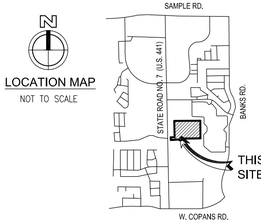


LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

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:

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 NORTH 89°32'44" WEST, 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.

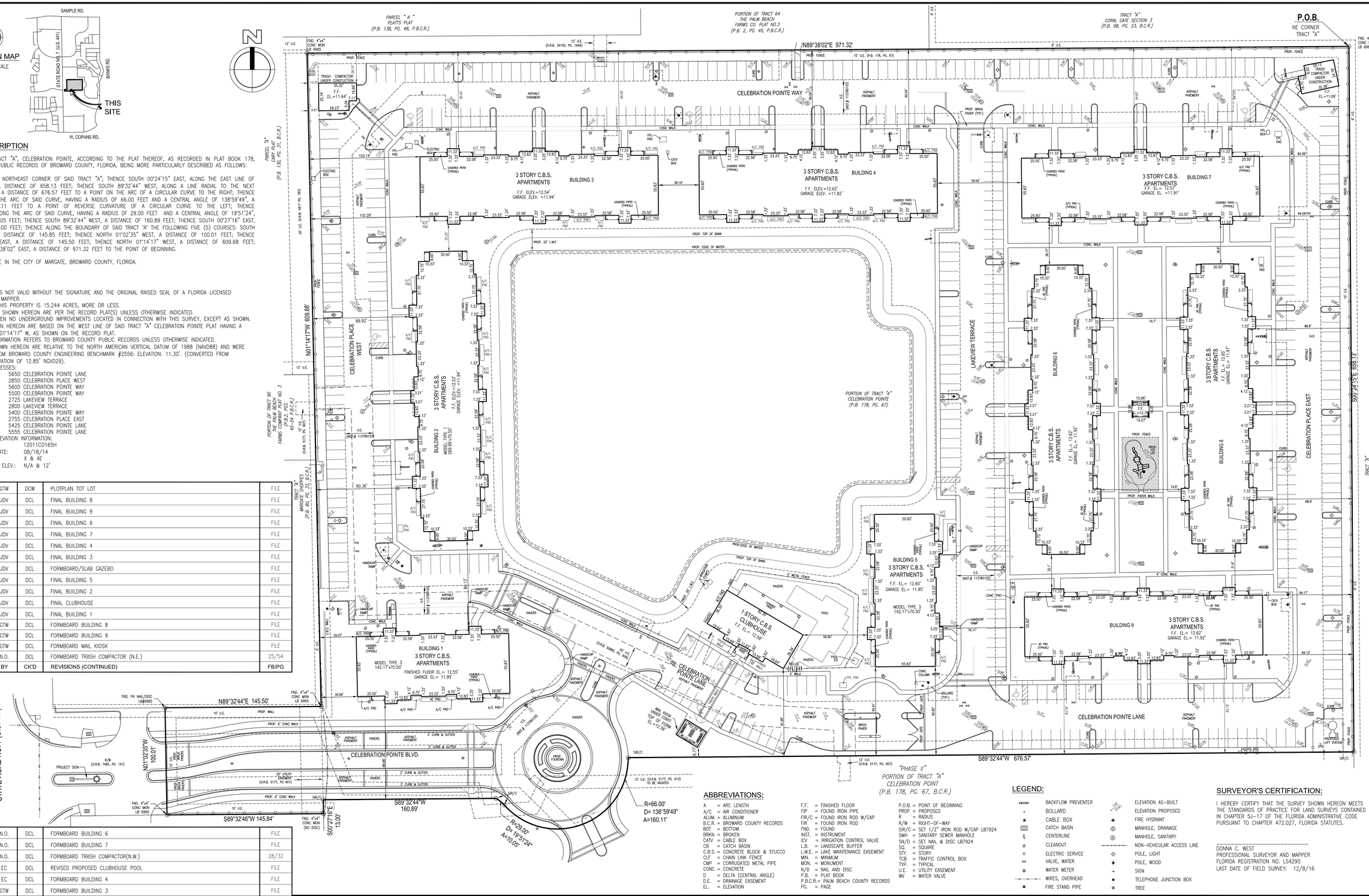
NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 15.244 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF N 01°14'17" W, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. 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).
8. PROPERTY ADDRESSES:

BUILDING 1:	5650	CELEBRATION POINTE LANE
BUILDING 2:	2850	CELEBRATION PLACE WEST
BUILDING 3:	5600	CELEBRATION POINTE WAY
BUILDING 4:	5500	CELEBRATION POINTE WAY
BUILDING 5:	2725	LAKEVIEW TERRACE
BUILDING 6:	2800	LAKEVIEW TERRACE
BUILDING 7:	5400	CELEBRATION POINTE WAY
BUILDING 8:	2755	CELEBRATION PLACE EAST
BUILDING 9:	5425	CELEBRATION POINTE LANE
CLUBHOUSE:	5555	CELEBRATION POINTE LANE

9. 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	CK'D	REVISIONS (CONTINUED)	FB/PG
27	1/23/17	GTW	DCW	PLOTPLAN 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
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 TIE 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	CK'D	REVISIONS	FB/PG



ABBREVIATIONS:

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

LEGEND:

BACKFLOW PREVENTER		ELEVATION AS-BUILT	12.34 (12.67)
BOLLARD		ELEVATION PROPOSED	
CABLE BOX		FIRE HYDRANT	
CATCH BASIN		MANHOLE, DRAINAGE	
CENTERLINE		MANHOLE, SANITARY	
CLEANOUT		NON-VEHICULAR ACCESS LINE	
ELECTRIC SERVICE		POLE, LIGHT	
VALVE, WATER		POLE, WOOD	
WATER METER		SIGN	
WIRES, OVERHEAD		TELEPHONE JUNCTION BOX	
FIRE STAND PIPE		TREE	

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYS CONTAINED IN CHAPTER 5J-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 POINTE PHASE I"
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 1305-26

SHEET NUMBER 1 OF 1

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