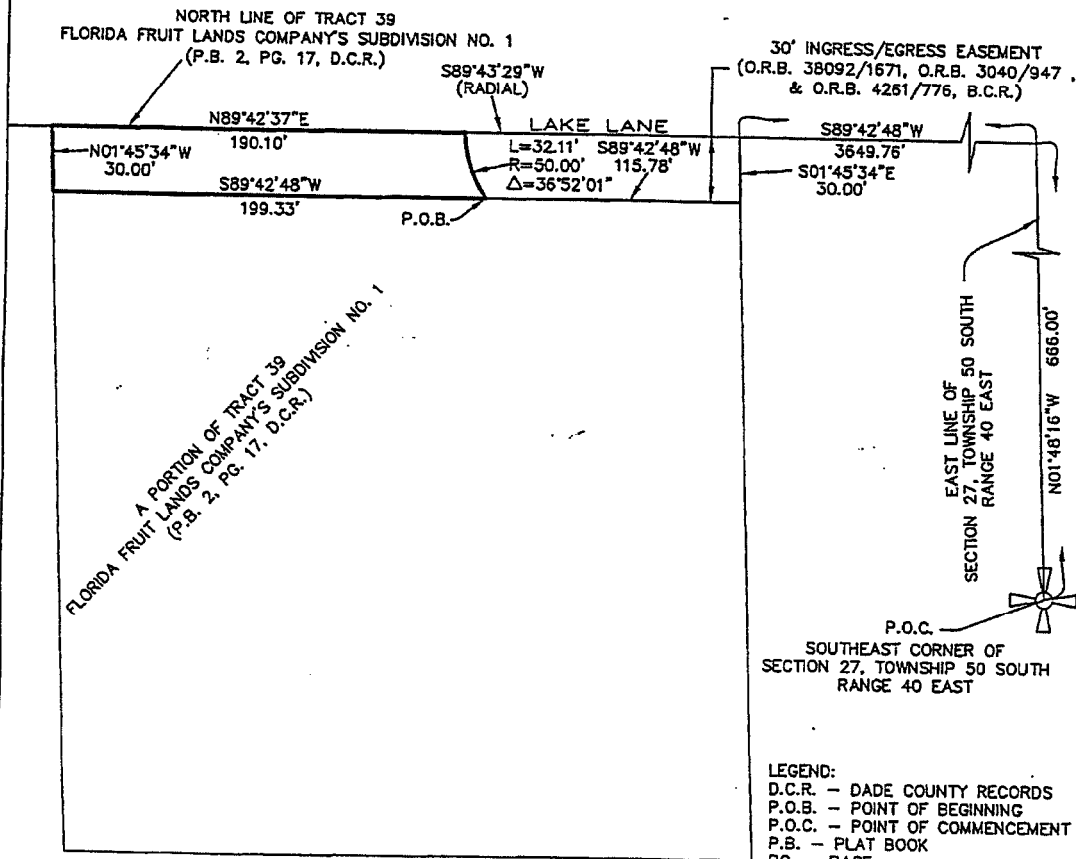


GENERAL CONTRACTING • #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

**- SKETCH AND DESCRIPTION -**

NOTE: THIS IS NOT A SURVEY.  
 SEE ATTACHED DESCRIPTION



*Troy N. Townsend* 3/6/07  
 PREPARED BY:  
 TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE  
 AND THE ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.  
 THE SURVEY DEPICTED HEREON IS NOT COVERED  
 BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
REVISED SKETCH & DESCRIPTION	3-5-07	WRE	TNT	NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
				NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No: 06005      Drawn By: W.R.E.      Checked By: TNT      Scale: NOT TO SCALE

Exhibit "A"



GENERAL CONTRACTING • LB #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.  
SEE ATTACHED SKETCH OF DESCRIPTION

DESCRIPTION: RELEASE OF EASEMENT

A PORTION OF THE 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 38092, 3040 AND 4261 AT PAGES 1671, 947 AND 776 RESPECTIVELY, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST;  
 THENCE NORTH 01°48'16" WEST, A DISTANCE OF 666.00 FEET;  
 THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 3649.76 FEET;  
 THENCE SOUTH 01°45'34" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS;  
 THENCE SOUTH 89°42'48" WEST, ALONG THE SOUTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS, A DISTANCE OF 115.78 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE SOUTH 89°42'48" WEST, ALONG THE SOUTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS, A DISTANCE OF 199.33 FEET;  
 THENCE NORTH 01°45'34" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS;  
 THENCE NORTH 89°42'37" EAST, ALONG THE NORTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS, A DISTANCE OF 190.10 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIAL BEARING OF SOUTH 89°43'29" WEST, A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36°52'01"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 32.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 5,840.51 SQUARE FEET (0.13 ACRES) MORE OR LESS.

SURVEY NOTES:

THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, SAID LINE BEARS NORTH 01°48'16" WEST.

PREPARED BY:  
 TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 2 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D	NOTES
REVISED SKETCH & DESCRIPTION	3-5-07	WRE	TNT	NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
				NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.

Job No: 06005

Drawn By: V.J.E.

Checked By: TNT

Scale: NOT TO SCALE

2

This instrument prepared by  
and record and return to:  
Carol Capri Kalliche, Attorney at Law  
Becker & Pollakoff, P.A.  
3111 Stirling Road  
Fort Lauderdale, FL 33312

Property I.D. # 5040-27-01-0219

#### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, is made and executed this 27<sup>th</sup> day of March, 2007, by **MAXIEN POWELL MEIKLE and RODERICK S. MEIKLE**, husband and wife, having a mailing address at 4367 S.W. 130 Avenue, Davie, Florida 33330, (hereinafter referred to as "First Party") to the **TOWN OF SOUTHWEST RANCHES** a Florida municipal corporation (hereinafter referred to as "Second Party"), having a mailing address of 6589 SW 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331.

#### WITNESSETH:

That said First Party, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations, from the said Second Party, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, for public road right-of-way, utilities and drainage, together with the right of ingress/egress in favor of Second Party, to-wit:


**See Exhibit "A" attached hereto and made a part hereof**

**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party. It is the intention of the First Party by this instrument to convey to said Second Party, and its successors in interest, the land above described (the "Land") for use as a public road right-of-way, utilities and/or drainage purposes. It is expressly provided that if and when the Land lawfully and permanently ceases to be used as a public road right-of-way or for utilities or drainage purposes, the title to the Land shall immediately revert to the First Party, its successor and assigns, and it or they shall have the right to immediately repossess the same.

4

**IN WITNESS WHEREOF**, The said First Party has signed and sealed these presents the day and year first above written.

Witnesses:

  
Print Name SUZETTE ELLIS

  
**RODERICK S. MEIKLE**

  
Print Name MAXIEN POWELL MEIKLE

  
**MAXIEN POWELL MEIKLE**

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF BROWARD    )

The foregoing Instrument was acknowledged before me this 27 day of MAY 2007, by **RODERICK S. MEIKLE** and **MAXIEN POWELL MEIKLE** who is/are personally known to me and did take an oath, or produced his/her Florida Driver's Licenses as Identification.

  
Notary Public, State of Florida

My Commission Expires:

SUZETTE ELLIS  
Notary: Print Name

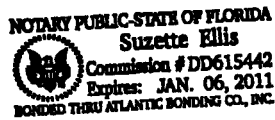






EXHIBIT "A"

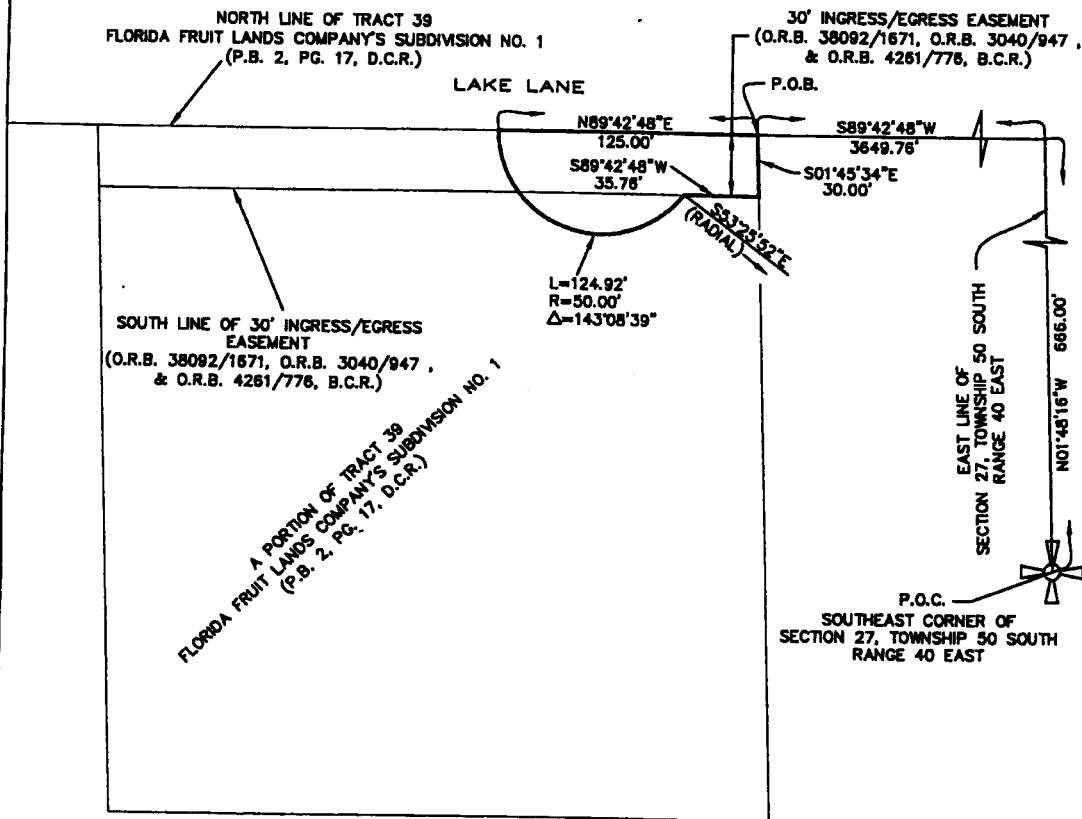
GENERAL CONTRACTING • LIC #QB-0015697  
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT  
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
 LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104  
 DAVIE, FLORIDA 33328  
 OFFICE: 954-680-6533 • FAX: 954-680-0323

- SKETCH AND DESCRIPTION -

NOTE: THIS IS NOT A SURVEY.

SEE ATTACHED DESCRIPTION



PROFESSIONAL SURVEYOR AND MAPPER  
 TROY N. TOWNSEND  
 No. L35425  
 STATE OF FLORIDA  
 3/22/07

PREPARED BY:  
 TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER, NO. L3 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 1 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D
REVISED SKETCH AND DESCRIPTION	3-5-07	VRE	TNT
REVISED SKETCH AND DESCRIPTION	3-21-07	CRL	TNT

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC. HAPPOD, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PILLAR CONSULTANTS, INC.



GENERAL CONTRACTING • LIC #QB-0015697  
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**- SKETCH AND DESCRIPTION -**

NOTE: THIS IS NOT A SURVEY.

SEE ATTACHED SKETCH OF DESCRIPTION

**DESCRIPTION: ROADWAY EASEMENT**

A PORTION OF THE WEST 315.00 FEET OF TRACT 39, SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO.1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AS RECORDED IN A WARRANTY DEED AT OFFICIAL RECORDS BOOK 38092, PAGE 1871 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 38092, 3040 AND 4281 AT PAGES 1871, 947 AND 778 RESPECTIVELY, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST;  
 THENCE NORTH 01°48'16" WEST, A DISTANCE OF 666.00 FEET;  
 THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 3649.78 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 01°45'34" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE SAID 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS, ALSO BEING THE NORTHERLY LINE OF THE SAID WEST 315.00 FEET OF TRACT 39; THENCE ALONG SAID LINE SOUTH 89°42'48" WEST, A DISTANCE OF 35.78 FEET TO A POINT OF CURVE WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, SAID POINT HAVING A RADIAL BEARING OF SOUTH 53°25'52" EAST, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 143°08'39"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 124.92 FEET TO A POINT ON THE NORTHERLY LINE OF THE SAID 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°42'48" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 4,783.83 SQUARE FEET (0.11 ACRES) MORE OR LESS.

**LEGEND:**

- D.C.R. - DADE COUNTY RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- Δ - DELTA ANGLE

**SURVEY NOTES:**

1. THIS IS NOT A SURVEY. IT IS A DESCRIPTION OF THE LANDS AS SHOWN HEREON.
2. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST. SAID LINE BEARS NORTH 01°48'16" WEST.
3. NO FIELD WORK WAS PERFORMED DURING THE PRODUCTION OF THIS SKETCH AND DESCRIPTION.

PREPARED BY:  
 TROY N. TOWNSEND  
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425  
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 2 OF 2

UPDATES / REVISIONS	DATE	BY	CHK'D
REVISED SKETCH AND DESCRIPTION	3-5-07	VRE	TNT
REVISED SKETCH AND DESCRIPTION	3-21-07	CRL	TNT

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.

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Job No. 06005      Drawn By: V.R.E.      Checked By: TNT      Scale: NOT TO SCALE



**Emerald Lake Corporate Park**  
**3111 Stirling Road**  
**Fort Lauderdale, Florida 33312-6525**  
**Phone: (954) 987-7550 Fax: (954) 985-4176**  
**US Toll Free: (800) 432-7712**

RECEIVED  
JAN 07 2009  
Per \_\_\_\_\_

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

**ADMINISTRATIVE OFFICE**  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
800.432.7712 U.S. TOLL FREE  
  
WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM

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

January 5, 2009

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

Re: Town of Southwest Ranches  
Ordinance No. 2008-14-Vacation of Easement (Meikle)  
Ordinance No. 2009-01- Vacation of Easement (Gavrioiu)

Dear Susan:

Regarding the captioned matter, enclosed herein please find the following documents recorded on December 23, 2008:

1. Ordinance No. 2008-14 recorded in Official Records Book 45882, Page 313, of the Public Records of Broward County, Florida (original enclosed);
2. Ordinance No. 2009-01 recorded in Office Records Book 45882, Page 319, of the Public Records of Broward County, Florida (original enclosed); and
3. Quit Claim Deed for dedication of Gavrioiu cul-de-sac, recorded in Official Records Book 45882, Page 325, of the Public Records of Broward County, Florida.

Please note that the dedication of the Meikle cul-de-sac was previously recorded on June 1, 2007, in Official Records Book 44123, Page 623, of the Public Records of Broward County, Florida (copy enclosed for your reference).

I have also enclosed two duplicate copies of Ordinance No. 2009-01 only with original signatures, with a copy of the recording cover page attached to each.

- FLORIDA OFFICES
- BOCA RATON
  - FORT MYERS
  - FORT WALTON BEACH
  - HOLLYWOOD
  - HOMESTEAD
  - MELBOURNE\*
  - MIAMI
  - NAPLES
  - ORLANDO
  - PORT ST. LUCIE
  - SARASOTA
  - TALLAHASSEE
  - TAMPA BAY
  - WEST PALM BEACH

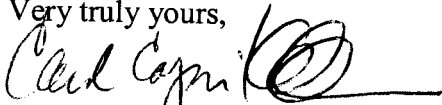
- U.S. & GLOBAL OFFICES
- BEIJING\*
  - NASSAU
  - NEW YORK CITY
  - PARIS\*
  - PRAGUE
  - TEL AVIV\*

\* by appointment only

Ms. Susan Owens, Town Clerk  
Town of Southwest Ranches  
January 5, 2009  
Page 2

Should you have any questions or concerns, please do not hesitate to call my office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Carol Capri Kalliche". The signature is fluid and cursive, with a large, stylized initial "C" and "K".

Carol Capri Kalliche

CCK/th  
Enclosures

cc: Keith Poliakoff, Esquire (without enclosures)  
Jeff Katims, The Mellgren Planning Group (with enclosures)  
David Berman (with enclosures)



**Emerald Lake Corporate Park  
3111 Stirling Road  
Fort Lauderdale, Florida 33312-6525  
Phone: (954) 987-7550 Fax: (954) 985-4176  
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**Mailing Address:  
P.O. Box 9057  
Ft. Lauderdale, FL 33310-9057**

**ADMINISTRATIVE OFFICE  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
800.432.7712 U.S. TOLL FREE**

**WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM**

January 5, 2009

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

Brian James Ditthardt, Esquire  
1000 North Hiatus Road  
Suite 206  
Pembroke Pines, FL 33026

Re: Town of Southwest Ranches  
Gavriloiu & Meikle Vacation of Easements

Dear Brian:

In connection with the above referenced matter, enclosed please find copies of the following documents which were recorded on December 23, 2008:

1. Ordinance No. 2008-14 (Meikle Vacation) recorded in Official Records Book 45882, Page 313, of the Public Records of Broward County, Florida;
2. Ordinance No. 2009-01 (Gavriloiu Vacation) recorded in Office Records Book 45882, Page 319, of the Public Records of Broward County, Florida;
3. Quit Claim Deed recorded in Official Records Book 45882, Page 325, of the Public Records of Broward County, Florida;
4. Partial Release of Mortgage recorded in Official Records Book 45882, Page 330, of the Public Records of Broward County, Florida; and
5. Partial Release of Mortgage recorded in Official Records Book 45882, Page 333, Public Records of Broward County, Florida.

Thank you for your continued cooperation and assistance throughout this matter.

**FLORIDA OFFICES**

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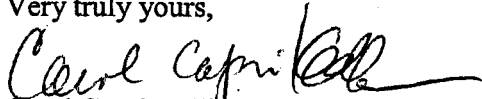
**LEGAL AND BUSINESS STRATEGISTS**

MEMBERS OF CONSULEGIS AN INTERNATIONAL ASSOCIATION OF LAW FIRMS AND NETWORK OF LEADING LAW FIRMS

Brian James Ditthardt, Esquire  
January 5, 2009  
Page 2

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

Very truly yours,

  
Carol Capri Kalliche

CCK/th  
Enclosures

cc: Keith Poliakoff, Esquire (without enclosures)  
Ms. Susan Owens, Town Clerk, Town of Southwest Ranches (without enclosures)  
Stephanie J. Toothaker, Esquire (with enclosures)

FTL\_DB: 1161366\_1

DATE: NOVEMBER 20, 2008

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: 68031851  
APPLICANT REFERENCE NUMBER: MAXIEN A MEIKLE

ISSUING BANK  
BANK OF AMERICA, N.A.  
ONE FLEET WAY  
PA6-580-02-30  
SCRANTON, PA 18507-1999

BENEFICIARY  
TOWN OF SOUTHWEST RANCHES  
6589 SW 160TH AVE.  
SOUTHWEST RANCHES, FL 33331

APPLICANT  
MAXIEN A. MEIKLE  
14430 LAKE LANE  
SOUTHWEST RANCHES, FL 33330

AMOUNT  
NOT EXCEEDING USD 41,345.00  
NOT EXCEEDING FORTY ONE THOUSAND THREE HUNDRED FORTY FIVE AND 00/100'S US  
DOLLARS

EXPIRATION  
APRIL 23, 2009 AT OUR COUNTERS

WE HEREBY AUTHORIZE YOU TO DRAW ON BANK OF AMERICA, N.A., 1 FLEET WAY, PA6-580-02-30, SCRANTON, PA 18507-1999 BY ORDER OF MAXIEN A MEIKLE AND FOR THE ACCOUNT OF MAXIEN A MEIKLE UP TO AN AGGREGATE AMOUNT OF FORTY ONE THOUSAND THREE HUNDRED FORTY FIVE AND 00/100 (USD 41,345.00) AVAILABLE BY YOUR DRAFTS AT SIGHT, ACCOMPANIED BY:

A SIGNED STATEMENT FROM THE TOWN ADMINISTRATOR, TOWN ATTORNEY, OR AN AUTHORIZED REPRESENTATIVE OF THE TOWN, STATING THAT:

QUOTE

THE DRAWING IS DUE TO A DEFAULT IN PERFORMANCE OF CERTAIN OBLIGATIONS OR FAILURE TO PAY SUMS, ON THE PART OF DEVELOPER, AGREED UPON BY AND BETWEEN THE TOWN OF SOUTHWEST RANCHES AND DEVELOPER ON \_\_\_\_\_ (THE DATE DEVELOPER AGREED TO OBTAIN THIS LETTER OF CREDIT HEREINAFTER THE "AGREEMENT").

UNQUOTE

DRAFTS MUST BE DRAWN AND PRESENTED NO LATER THAN FIVE (5) DAYS AFTER THE DATE OF THE INVOICE SOUGHT TO BE PAID. DRAFTS MUST BEAR THE CLAUSE: "DRAWN UNDER LETTER OF CREDIT NO. 68031851 OF BANK OF AMERICA, N.A. DATED NOVEMBER 20, 2008."

IF A DRAWING IS MADE BY YOU HEREUNDER AT OR PRIOR TO 10:00 A.M., EASTERN STANDARD TIME ("EST") OR EASTERN DAYLIGHT STANDARD TIME ("EDST") (SAME SHALL BE READ TO BE AS APPLICABLE FOR THE TIME OF YEAR), ON A BUSINESS DAY (AS HEREINAFTER DEFINED), AND PROVIDED THAT

ORIGINAL



THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NUMBER: 68031851

SUCH DRAWING AND THE DOCUMENTS AND OTHER ITEMS PRESENTED IN CONNECTION THEREWITH CONFORM TO THE TERMS AND CONDITIONS HEREOF, WE WILL IRREVOCABLY AND WITHOUT RESERVE OR CONDITION PAY TO YOU BY 5:00 P.M. EST OR EDST, ON THE SAME BUSINESS DAY THE AMOUNT SPECIFIED IN SUCH DRAWING IN SAME-DAY FUNDS WHICH ARE IMMEDIATELY AVAILABLE TO YOU INTO YOUR DESIGNATED ACCOUNT.

IF A DEMAND FOR PAYMENT MADE BY YOU HEREUNDER DOES NOT, IN ANY INSTANCE, CONFORM TO THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT, WE SHALL GIVE YOU PROMPT NOTICE THAT THE DEMAND FOR PAYMENT WAS NOT EFFECTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT, STATING THE REASONS THEREFOR AND THAT WE WILL UPON YOUR INSTRUCTIONS HOLD ANY DOCUMENTS AT YOUR DISPOSAL OR RETURN THE SAME TO YOU. UPON SUCH NOTIFICATION THAT THE DEMAND FOR PAYMENT WAS NOT EFFECTED IN CONFORMITY WITH THIS LETTER OF CREDIT, YOU MAY ATTEMPT TO CORRECT ANY SUCH NON-CONFORMING DEMAND FOR THE PAYMENT AND UPON OUR RECEIPT OF THE REQUISITE DOCUMENTATION HEREUNDER, WE WILL IRREVOCABLY AND WITHOUT RESERVE OR CONDITION PAY TO YOU AS SET FORTH ABOVE.

THIS LETTER OF CREDIT SHALL BE AUTOMATICALLY RENEWED WITHOUT AMENDMENT FOR SUCCESSIVE PERIODS OF ONE (1) YEAR EACH UNLESS WE PROVIDE THE TOWN ADMINISTRATOR, 6589 SW 160TH AVENUE SOUTHWEST RANCHES, FL 33331, AND KEITH POLIAKOFF, THE DEPUTY TOWN ATTORNEY, 3111 STIRLING ROAD, FORT LAUDERDALE, FT 33312, WITH WRITTEN NOTICE VIA REGISTERED MAIL OR OVERNIGHT COURIER SERVICE OF OUR INTENT TO TERMINATE THE CREDIT HEREIN EXTENDED, WHICH NOTICE MUST BE PROVIDED AT LEAST NINETY (90) DAYS PRIOR TO THE EXPIRATION DATE OF THE ORIGINAL TERM HEREOF OR ANY RENEWED ONE (1) YEAR TERM. NOTICE TO SOUTHWEST RANCHES THAT THIS LETTER OF CREDIT WILL EXPIRE PRIOR TO PERFORMANCE OF MAXIEN A MEIKLE'S OBLIGATIONS SHALL BE DEEMED A DEFAULT BY MAXIEN A MEIKLE.

THIS LETTER OF CREDIT SHALL CONTINUE IN EFFECT UNTIL SUCH TIME AS WE RECEIVE A DOCUMENT FROM YOU AND DEVELOPER THAT THE AGREEMENT HAS BEEN TERMINATED, YOU HAVE BEEN FULLY PAID AND THAT ALL PARTIES TO THE AGREEMENT HAVE BEEN RELIEVED OF FURTHER OBLIGATIONS OR RESPONSIBILITY UNDER THE AGREEMENT.

FOR PURPOSES OF THIS AGREEMENT, "BUSINESS DAY" SHALL MEAN ANY DAY ON WHICH WE ARE OPEN FOR THE PURPOSE OF CONDUCTING A COMMERCIAL BANKING BUSINESS.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING, AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, OR AMPLIFIED BY REFERENCE TO ANY DOCUMENTS, INSTRUMENT, OR AGREEMENT REFERRED TO HEREIN OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR THIS LETTER OF CREDIT RELATES, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY DOCUMENT, INSTRUMENT, OR AGREEMENT.

ORIGINAL





THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NUMBER: 68031851

WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS, AND BONA FIDE HOLDERS OF ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT, THAT SUCH DRAFTS WILL BE DULY HONORED UPON PRESENTATION TO THE DRAWEE.

SATISFACTION OF THE PAYMENT OF ALL MONIES BY THE DEVELOPER AS PROVIDED FOR IN THE AGREEMENT SHALL BE A RELEASE OF ALL OBLIGATIONS UNDER THIS LETTER OF CREDIT.

THIS CREDIT IS SUBJECT TO THE "UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS," INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 600 AND TO THE PROVISIONS OF FLORIDA LAW. IF A CONFLICT BETWEEN THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS AND FLORIDA LAW SHOULD ARISE, FLORIDA LAW SHALL PREVAIL. IF A CONFLICT BETWEEN THE LAW OF ANOTHER STATE OR COUNTRY AND FLORIDA LAW SHOULD ARISE, FLORIDA LAW SHALL PREVAIL.

IF YOU REQUIRE ANY ASSISTANCE OR HAVE ANY QUESTIONS REGARDING THIS TRANSACTION, PLEASE CALL 1-800-370-7519 OPT 1.

  
-----  
AUTHORIZED SIGNATURE

THIS DOCUMENT CONSISTS OF 3 PAGE(S).

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