



**PETITION FOR VACATION OR ABANDONMENT
OF
DRAINAGE OR ROAD RIGHT-OF-WAY**

APPLICATION

NAME OF PETITIONER: Donna C. West; HSQ Group, Inc.

ADDRESS: 1489 W. Palmetto Park Rd., Suite 340, Boca Raton, FL 33486

PHONE: 561-392-0221 EMAIL: donna@hsqgroup.net

PETITION FOR ABANDONMENT OF: South 15' of the right-of-way adjacent to the north boundary of Celebration Pointe (PB178/67) dedicated by the The Palm Beach Farms Company Plat No. 3 (PB2/45 PBCR)

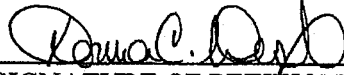
REASON FOR PETITION: The right-of-way is land locked and is not being used for access to any parcels. The neighboring plats have vacated the portions adjacent to their parcels and included the land in their development parcels.

STREET ADDRESS OR PARCEL NUMBER OF PARCEL REQUESTING ABANDONED OR VACATED LAND: 484219350011

RESPONSE FORMS WERE SENT TO THE FOLLOWING UTILITY COMPANIES:

<u>FPL</u>	<u>AT&T</u>
<u>TECO Gas</u>	<u></u>
<u>Comcast</u>	<u></u>


ATTACH A LEGAL DESCRIPTION/SKETCH OF THE PROPOSED VACATION OR ABANDONMENT. THE LEGAL DESCRIPTION/SKETCH MAY NEED TO BE SIGNED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

 1.19.15
SIGNATURE OF PETITIONER DATE

PARCEL OWNER (IF OTHER THAN PETITIONER): Omar Fonte, Celebration Pointe North

ADDRESS: 12448 SW 127th Ave., Miami, FL 33186

PHONE: 305-969-2000 EMAIL: omar.fonte@garco.net

 4/20/15
SIGNATURE OF OWNER DATE
Omar Fonte, manager Celebration Pointe North

**PLEASE SUBMIT COMPLETED FORM TO THE CITY CLERK'S OFFICE WITH FEE
PAYMENT OF \$100.00 (Per Ordinance No. 78-2, § 1, 1-11-1978)**

DATE RECEIVED: _____ FEE PAID: \$ 100.00 by check # 001313

**ROAD RIGHT-OF-WAY
TO BE VACATED
AT CELEBRATION POINTE NORTH**

LEGAL DESCRIPTION

A PORTION OF THE RIGHT-OF-WAY ADJACENT TO TRACTS 89 AND 90, **THE PALM BEACH FARMS COMPANY PLAT NO. 3**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER 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; THENCE NORTH 01°14'17" WEST ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET; THENCE NORTH 89°38'02" EAST ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A", ALSO BEING THE SOUTH LINE OF PARCEL "A", **PLATTS PLAT**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 580.12 FEET; THENCE SOUTH 00°23'25" EAST, ALONG THE WEST LINE OF TRACT "A", **CORAL GATE SECTION 3**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", **CORAL GATE SECTION 3**; THENCE SOUTH 89°38'02" WEST ALONG THE NORTH LINE OF SAID TRACT "A" OF **CELEBRATION POINTE**, A DISTANCE OF 579.90 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 0.200 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:

B.C.R.	= BROWARD COUNTY RECORDS	P.O.B.	= POINT OF BEGINNING
O.R.B.	= OFFICIAL RECORDS BOOK	P.G.	= PAGE
P.B.	= PLAT BOOK	R/W	= 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 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4230



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: 1/20/15

SHEET 1 OF 2

TRACT "A"
CORAL GATE SECTION 3
(P.B. 98, PG. 23)
S00°23'25"E
15.00'

6' U.E.

PORTION OF
TRACT 64
THE PALM BEACH FARMS COMPANY PLAT NO. 3
(P.B. 2, PG. 45, P.B.C.R.)

30' PLATTED ROAD R/W
(P.B. 2, PGS. 45-54, P.B.C.R.)

PARCEL "A"
PLATT'S PLAT
(P.B. 138, PG. 48)

580.12'

N89°38'02"E

N01°14'17"W
15.00'

12' U.E.

579.90'

S89°38'02"W

12' D.E.
(O.R.B. 34150,
PG. 1646)

N. LINE
TRACT "A"

P.O.B.
NW CORNER
TRACT "A"
CELEBRATION
POINTE

PARCEL "A"
CARY PLAT
(P.B. 130, PG. 31)

W. LINE
TRACT "A"

N01°14'17"W

TRACT "A"
CELEBRATION POINTE
(P.B. 178, PG. 67)

10' U.E.

RIGHT-OF-WAY TO BE
VACATED



LEGEND:
C CENTERLINE

RIGHT-OF-WAY VACATION	01/20/15	DCW	LMK	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE			SCALE: 1" = 80'
PROJECT NO.:	1305-26			SHEET 2 OF 2



CITY OF
MARGATE
Together We Make It Great

**PETITION FOR VACATION OR ABANDONMENT
OF
DRAINAGE OR ROAD RIGHT-OF-WAY**

UTILITY COMPANY RESPONSE
(TO BE COMPLETED BY EACH UTILITY COMPANY)

TO: DIRECTOR OF ENVIRONMENTAL & ENGINEERING SERVICES
CITY OF MARGATE

FROM: CITY CLERK
CITY OF MARGATE

Please indicate below whether or not your utility company has an objection to the attached petition for vacation or abandonment of the described right-of-way.

NAME OF PETITIONER: Donna C. West, HSQ Group, Inc.
STREET ADDRESS OR PARCEL NUMBER OF PARCEL REQUESTING ABANDONED OR
VACATED LAND: 484219350011

We ☐ have ☒ have no objection to the above-referenced request for vacation or abandonment.

REASONS FOR OBJECTION, IF ANY: No objection

Sharon C. Ann.
SIGNATURE OF AUTHORIZED REPRESENTATIVE

2/20/15
DATE

Associate Engineer
TITLE

FPL
UTILITY COMPANY

PLEASE RETURN FORM TO:
City Clerk's Office
5790 Margate Boulevard
Margate, Florida 33063

DATE RECEIVED: 1/29/2015



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REASONS FOR OBJECTION, IF ANY: _____

SIGNATURE OF AUTHORIZED REPRESENTATIVE

1/19/15
DATE

Senior Engineering Tech
TITLE

Teco Peoples Gas
UTILITY COMPANY

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REASONS FOR OBJECTION, IF ANY: _____

Leonard

Maxwell

Newbold

Digitally signed by Leonard
Maxwell-Newbold
DN: cn=Leonard Maxwell-Newbold,

o=Comcast ABB Management
Group, ou=Comcast South Florida
RDC, email=leonard_maxwell-
newbold@cable.comcast.com, c=US

Date: 2015.05.07 16:06:19 -0400

DATE

UTILITY COMPANY

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**City Clerk's Office
5790 Margate Boulevard
Margate, Florida 33063**

DATE RECEIVED: _____



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REASONS FOR OBJECTION, IF ANY: _____



SIGNATURE OF AUTHORIZED REPRESENTATIVE

1/20/2015
DATE

Manager Osp Planning & Engineering Design
TITLE

AT&T
UTILITY COMPANY

PLEASE RETURN FORM TO:
City Clerk's Office
5790 Margate Boulevard
Margate, Florida 33063

DATE RECEIVED: _____