

LEGAL DESCRIPTION

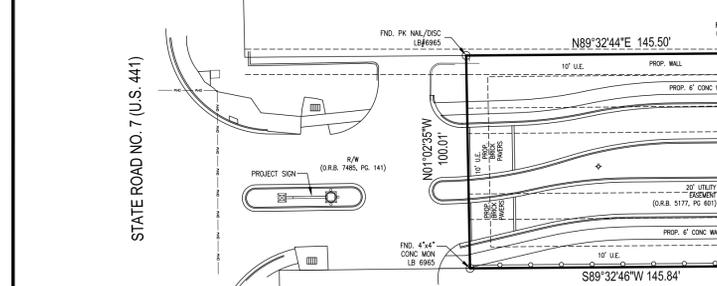
A PORTION OF TRACT "A", CELEBRATION POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 658.13 FEET; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: SOUTH 89°32'46" WEST, A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 145.50 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 609.68 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 971.32 FEET TO THE POINT OF BEGINNING.

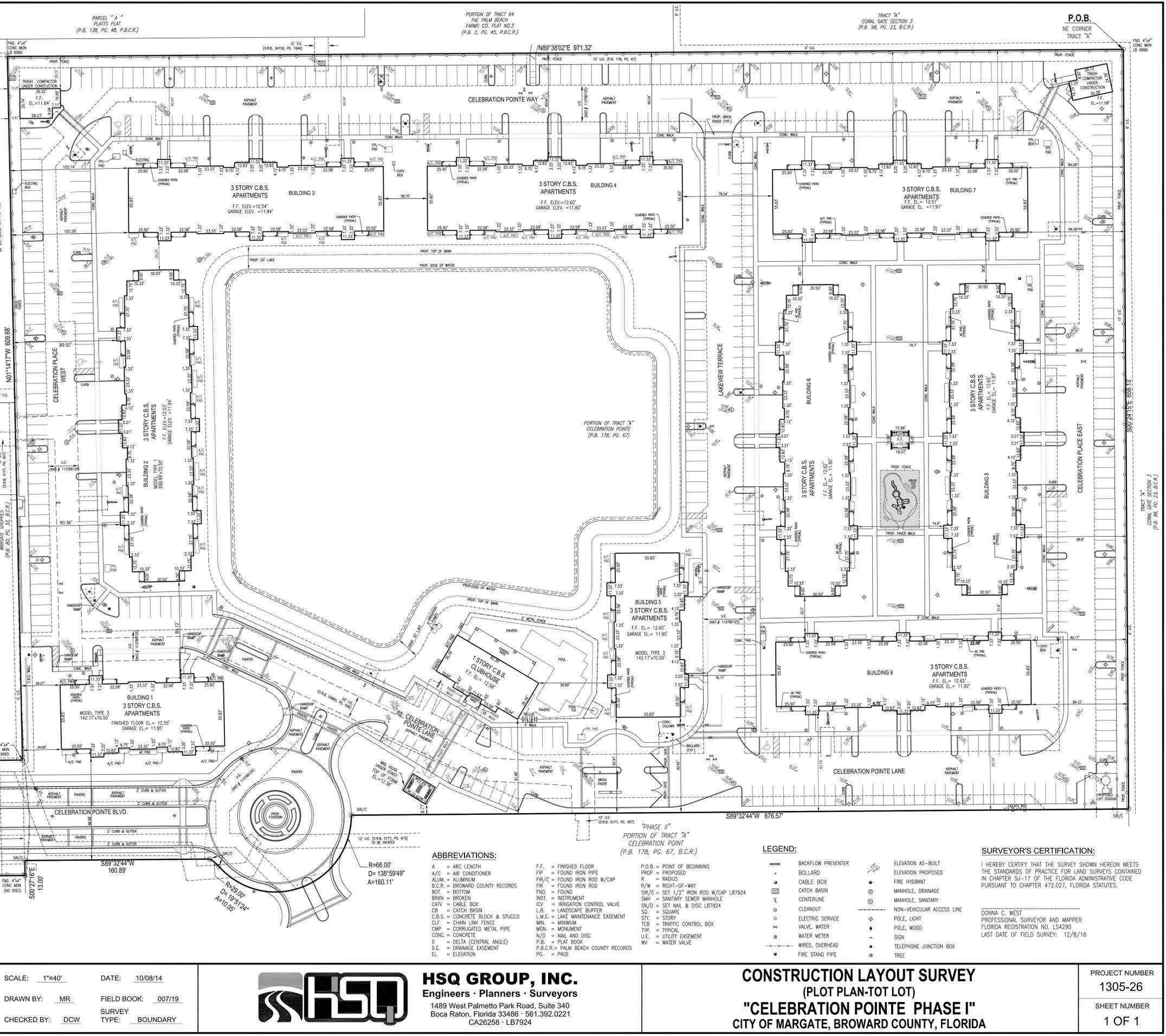
SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

- NOTES:**
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE AREA OF THIS PROPERTY IS 15.244 ACRES, MORE OR LESS.
 - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
 - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
 - BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINT PLAT HAVING A BEARING OF N 01°14'17" W, AS SHOWN ON THE RECORD PLAT.
 - RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2556; ELEVATION: 11.30'. (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD29).
 - PROPERTY ADDRESSES:
 - BUILDING 1: 5650 CELEBRATION POINT LANE
 - BUILDING 2: 2850 CELEBRATION PLACE WEST
 - BUILDING 3: 5600 CELEBRATION POINT WAY
 - BUILDING 4: 5500 CELEBRATION POINT WAY
 - BUILDING 5: 2725 LAKEVIEW TERRACE
 - BUILDING 6: 2800 LAKEVIEW TERRACE
 - BUILDING 7: 5400 CELEBRATION POINT WAY
 - BUILDING 8: 2755 CELEBRATION PLACE EAST
 - BUILDING 9: 5425 CELEBRATION POINT LANE
 - CLUBHOUSE: 5555 CELEBRATION POINT LANE
 - FEMA FLOOD ELEVATION INFORMATION:
 - A. FIRM NO.: 12011C0165H
 - B. EFFECTIVE DATE: 08/18/14
 - C. ZONES: X & AE
 - D. BASE FLOOD ELEV.: N/A & 12'

NO.	DATE	BY	CKD	REVISIONS (CONTINUED)	FB/PG
27	1/23/17	GTW	DCW	PILOTPLAN TOT LOT	FILE
26	12/12/16	JDV	DCL	FINAL BUILDING 8	FILE
25	11/22/16	JDV	DCL	FINAL BUILDING 9	FILE
24	10/26/16	JDV	DCL	FINAL BUILDING 6	FILE
23	9/19/16	JDV	DCL	FINAL BUILDING 7	FILE
22	6/22/16	JDV	DCL	FINAL BUILDING 4	FILE
21	6/22/16	JDV	DCL	FINAL BUILDING 3	FILE
20	5/13/16	JDV	DCL	FORMBOARD/SLAB GAZEBO	FILE
19	5/13/16	JDV	DCL	FINAL BUILDING 5	FILE
18	5/13/16	JDV	DCL	FINAL BUILDING 2	FILE
17	4/15/16	JDV	DCL	FINAL CLUBHOUSE	FILE
16	3/30/16	JDV	DCL	FINAL BUILDING 1	FILE
15	1/22/16	GTW	DCL	FORMBOARD BUILDING 8	FILE
14	1/4/16	GTW	DCL	FORMBOARD BUILDING 9	FILE
13	12/4/15	GTW	DCL	FORMBOARD MAIL KIOSK	FILE
12	11/17/15	N.O.	DCL	FORMBOARD TRASH COMPACTOR (N.E.)	25/54
NO.	DATE	BY	CKD	REVISIONS (CONTINUED)	FB/PG



NO.	DATE	BY	CKD	REVISIONS	FB/PG
11	11/17/15	N.O.	DCL	FORMBOARD BUILDING 6	FILE
10	10/29/15	N.O.	DCL	FORMBOARD BUILDING 7	FILE
9	10/19/15	N.O.	DCL	FORMBOARD TRASH COMPACTOR(N.W.)	28/32
8	8/19/15	EC	DCL	REVISED PROPOSED CLUBHOUSE POOL	FILE
7	8/10/15	EC	DCL	FORMBOARD BUILDING 4	FILE
6	7/21/15	GTW	DCL	FORMBOARD BUILDING 3	FILE
5	7/09/15	GTW	DCL	REVISE BUILDING THE FORMBOARD BUILDING 5	FILE
4	6/19/15	N.O.	DCL	FORMBOARD CLUBHOUSE	26/40
3	6/11/15	N.O.	DCL	FORMBOARD BUILDING 2	T.D.S./FILE
2	5/28/15	N.O.	DCW	FORMBOARD BUILDING 5	25/05
1	5/19/15	N.O.	DCW	FORMBOARD BUILDING 1	26/04
NO.	DATE	BY	CKD	REVISIONS	FB/PG



- ABBREVIATIONS:**
- A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - ALUM = ALUMINUM
 - B.C.R. = BROWARD COUNTY RECORDS
 - BOT = BOTTOM
 - BROK = BROKEN
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CL = CHAIN LINK FENCE
 - CMP = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - D = DELTA (CENTRAL ANGLE)
 - D.E. = DRAINAGE EASEMENT
 - EL. = ELEVATION
 - F.F. = FINISHED FLOOR
 - FIP = FOUND IRON PIPE
 - FIR/C = FOUND IRON ROD W/CAP
 - FIR = FOUND IRON ROD
 - FND. = FOUND
 - INST. = INSTRUMENT
 - ICV = IRRIGATION CONTROL VALVE
 - LCB = LANDSCAPE BUFFER
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - MIN. = MINIMUM
 - MON. = MONUMENT
 - N/D = NAIL AND DISC
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - PROP. = PROPOSED
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SIR/C = SET 1/2" IRON ROD W/CAP LB7924
 - SMH = SANITARY SEWER MANHOLE
 - STY. = STORY
 - T.CB = TRAFFIC CONTROL BOX
 - TYP. = TYPICAL
 - U.E. = UTILITY EASEMENT
 - WV = WATER VALVE

- LEGEND:**
- BACKFLOW PREVENTER
 - BOLLARD
 - CABLE BOX
 - CATCH BASIN
 - CENTERLINE
 - CLEANOUT
 - ELECTRIC SERVICE
 - FIRE HYDRANT
 - MANHOLE, DRAINAGE
 - MANHOLE, SANITARY
 - NON-VEHICULAR ACCESS LINE
 - POLE, LIGHT
 - POLE, WOOD
 - WATER METER
 - WATER
 - WIRES, OVERHEAD
 - FIRE STAND PIPE
 - ELEVATION AS-BUILT
 - ELEVATION PROPOSED
 - FIRE HYDRANT
 - MANHOLE, DRAINAGE
 - MANHOLE, SANITARY
 - NON-VEHICULAR ACCESS LINE
 - POLE, LIGHT
 - POLE, WOOD
 - WATER METER
 - WATER
 - WIRES, OVERHEAD
 - FIRE STAND PIPE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290
 LAST DATE OF FIELD SURVEY: 12/8/16

SCALE: 1"=40'
 DATE: 10/08/14
 DRAWN BY: MR
 FIELD BOOK: 007/19
 CHECKED BY: DCW
 SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 CA26258 · LB7924

CONSTRUCTION LAYOUT SURVEY
 (PLOT PLAN-TOT LOT)
"CELEBRATION POINT PHASE I"
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1305-26
 SHEET NUMBER
1 OF 1