



- ABBREVIATIONS:**
- A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - ALUM = ALUMINUM
 - B.C.R. = BROWARD COUNTY RECORDS
 - B.F.P. = BACKFLOW PREVENTER
 - BOT = BOTTOM
 - BRKN = BROKEN
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CLF = CHAIN LINK FENCE
 - CMP = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - D = DELTA (CENTRAL ANGLE)
 - D.E. = DRAINAGE EASEMENT
 - ELEV. = ELEVATION
 - F.A. = FINISHED FLOOR
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD W/CAP
 - FIR = FOUND IRON ROD
 - FND. = FOUND
 - FPL = FLORIDA POWER AND LIGHT
 - INV = INVERT
 - L.B. = LANDSCAPE BUFFER
 - 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
 - SR/C = SET 1/2" IRON ROD W/CAP LB7924
 - SMH = SANITARY SEWER MANHOLE
 - SN/D = SET NAIL & DISC LB7924
 - SQ. = SQUARE
 - STY. = 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 (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

LEGAL DESCRIPTION
 SOUTH PORTION (PHASE II)
 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:

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.

TOGETHER WITH NON-EXCLUSIVE CROSS ACCESS EASEMENT CREATED PURSUANT TO THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR CELEBRATION POINT, RECORDED DECEMBER 9, 2013 IN OFFICIAL RECORDS BOOK 50391, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

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 14.257 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 N01°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 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2556: ELEVATION: 11.30' (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD 29).
 - FEMA FLOOD ELEVATION INFORMATION:
 A. FIRM NO.: 120470165-H
 B. EFFECTIVE DATE: 8/18/2014
 C. ZONE: X
 D. BASE FLOOD ELEV.: N/A
 - THIS SITE HAS BEEN USED FOR STORAGE OF FILL AND CONSTRUCTION MATERIALS BEING USED FOR THE DEVELOPMENT OF THE ADJACENT PARCEL TO THE NORTH. THE IMPROVEMENTS AND ELEVATIONS SHOWN HEREON HAVE BEEN AFFECTED BY SUCH USES, BUT HAVE NOT BEEN UPDATED AS THE SITE IS IN VERY ROUGH CONDITION.
 - PER THE CLIENT'S REQUEST, THE ONLY UNDERGROUND UTILITIES SHOWN HEREON ARE THOSE THAT WERE AVAILABLE FROM THE DEMOLITION PLANS AND AS-BUILTS PROVIDED.

TITLE COMMITMENT INFORMATION TABLE				
COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS
9	EASEMENT	EASEMENTS AND RIGHT-OF-WAY AND LICENSES	O.R.B. 5177, PG. 601	(1) YES
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	EASEMENT	DRAINAGE EASEMENT	O.R.B. 34150, PG. 1646	NO N/A
14	PLAT - CELEBRATION POINT	RESTRICTIONS AND AGREEMENTS EASEMENTS	P.B. 178, PG. 67 O.R.B. 47764, PG. 764 O.R.B. 51902, PG. 97 & INST. #132621419	YES NO YES YES
15	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45788, PG. 1768 & O.R.B. 47764, PG. 774	YES NO
16	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 387	YES NO
17	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS, CONNECTION TO CITY LINES, AND ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 47764, PG. 1575 O.R.B. 47764, PG. 1595 O.R.B. 50534, PG. 369 & INST. #13246447	YES NO
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	RESOLUTION	UTILITY EASEMENT	O.R.B. 50865, PG. 936	NO N/A

(1) AFFECTS CROSS-ACCESS EASEMENT PARCEL ONLY.

SURVEYOR'S CERTIFICATION:
 TO: LENNAR HOMES, LLC AND ITS ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY
 NORTH AMERICAN TITLE COMPANY
 GREENBERG TRAUBIG, P.A.
 CELEBRATION POINT 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 1/12/17.

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

NO.	DATE	BY	CHKD	REVISIONS	FB/PG
2	1/13/17	JDV	DCW	UPDATE ALTA SURVEY, TITLE COMMITMENT, & CERTIFICATIONS	35/51
1	9/11/13	GTW	DCW	ALTA/ACSM LAND TITLE SURVEY	FILE

SCALE: 1"=50' DATE: 06/19/13
 DRAWN BY: WJR FIELD BOOK: 007/21
 CHECKED BY: DCW SURVEY TYPE: BOUNDARY



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

PROJECT NUMBER
1305-26
 SHEET NUMBER
1 OF 1