



LEGAL DESCRIPTION
 PARCEL 1:
 A PORTION OF TRACT "A", CELEBRATION POINTE, 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:
 COMMENCE 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 TO THE POINT OF BEGINNING; 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 THREE (3) COURSES: SOUTH 01°14'17" EAST A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.
 PARCEL 2:
 NON-EXCLUSIVE ROAD EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED PURSUANT TO THAT EASEMENT, SHARED USE AND MAINTENANCE AGREEMENT RECORDED UNDER INSTRUMENT NO. 120470165-H OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES THEREIN EXPRESSED, OVER AND ACROSS THE LANDS DESCRIBED AS FOLLOWS:
 A PORTION OF TRACT "A", OF CELEBRATION POINTE, 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 MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°32'44" EAST, ALONG THE BOUNDARY OF SAID TRACT "A", A DISTANCE OF 145.50 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 162.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 30°22'41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 19°03'41", A DISTANCE OF 9.98 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 277°58'55", A DISTANCE OF 320.21 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°51'23", 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 SOUTH 89°32'46" WEST, ALONG THE BOUNDARY OF SAID TRACT "A", A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACKFLOW PREVENTER
- BT = BOTTOM
- BRKN = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- COMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- EL. = ELEVATION
- F.F. = FINISHED FLOOR
- FP = FOUND IRON PIPE
- FR/C = FOUND IRON ROD W/CAP
- FR = FOUND IRON ROD
- FOUND = FOUND
- FPL = FLORIDA POWER AND LIGHT
- ICV = IRRIGATION CONTROL VALVE
- INVT = INVERT
- LB = LICENSED BUSINESS
- L.S.E. = LIFT STATION EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.C. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S/R/C = SET 1/2" IRON ROD W/CAP LB7924
- SMH = SANITARY SEWER MANHOLE
- S/N/D = SET NAIL & DISC LB7924
- SO. = SQUARE
- STX. = STORY
- TCB = TRAFFIC CONTROL BOX
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- BELLSOUTH RISER
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CONCRETE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION
- ELEVATION (TOP OF WALL)
- FIRE HYDRANT
- GAS FEEDER LINE/METER
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

TITLE COMMITMENT INFORMATION TABLE

COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED	NOTES
9	EASEMENT	EASEMENTS AND RIGHT-OF-WAY AND LICENSES	O.R.B. 5177, PG. 601	YES	YES	EASEMENT PARCEL
10	EASEMENT	LIFT STATION EASEMENT	O.R.B. 5177, PG. 604	YES	YES	
11	EASEMENT	NORTHERLY GRAVITY LINE EASEMENT - PARTIALLY VACATED	O.R.B. 5177, PG. 607 & O.R.B. 50865, PG. 947	YES	YES	
12	EASEMENT	SOUTHERLY GRAVITY LINE EASEMENT	O.R.B. 5177, PG. 610	YES	YES	
13	(DELETED)					
14	PLAT - CELEBRATION POINTE	RESTRICTIONS AND AGREEMENTS	P.B. 178, PG. 67	YES	NO	
15	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45798, PG. 1768 & O.R.B. 47764, PG. 374	YES	YES	
16	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 367	YES	NO	(TO BE AMENDED)
17	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS, CONNECTION TO CITY LINES, AND ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 47754, PG. 1575 & O.R.B. 47754, PG. 1565 & O.R.B. 50534, PG. 369 & INST. #113244467	YES	NO	(TO BE AMENDED)
18	DECLARATION	COVENANTS & RESTRICTIONS (ROAD IMPROVEMENT PARCEL)	O.R.B. 50391, PG. 903	YES	YES	
19	AGREEMENT	FUTURE DRAINAGE EASEMENT AGREEMENT	O.R.B. 50391, PG. 921	YES	NO	
20	CITY OF MARGATE RESOLUTION	ACCESS EASEMENT TO WATER & SEWER UTILITY EASEMENT	O.R.B. 50865, PG. 936	YES	YES	PARCEL 2
23	EASEMENT	COMCAST EASEMENT (BLANKET)	O.R.B. 51182, PG. 1456	YES	NO	PARCEL 2
24	AGREEMENT	MORTGAGE ASSIGNMENT OF LEASES & RENTS, FINANCING STATEMENT	O.R.B. 51312, PG. 1511 & O.R.B. 51312, PG. 1532 & O.R.B. 51312, PG. 1542	YES	NO	PARCEL 2
27	CITY OF MARGATE RESOLUTION	WATER METER AGREEMENT	INST. #113495231	YES	NO	PARCEL 2
28	CITY OF MARGATE RESOLUTION	ACCEPTING BILL OF SALE AND WATER & SEWER UTILITY EASEMENT	INST. #113780125	YES	YES	PARCEL 2

SCALE: 1"=50' DATE: 06/19/13
 DRAWN BY: WJR FIELD BOOK: 007121
 CHECKED BY: DCW SURVEY TYPE: BOUNDARY



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MAP OF ALTA/ACSM LAND TITLE SURVEY
CELEBRATION POINTE SOUTH
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1305-26
 SHEET NUMBER
1 OF 1

SURVEYOR'S CERTIFICATION:
 TO: LENNAR HOMES, LLC AND ITS ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 NORTH AMERICAN TITLE COMPANY
 GREENBERG TRAUJG, P.A.
 CELEBRATION POINTE SOUTH, LLC
 KUPFER SKOLNICK, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 8/24/17.

DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290