Amended 51202/97

Amended 113621419

Amended 114818182

PLAT BOOK 178 PAGE 67

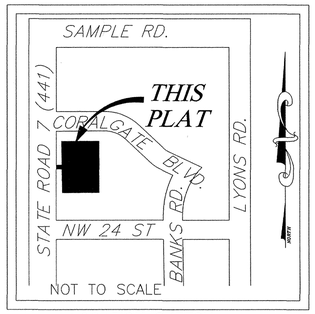
SHEET 1 OF 2

Amended 47764/764

CELEBRATION POINTE

A REPLAT OF TRACT 88, 89, 92 AND A PORTION OF TRACTS 90 AND 91, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CFN # 108241701,
Page1 of 2
Recorded 11/07/2008 at 09:07 AM



LOCATION SKETCH

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MARK LEIPER OF GREAT FLORIDA BANK, WHO EXECUTED THE FOREGOING PLAT INSTRUMENT OF DEDICATION ON BEHALF OF THE CORPORATION. WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 8 DAY OF JUNE A.D., 2007

NOTARY PUBLIC, STATE OF FLORIDA

RICHARD MARONEY
PRINT NAME

MY COMMISSION EXPIRES

Richard R. Maroney
Commission #DD328148
Expires: Jun 29, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

LEGAL DESCRIPTION

DESCRIPTION:

TRACTS 88,89,90,91 AND 92 IN BLOCK 90 OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS;

THE WEST 250 FEET OF SAID TRACT 90 (EXCEPT THE SOUTH 50.00 FEET OF THE SAID WEST 250.00 FEET) AND THE WEST 250.00 FEET OF SAID TRACT 91 (EXCEPT THE NORTH 50.00 FEET OF SAID WEST 250.00 FEET).

AND

LESS THE FOLLOWING PARCELS PURSUANT TO ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7485, PAGE 141, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 50.00 FEET OF TRACT 91 AND THAT PART OF THE SOUTH 50.00 FEET OF TRACT 90 ALL IN BLOCK 90 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PART LYING WITHIN 210.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 19; LESS RIGHT OF WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. THE CITY OF MARGATE,

ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86100-2507, STATE ROAD 7, BROWARD COUNTY, FLORIDA.

DEDICATION } SS

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS, THAT CELEBRATION POINT TOWNHOMES, INC. OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS CELEBRATION POINT, A REPLAT.

THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS IN WHEREOF, CELEBRATION POINT TOWNHOMES, INC. HAS CAUSED THIS DEDICATION TO BE SIGNED BY ITS AUTHORIZED OFFICERS, THIS 8th DAY OF, June 2007.

WITNESS
(PRINT NAME) Lilly Perez

WITNESS Melissa Martinez
(PRINT NAME)

BY: ~~SIGNATURE~~ ANTHONY MIJARES, JR.
~~PRESIDENT~~ CHAIRMAN

CONSENT BY MORTGAGE HOLDER } SS

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS, THAT GREAT FLORIDA BANK, OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

IN WITNESS IN WHEREOF, GREAT FLORIDA BANK. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY, OF ITS BOARD OF DIRECTORS THIS 8th DAY OF, June 2007

WITNESS
(PRINT NAME) Suzette Sarduy

BY: ~~SIGNATURE~~ MARK LEIDER
SENIOR VICE PRESIDENT

WITNESS
(PRINT NAME) THEODORE J DAVID

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Anthony Mijares Jr. Chairman OF CELEBRATION POINTE TOWNHOMES, INC. WHO EXECUTED THE FOREGOING PLAT INSTRUMENT OF DEDICATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 8th DAY OF June, A.D., 2007

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

(PRINT NAME) Milagros Suarez

MILAGROS SUAREZ
Notary Public - State of Florida
My Commission Expires Jan 30, 2010
Commission # DD 552828
Bonded By National Notary Assn.

PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 40th STREET BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * FAX (954) 340-8584
OCTOBER, 2005

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 7th DAY OF NOVEMBER 200__A.D. AND RECORDED IN PLAT BOOK 178, PAGE 67, RECORD VERIFIED

ATTEST: BERTHA HENRY
INTERIM COUNTY ADMINISTRATOR

BY: Linda Diane Jones
DEPUTY

BROWARD COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

10/31/08
BY: RICHARD TORNESE DATE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263
DIRECTOR

8/18/08
BY: ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 20th DAY OF June 2007 A.D..

ATTEST: BERTHA HENRY
INTERIM COUNTY ADMINISTRATOR

DEPUTY

BY: Lois Wexler
MAYOR-COUNTY COMMISSION

SURVEYOR'S CERTIFICATE

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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 7 DAY OF JUNE, 2007. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BY: THEODORE J. DAVID
PROFESSIONAL SURVEYOR AND MAPPER # 5821
STATE OF FLORIDA (FOR THE FIRM)
DAVID & GERCHAR, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
10750 WILES ROAD
CORAL SPRINGS, FLORIDA 33076

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD. THIS 31 DAY OF OCTOBER 2008.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 28th DAY OF June, A.D., 2007.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF October, A.D., 2008.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

CITY OF MARGATE, PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONNING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT ON THIS 2ND DAY OF MAY, 2006.

BY: Morris Lichtenstein
CHAIRMAN, MORRIS LICHTENSTEIN

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORDING.

10-31-08
BY: EMILIO ESTEBAN DATE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 35194
CITY ENGINEERING

MARGATE CITY COMMISSION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 5TH DAY OF July, 2006.

IN WITNESS WHEREOF SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE MAYOR AND ATTESTED BY THE CITY CLERK, THIS 11TH DAY OF JUNE, 2007

SIGNED DAVID MCLEAN MAYOR

ATTESTED: Leslie Rae Wallace
LESLIE RAE WALLACE Deputy CITY CLERK

SEALS

COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY ADMINISTRATOR	COUNTY COMMISSION	CITY ENGINEER	CITY OF MARGATE	CELEBRATION POINT TOWNHOMES, INC.	SURVEYOR

CELEBRATION POINT	CHECKED BY	DATE
PRELIMINARY CHECK		
SECONDARY CHECK		
FIELD BNDRY SURVEY		
CALCULATIONS		
PRM'S SET		
PLANNING DEPT.		
FINAL CHECK		

F: /HSQ/CELEBRATION POINT-PLAT

063-MP-06

CELEBRATION POINTE

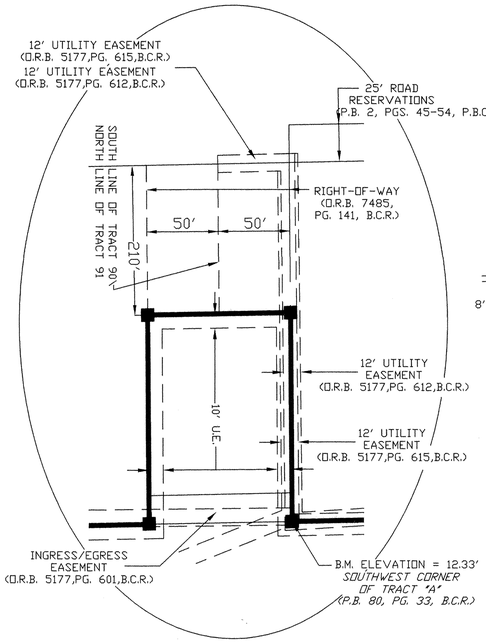
A REPLAT OF TRACT 88, 89, 92 AND A PORTION OF TRACTS 90 AND 91, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CFN #108241701
Page2 of 2

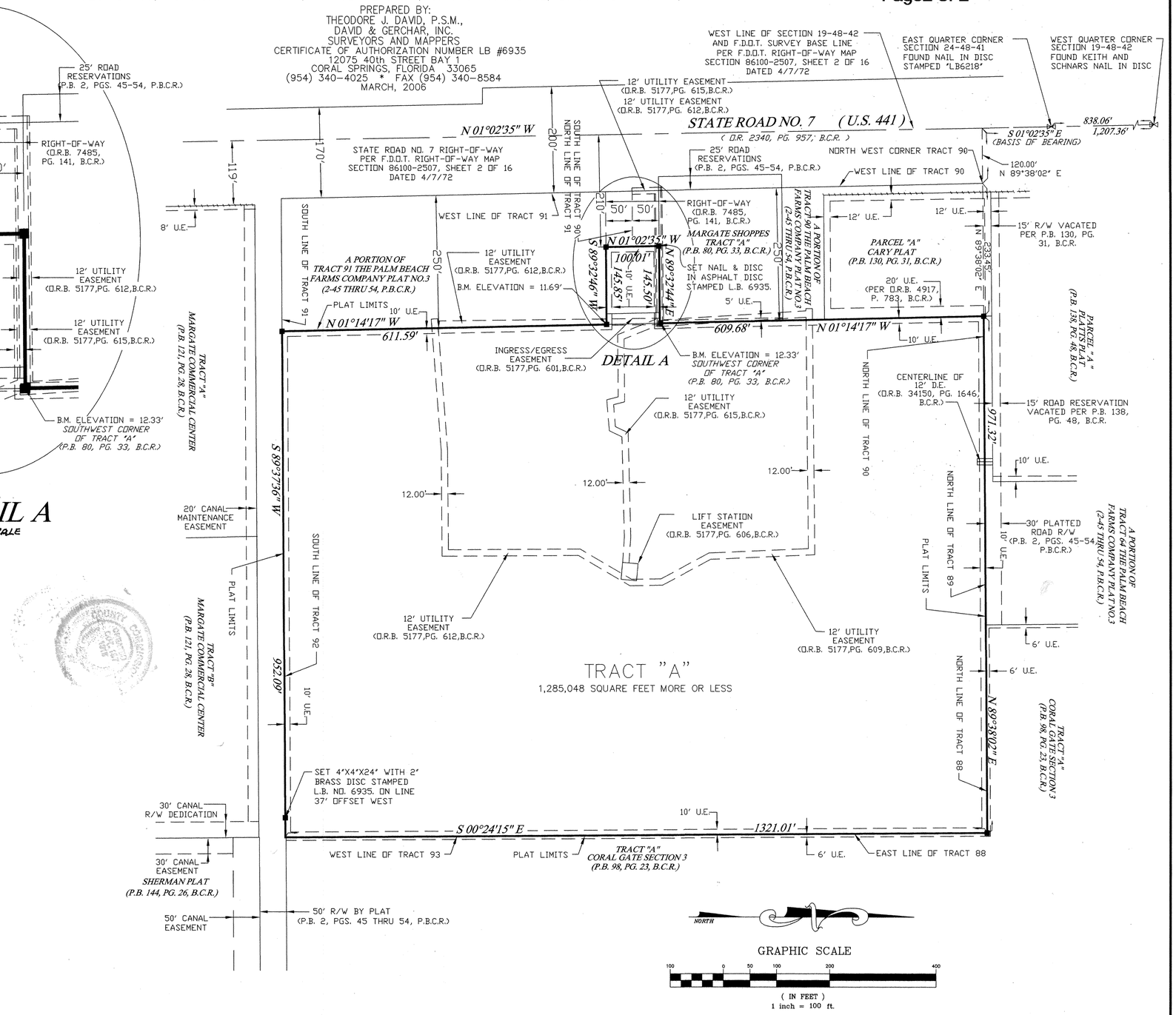
PREPARED BY:
THEODORE J. DAVID, P.S.M.,
DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935
12075 40th STREET BAY 1
CORAL SPRINGS, FLORIDA 33065
(954) 340-4025 * FAX (954) 340-8584
MARCH, 2006

SURVEY NOTES

1. ////////// DENOTES NON-VEHICULAR ACCESS LINE
2. P.B. DENOTES PLAT BOOK
3. PG. DENOTES PAGE
4. O.R.B. DENOTES OFFICIAL RECORD BOOK
5. U.E. DENOTES UTILITY EASEMENT
6. B.C.R. DENOTES BROWARD COUNTY RECORDS
7. B.M. EL. DENOTES BENCHMARK ELEVATION
8. ℄ DENOTES CENTERLINE
9. F.D.O.T. DENOTES FLORIDA DIVISION OF TRANSPORTATION
10. L.B. DENOTES LIENCES BUSINUSS
11. R/W DENOTES RIGHT-OF-WAY
12. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
13. D.E. DENOTES DRANIAGE EASEMENT
14. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4"x24" CONCRETE MONUMENT WITH 2" BRASS DISC STAMPED L.B. NO. 6935. (UNLESS OTHERWISE NOTED)
15. BEARINGS SHOWN ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 19 TOWNSHIP 48 SOUTH, RANGE 42 EAST. (S 01°02'35" E)
16. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY THE BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK # 2573: ELEVATION =12.85', CANAL CROSSING COLONIAL DRIVE .25 +/- MILE WEST OF U.S. 441 B.C.E.D. BRONZE DISC IN CONCRETE WALL AT WESTERLY LIFT GATE.
17. THE PLAT IS RESTRICTED TO 412 GARDEN APARTMENTS CONSISTING OF 165 ONE BEDROOM UNITS, 206 TWO BEDROOM UNITS AND 41 THREE BEDROOM UNITS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
18. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 26, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
19. IF PROJECT WATERLINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JUNE 26, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
20. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
21. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



DETAIL A
NOT TO SCALE



NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.