

ACCESS EASEMENT

(For Access to Allow for the Maintenance of Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this 11th day of October, 2019 by and between Lennar Homes, LLC. hereinafter called the Grantor, and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as Grantee:

WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual access easement as described in Exhibit "A", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer, as installed in Exhibit "B" attached hereto and made a part hereof. Situate, lying and being Broward County, Florida,


IN WITNESS WHEREOF, GRANTOR, has caused this Access Easement to be executed in its name this 11th day of October, 2019

Witness:


Juan Santalla
Print Name

GRANTOR:


Greg McPherson
Print Name

Witness:


REBECCA CORTES
Print Name

Witness:


ZORANY GRIFFIN
Print Name

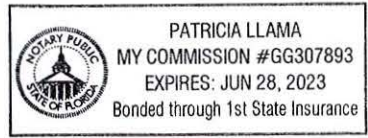
STATE OF: Florida
COUNTY OF: Miami Dade

This foregoing Access Easement acknowledged before me this 11th day of October, 2019 by Greg McPherson

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Lennar Homes LLC to me known as the person described in and who executed the foregoing Access Easement, and who acknowledged before me that he/she executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at 730 NW 107th Ave #307 the above stated County, this 11th day of October, 2019 A.D.

My Commission Expires:





Notary Public

PARCEL "A-2"
(CELEBRATION POINTE SOUTH)

Exhibit A

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:

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**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.257 ACRES, MORE OR LESS.

NOTES:

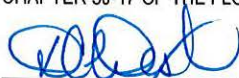
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	RW	= RIGHT-OF-WAY
P.B.C.R.	= PALM BEACH COUNTY RECORDS	U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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



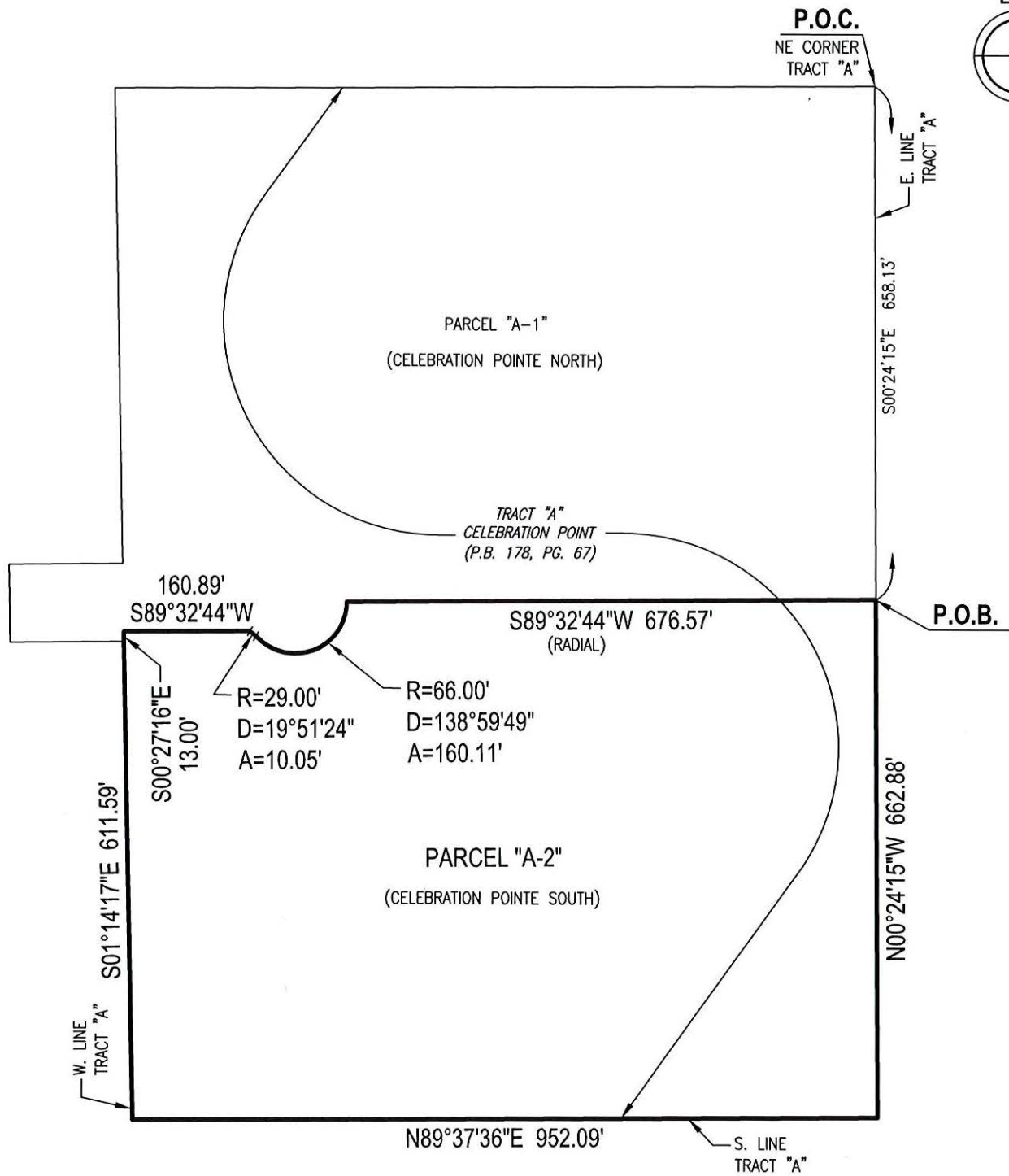
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

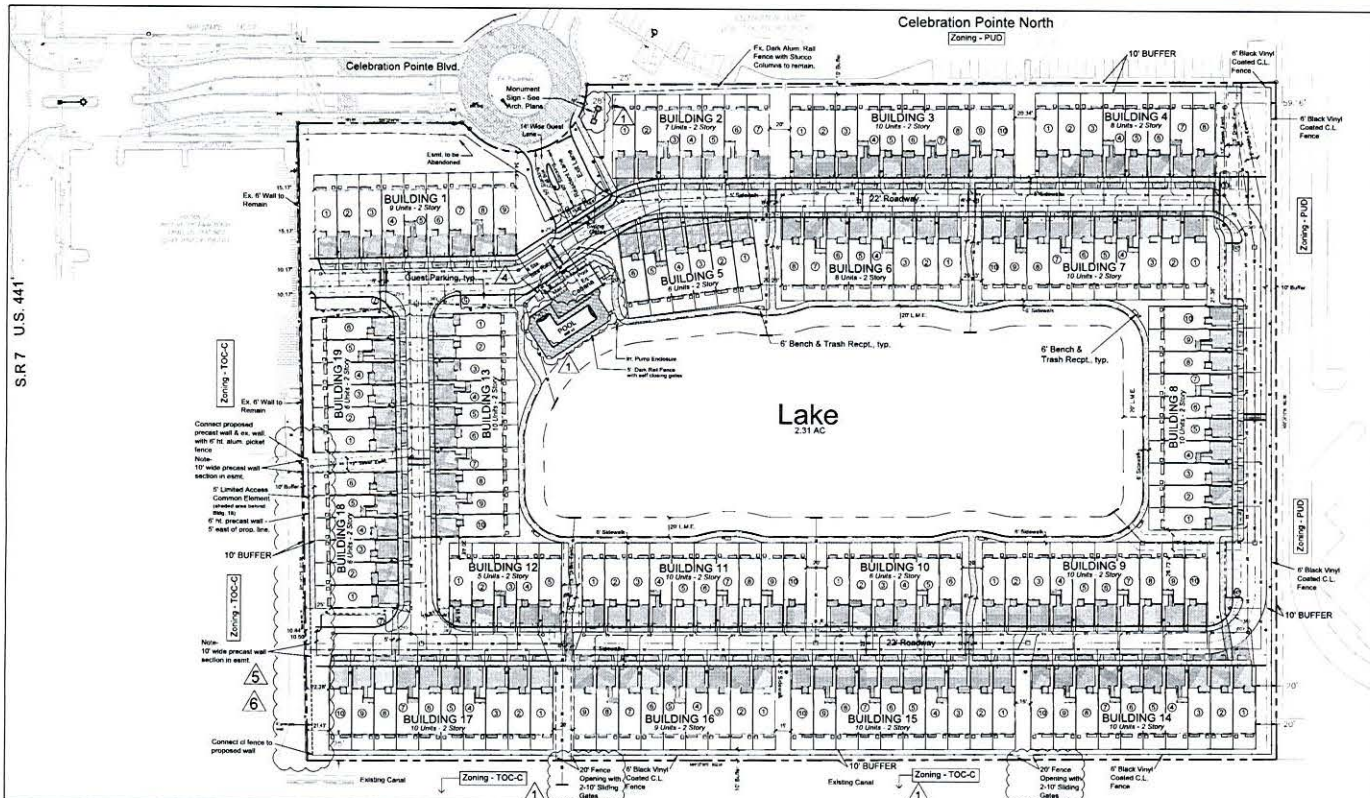
SHEET 1 OF 2



LEGEND:

⊕ CENTERLINE

REVISIONS	DATE	BY	CK'D	FIELD BK.
CORRECT POB LABEL	10/10/19	DCW	DCW	N/A
PARCEL "A-2" (CELEBRATION POINTE SOUTH)	4/7/17	JDV	DCW	N/A
PROJECT: CELEBRATION POINTE		SCALE: 1" = 200'		
PROJECT NO.: 1305-26		SHEET 2 OF 2		



REVISED: 03-14-2016

NO.	DATE	DESCRIPTION
1	03-14-2016	ISSUED FOR PERMIT
2	03-14-2016	REVISED PER CITY COMMENTS
3	03-14-2016	REVISED PER CITY COMMENTS
4	03-14-2016	REVISED PER CITY COMMENTS
5	03-14-2016	REVISED PER CITY COMMENTS
6	03-14-2016	REVISED PER CITY COMMENTS
7	03-14-2016	REVISED PER CITY COMMENTS
8	03-14-2016	REVISED PER CITY COMMENTS
9	03-14-2016	REVISED PER CITY COMMENTS
10	03-14-2016	REVISED PER CITY COMMENTS
11	03-14-2016	REVISED PER CITY COMMENTS
12	03-14-2016	REVISED PER CITY COMMENTS
13	03-14-2016	REVISED PER CITY COMMENTS
14	03-14-2016	REVISED PER CITY COMMENTS
15	03-14-2016	REVISED PER CITY COMMENTS

5805 NW Corporate Blvd., Suite 213
 Boca Raton, Florida 33431
 561-910-0335
 covelli.com

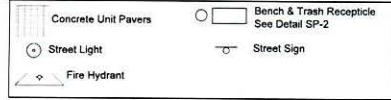
Covelli Design Associates Inc.
 Urban Planning • Landscape Architecture

Site Plan
 Celebration Pointe South
 Margate, Florida

Exhibit A-1

SITE PLAN

Site Symbol Key



Site Data

SITE PLAN DATA
 Land Use - Low Res (5-10 d.u./ac.)
 Zoning - PUD
 Proposed Use - 160 Townhouses
 Total PUD - 29.70 acres
 Phase I - 15.44 ac
 Phase II - 14.26 ac (This Site Plan)
 Density Phase II - 160 units/14.26 ac = 11.22 du/ac

Impervious Area Total - Phase II	10.02 ac	70%
Building Coverage	3.60 ac	25%
Roadways, Parking, Driveways	3.31 ac	23%
Pool/Patio/Sidewalks	0.80 ac	6%
Lake Area	2.31 ac	16%
PerVIOUS Area Total - Phase II	4.24 ac	30%

Note:
 Garbage collection will be curbside.

OPEN SPACE CALCULATIONS

Total PUD - 29.70 acres
 Phase I area - 15.44 ac.
 Phase II area - 14.26 ac.
 Required Open Space - 10.40 ac (35% of 29.70 ac)
 Provided Open Space in PH I - 5.66 ac
 Provided Open Space in PH II - 5.174 ac
 Total Provided Open Space (total PUD) - 11.034 ac (37.15%)

- Phase II Open Space Breakdown - 5.174 ac provided
 Lake Area (100' width average) - 2.31 ac @ 50% = 1.155 ac
 Recreation Area (Cabana & Pool) - 0.096 ac @ 50% = 0.048 ac
 Perimeter Setback Open Space - 0.815 ac
 Pedestrian System (continuous internal 6' walk, walk only) - 0.293 ac
 Other Common Open Space (other area adj. to perimeter, lake bank, common green space) - 1.631 ac
 Private Open Space (enclosed rear lots) - 1.232 ac
 5% of total PUD = 1.485 ac
 11.034 ac provided O.S. less 1.232 ac Private O.S. = 9.802 ac (33.003% total PUD)

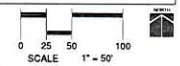
PARKING TABULATIONS

Required - 2 spaces per unit = 160 (2) = 320 spaces
 1 per 5 units guest spaces = 160/5 = 32 spaces
 352 total spaces required
 Provided - 2 spaces per unit @ 160 units
 = 320 driveway spaces
 34 Guest spaces
 354 total spaces provided

SETBACKS & SEPARATIONS

	Req.	Provided
Front (Celebration Pointe Blvd.)	25'	25'
Side (East & West Property Lines)	15'	15' min.*
Rear (South Property Line)	25'	25'
Internal Building Separation	20'	20'
PUD Perimeter Buffer	10'	10'
		* 10' variance

See SP-2 for Typical Residential Building Layout



Drawing No.
SP-1
 OF 2

**UTILITY EASEMENT
(WATER & SEWER)
AT CELEBRATION POINTE SOUTH**

LEGAL DESCRIPTION:

Exhibit B

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°14'17" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 102.03 FEET TO **POINT OF BEGINNING #1**; THENCE CONTINUE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'07" EAST, A DISTANCE OF 20.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.76 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 76.79 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.89 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 31.80 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 11.26 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 11.52 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 32.19 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 12.21 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 12.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.97 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 9.21 FEET; THENCE SOUTH 86°20'54" WEST, A DISTANCE OF 92.08 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.01 FEET; THENCE NORTH 86°20'54" EAST, A DISTANCE OF 92.08 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 9.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.62 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 31.71 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 32.33 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 39.57 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 101.43 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 14.60 FEET; THENCE NORTH 01°33'24" WEST, A DISTANCE OF 12.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 17.87 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 11.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 11.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 36.09 FEET; THENCE NORTH 33°41'49" WEST, A DISTANCE OF 10.59 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 33°41'49" EAST, A DISTANCE OF 11.09 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 43.73 FEET; THENCE NORTH 35°26'42" WEST, A DISTANCE OF 20.96 FEET; THENCE NORTH 11°34'09" EAST, A DISTANCE OF 20.18 FEET; THENCE NORTH 30°01'21" WEST, A DISTANCE OF 36.38 FEET; THENCE NORTH 45°27'15" WEST, A DISTANCE OF 15.51 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 05°26'46" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 12°33'05", A DISTANCE OF 14.46 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 9.12 FEET; THENCE SOUTH 30°01'21" EAST, A DISTANCE OF 42.56 FEET; THENCE SOUTH 11°34'09" WEST, A DISTANCE OF 19.52 FEET; THENCE SOUTH 35°26'42" EAST, A DISTANCE OF 16.04 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 55.72 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 13.17 FEET; THENCE NORTH 15°51'25" WEST, A DISTANCE OF 12.64 FEET; THENCE NORTH 73°19'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 15°51'25" EAST, A DISTANCE OF 15.64 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 27.91 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 17.24 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 16.78 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.95 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 15.56 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 15.10 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.37 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 13.91 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.45 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.59 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.25 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 11.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 31.76 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.21 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 12.29 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 32.06 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.52 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET;



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1001 Yamato Rd., Suite 105
Boca Raton, Florida 33431 • 561.392.0221
CA26258 • LB7924

PROJECT: CELEBRATION POINTE SOUTH

PROJECT NO.: 170894

DATE: 8/26/19

SHEET 1 OF 7

LESS THEREFROM THE PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT SAID **REFERENCE POINT "A"**; THENCE SOUTH 89°47'35" EAST, A DISTANCE OF 27.21 FEET TO **POINT OF BEGINNING #2**; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 6.54 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 15.24 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 15.47 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 84.80 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 31.76 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 40.08 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 11.19 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 14.78 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 14.78 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 67.33 FEET; THENCE NORTH 56°18'11" EAST, A DISTANCE OF 33.34 FEET; THENCE SOUTH 33°41'49" EAST, A DISTANCE OF 16.59 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 33°41'49" WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 56°18'11" EAST, A DISTANCE OF 26.09 FEET; THENCE NORTH 66°42'55" EAST, A DISTANCE OF 56.52 FEET; THENCE SOUTH 23°17'05" EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH 66°42'55" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 23°17'05" WEST, A DISTANCE OF 3.13 FEET; THENCE NORTH 66°42'55" EAST, A DISTANCE OF 24.68 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 9.26 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.57 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.57 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.54 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.41 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.41 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 22.51 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 9.84 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 9.84 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 26.94 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 31.76 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'34" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 53.16 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 31.76 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 8.42 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 17.68 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 10.64 FEET; THENCE SOUTH 29°03'21" EAST, A DISTANCE OF 20.53 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 83.59 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 10.87 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 11.09 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 11.22 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 11.27 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 11.40 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 11.45 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 31.76 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 11.57 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 87.52 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 15.51 FEET; THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 15.51 FEET;

PROJECT: **CELEBRATION POINTE SOUTH**

PROJECT NO.: 170894

DATE: 8/26/19

SHEET 3 OF 7

THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 11.89 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 27.69 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 3.62 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 3.74 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.28 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 3.90 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.02 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 32.13 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.19 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.32 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.48 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.61 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.52 FEET; THENCE NORTH 10°21'31" WEST, A DISTANCE OF 4.85 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.19 FEET; THENCE SOUTH 10°21'31" EAST, A DISTANCE OF 4.98 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 33.57 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.66 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.79 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.93 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.51 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.63 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.93 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.60 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.99 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 6.58 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 15.13 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 6.58 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 8.23 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.74 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.74 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.27 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 32.07 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.41 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.41 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 5.26 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 5.26 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.99 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 5.11 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 5.11 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 32.21 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 4.97 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 2.22 FEET; THENCE SOUTH 18°22'34" WEST, A DISTANCE OF 15.56 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 4.47 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 16.92 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 6.06 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 11.94 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 25.25 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.93 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.90 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 31.83 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.90 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.88 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 33.57 FEET TO **POINT OF BEGINNING #2**.

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

NOTES:

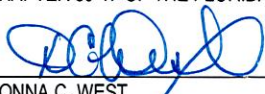
1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
D	= DELTA (CENTRAL ANGLE)	P.O.C.	= POINT OF COMMENCEMENT
D.E.	= DRAINAGE EASEMENT	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	REF. PT.	= REFERENCE POINT
P.B.	= PLAT BOOK	U.E.	= UTILITY EASEMENT
PG.	= PAGE		

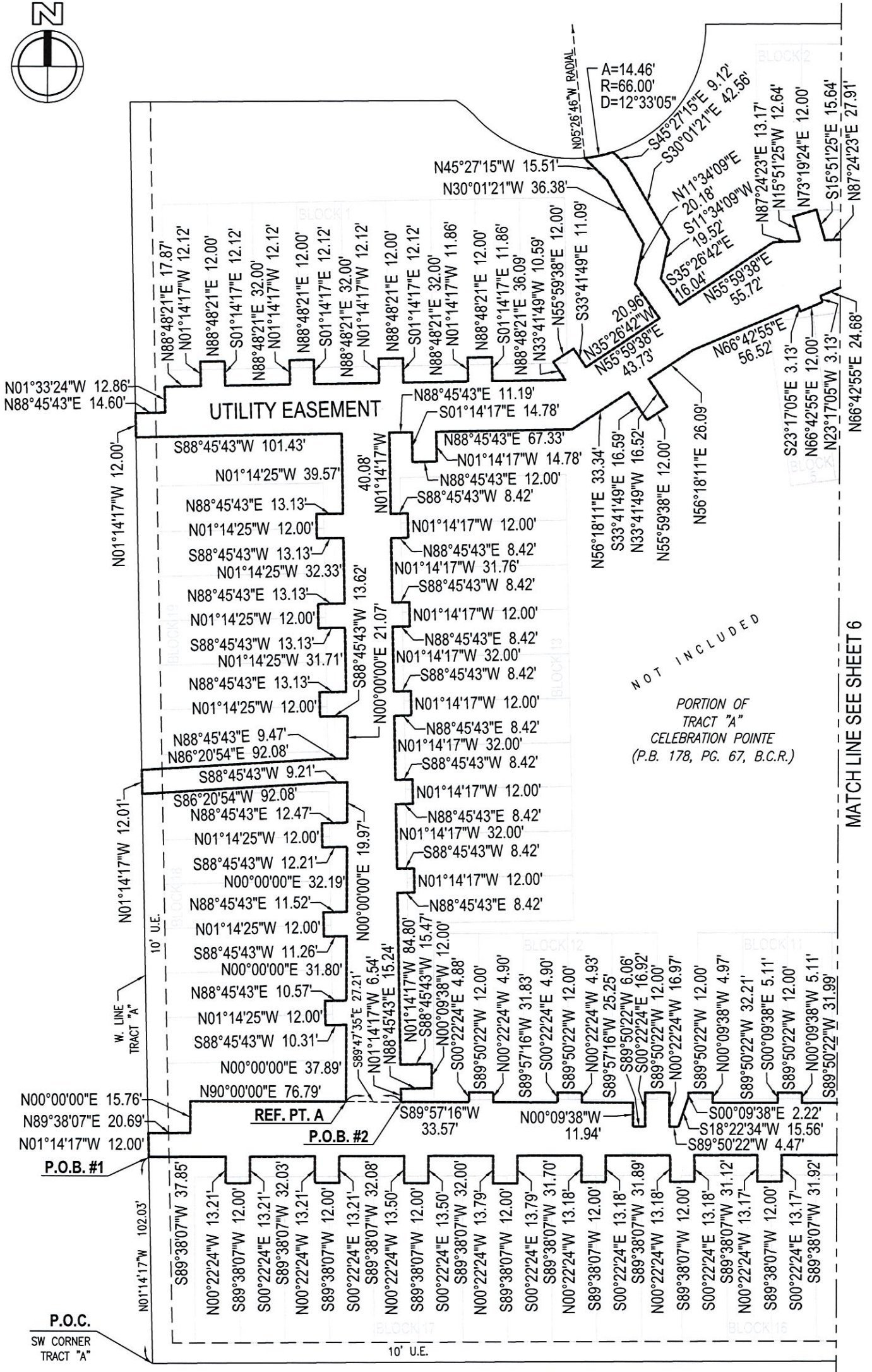
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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

PROJECT:	CELEBRATION POINTE SOUTH
PROJECT NO.:	170894
DATE:	8/26/19
SHEET 4 OF 7	



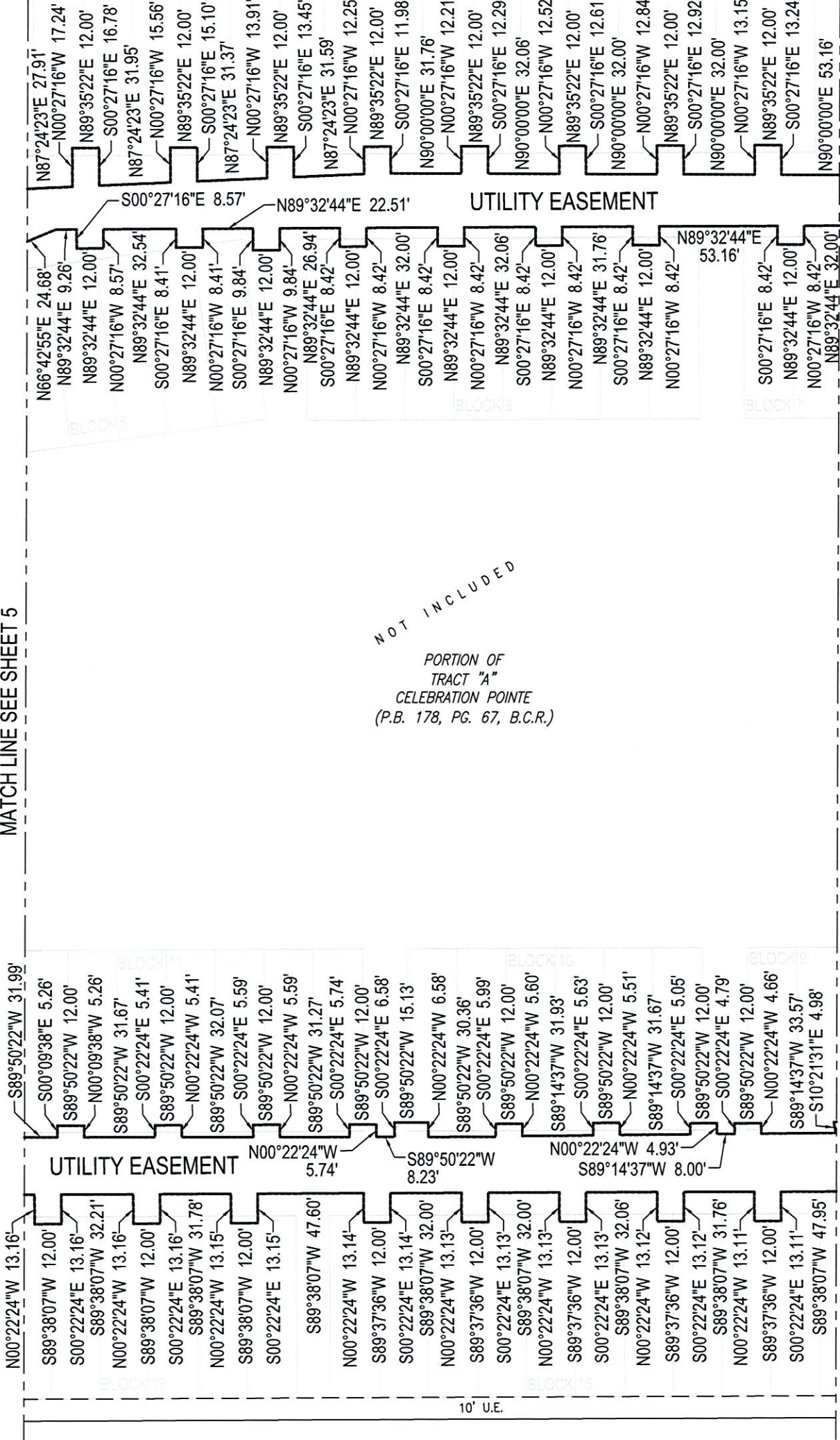
LEGEND:
 C CENTERLINE

REVISIONS PER CITY COMMENTS	8/26/19	JDV	DCW	N/A
UTILITY EASEMENT	9/27/18	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE SOUTH			SCALE: 1" = 60'
PROJECT NO.:	170894			SHEET 5 OF 7



MATCH LINE SEE SHEET 5

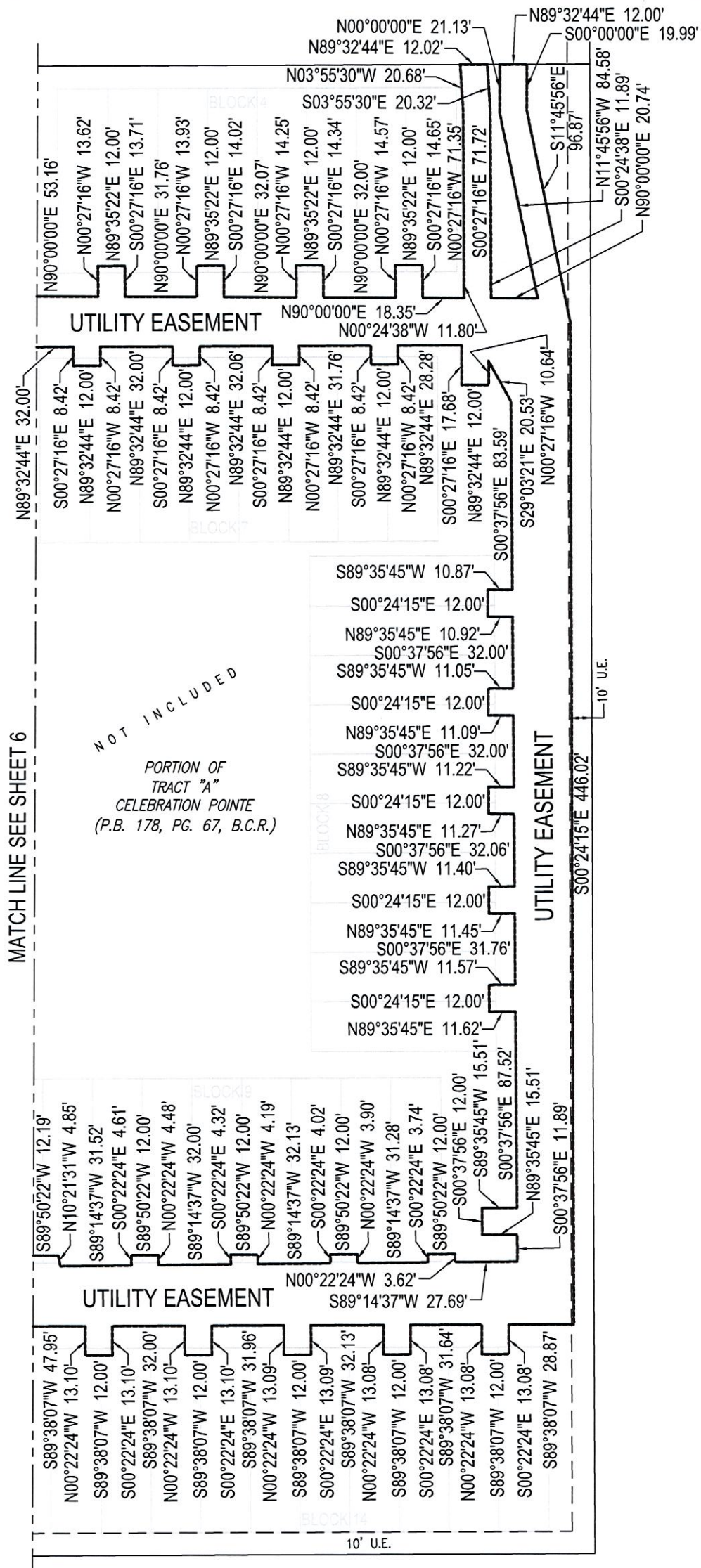
MATCH LINE SEE SHEET 7



NOT INCLUDED
 PORTION OF
 TRACT "A"
 CELEBRATION POINTE
 (P.B. 178, PG. 67, B.C.R.)

LEGEND:
 C CENTERLINE

REVISIONS PER CITY COMMENTS	8/26/19	JDV	DCW	N/A
UTILITY EASEMENT	9/27/18	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE SOUTH			SCALE: 1" = 60'
PROJECT NO.:	170894			SHEET 6 OF 7



LEGEND:
 C CENTERLINE

REVISIONS PER CITY COMMENTS	8/26/19	JDV	DCW	N/A
UTILITY EASEMENT	9/27/18	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE SOUTH			SCALE: 1" = 60'
PROJECT NO.:	170894			SHEET 7 OF 7