



City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for Plat Amendment

5790 Margate Blvd., Margate, FL 33063  
954-972-6454

Submission Date (official use):

07-13-15 11:00 RCVD

Project Name <b>Celebration Pointe</b>		DRC # <b>08-15-01</b>
Address <b>2850 N State Road 7, Margate</b>		
Acreage <b>29.50</b>	Folio Number <b>484219350010,11,20</b>	Paid: <b>\$500.00</b>
Existing Use <b>Apartments - vacant</b>		
Legal Description <b>Tract A of the Celebration Pointe Plat PB178, Pg 68</b>		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
<b>change bedroom mix of 580 garden apartments to</b>
<b>96-1bed, 362-2bed, 122-3bed units.</b>

Agent/Contact Name <b>Jay Huebner - HSQ Group, Inc.</b>	
Address <b>1489 W. Palmetto Park Road, Suite 340, Boca Raton, FL 33486</b>	
Phone Number <b>561-392-0221</b>	Fax Number <b>561-392-6458</b>
Email Address <b>Jay@hsqgroup.net</b>	

Property Owner Name <b>Celebration Pointe South, LLC. - Omar Fonte, Manager</b>	
Address <b>12448 SW 127 Avenue, Miami, FL 33186</b>	
Phone Number <b>305-969-2000</b>	Fax Number <b>305-969-9916</b>
Email Address <b>omar.fonte@garco.net</b>	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature

Date

*Omar Fonte Manager*  
*Celebration Pointe South LLC.*

*08/15*



## PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT

In accordance with Ordinance #1500.485

I, Jay Huebner, petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

HSQ Group, Inc.

Business Name

1489 W. Palmetto Park Road, Suite 340, Boca Raton, FL

Address

Jay Huebner

Signature

7/10/15

Date

### OFFICE USE ONLY

Date of Decision: \_\_\_\_\_

Tabled to date  
certain? \_\_\_\_\_

Two Business Days (after  
decision) \_\_\_\_\_

COMPLIED?      Y      N

If YES, initiate check request to Finance (603-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

City of Margate  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: CONEILL      7/06/15 00      Receipt no: 144937

Type	SvcCd	Description	Qty	Amount
EQ		ECDV MISCELLANEOUS	1.00	\$500.00
CELEBRATION POINTE SOUTH, LLC				
12448 SW 127TH AVE				
MIAMI, FL 33186-6596				
RE: PLAT AMENDMENT				
JAY HUEBNER - HSQ, INC.				
561-392-0221				

Tender detail  
CK Ref#: 1002      \$500.00  
Total tendered: \$500.00  
Total payment: \$500.00

Trans date: 7/13/15      Time: 11:01:21

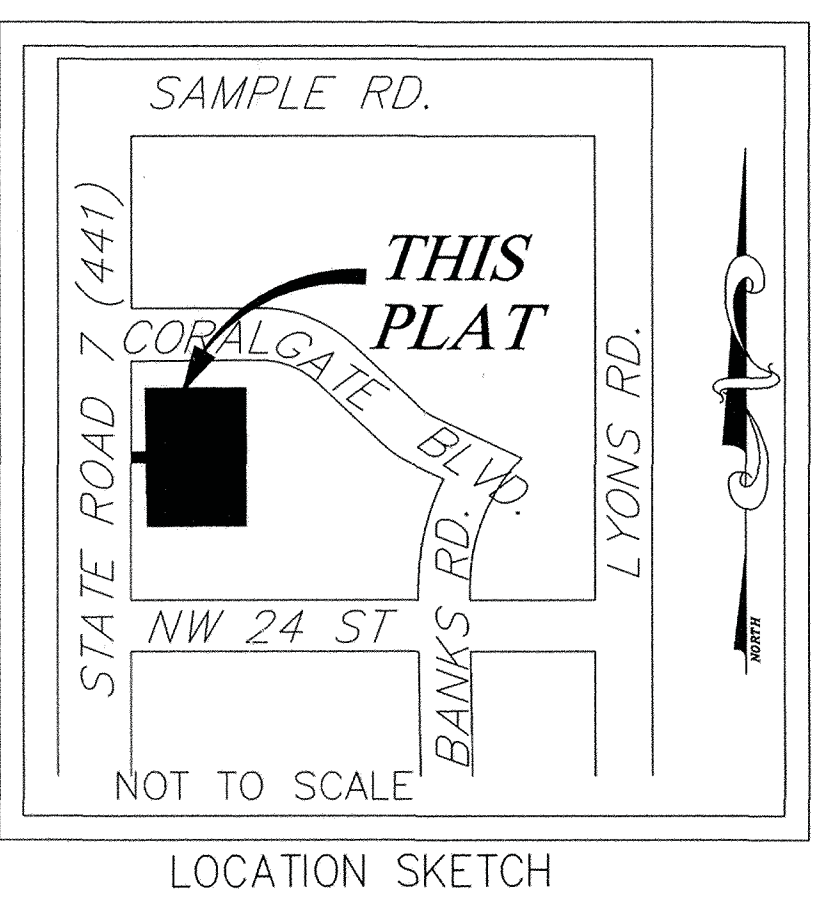
HAVE A GREAT DAY!



# CELEBRATION POINTE

A REPLAT OF TRACT 88, 89, 92 AND A PORTION OF TRACTS 90 AND 91, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CFN # 108241701.  
Page 1 of 2  
Recorded 11/07/2008 at 09:07 AM



## LEGAL DESCRIPTION

DESCRIPTION:  
TRACTS 88,89,90,91 AND 92 IN BLOCK 90 OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS:  
  
THE WEST 250 FEET OF SAID TRACT 90 (EXCEPT THE SOUTH 50.00 FEET OF THE SAID WEST 250.00 FEET) AND THE WEST 250.00 FEET OF SAID TRACT 91 (EXCEPT THE NORTH 50.00 FEET OF SAID WEST 250.00 FEET).  
  
AND  
  
LESS THE FOLLOWING PARCELS PURSUANT TO ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7485, PAGE 141, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
  
THAT PART OF THE NORTH 50.00 FEET OF TRACT 91 AND THAT PART OF THE SOUTH 50.00 FEET OF TRACT 90 ALL IN BLOCK 90 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PART LYING WITHIN 210.00 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 19; LESS RIGHT OF WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.  
  
ALL AS SHOWN ON THE RIGHT OF WAY MAP FOR SECTION 86100-2507, STATE ROAD 7, BROWARD COUNTY, FLORIDA.

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } ss  
  
KNOW ALL MEN BY THESE PRESENTS, THAT CELEBRATION POINT TOWNHOMES, INC. OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS CELEBRATION POINT, A REPLAT.  
  
THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.  
  
IN WITNESS WHEREOF, CELEBRATION POINT TOWNHOMES, INC. HAS CAUSED THIS DEDICATION TO BE SIGNED BY ITS AUTHORIZED OFFICERS, THIS 8<sup>th</sup> DAY OF JUNE 2007.

WITNESS  
(PRINT NAME) Lilly Pérez  
Melissa Martinez  
WITNESS Melissa Martinez  
(PRINT NAME)

## CONSENT BY MORTGAGE HOLDER

STATE OF FLORIDA }  
COUNTY OF BROWARD } ss  
  
KNOW ALL MEN BY THESE PRESENTS, THAT GREAT FLORIDA BANK, OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, GREAT FLORIDA BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY, OF ITS BOARD OF DIRECTORS THIS 8<sup>th</sup> DAY OF JUNE 2008.

WITNESS Suzette Sorduy  
(PRINT NAME) Suzette Sorduy  
  
BY: Donald Brown  
SENIOR VICE PRESIDENT  
WITNESS Mark Leiber  
(PRINT NAME) THEODORE J DAVID

## ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Anthony Mijares Jr., Chairman OF CELEBRATION POINTE TOWNHOMES, INC., WHO EXECUTED THE FOREGOING PLAT INSTRUMENT OF DEDICATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.  
  
WITNESS MY HAND AND SEAL THIS 8<sup>th</sup> DAY OF JUNE, A.D., 2008  
Milagros Suarez  
NOTARY PUBLIC, STATE OF FLORIDA  
Milagros Suarez  
(PRINT NAME)  
  
MY COMMISSION EXPIRES

## ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD }  
  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Mark Leiber OF GREAT FLORIDA BANK, WHO EXECUTED THE FOREGOING PLAT INSTRUMENT OF DEDICATION ON BEHALF OF THE CORPORATION. WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.  
  
WITNESS MY HAND AND SEAL THIS 8 DAY OF JUNE, A.D., 2007  
Richard Maroney  
NOTARY PUBLIC, STATE OF FLORIDA  
Richard Maroney  
(PRINT NAME)  
  
Richard R. Maroney  
Commission #00328148  
Expires: Jun 29, 2008  
Bonded Third  
Atlantic Bonding Co., Inc.

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 7<sup>th</sup> DAY OF NOVEMBER 2007 A.D. AND RECORDED IN PLAT BOOK 178, PAGE 67. RECORD VERIFIED  
  
ATTEST: BERTHA HENRY  
INTERIM COUNTY ADMINISTRATOR  
  
BY: Linda Diane Jones  
DEPUTY

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
  
Richard Tornese 10/31/07  
BY: RICHARD TORNESE DATE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263  
DIRECTOR  
  
Robert P. Legg, Jr. 8/12/09  
BY: ROBERT P. LEGG, JR. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 20<sup>th</sup> DAY OF JUNE 2007 A.D..  
  
ATTEST: BERTHA HENRY  
INTERIM COUNTY ADMINISTRATOR  
  
BY: Lois Wucher  
MAYOR-COUNTY COMMISSION

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 7 DAY OF JUNE, 2007. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.  
  
BY: THEODORE J. DAVID  
PROFESSIONAL SURVEYOR AND MAPPER # 5821  
STATE OF FLORIDA (FOR THE FIRM)  
DAVID & GERCHAR, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB #6935  
10750 WILES ROAD  
CORAL SPRINGS, FLORIDA 33076

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD. THIS 31 DAY OF OCTOBER 2008.

BY: M. Fag  
DIRECTOR/DESIGNEE

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 28<sup>th</sup> DAY OF JUNE, A.D., 2007.  
  
BY: Chris  
PERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF OCTOBER, A.D., 2008.

BY: Borran  
EXECUTIVE DIRECTOR OR DESIGNEE

## CITY OF MARGATE, PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT ON THIS 2<sup>nd</sup> DAY OF MAY, 2006.

BY: Morris Lichtenstein  
CHAIRMAN, MORRIS LICHTENSTEIN

## CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORDING.

Emilio Esteban 10-31-08  
BY: EMILIO ESTEBAN DATE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 35194  
CITY ENGINEERING

## MARGATE CITY COMMISSION:

STATE OF FLORIDA } NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR  
COUNTY OF BROWARD } CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 5<sup>th</sup> DAY OF JULY, 2006.

IN WITNESS WHEREOF SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE MAYOR AND ATTESTED BY THE CITY CLERK, THIS 11<sup>th</sup> DAY OF JUNE, 2007.

SIGNED: David McLean MAYOR  
ATTESTED: Leslie Rae Wallace Deputy CITY CLERK

COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY ADMINISTRATOR	COUNTY COMMISSION	CITY ENGINEER	CITY OF MARGATE	CELEBRATION POINT TOWNHOMES, INC.	SURVEYOR	CELEBRATION POINT	CHECKED BY	DATE
								PRELIMINARY CHECK		
								SECONDARY CHECK		
								FIELD BNDY SURVEY		
								CALCULATIONS		
								PRM'S SET		
								PLANNING DEPT.		
								FINAL CHECK		
F: /HSG/CELEBRATION POINT-PLAT										



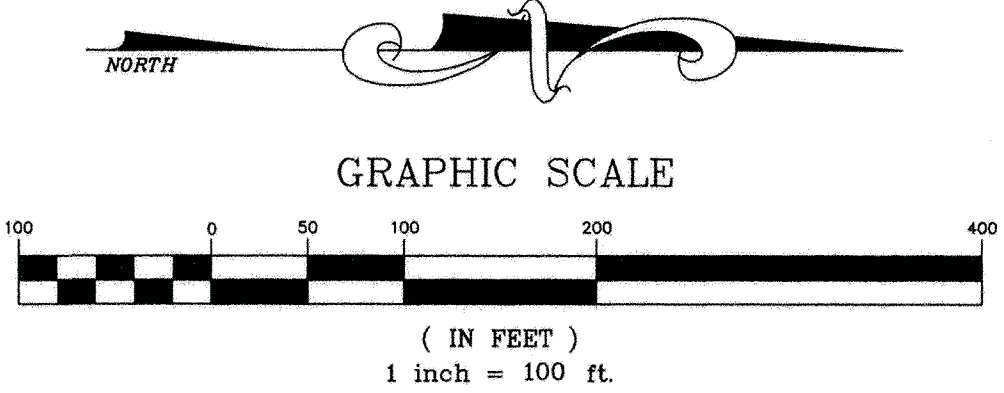
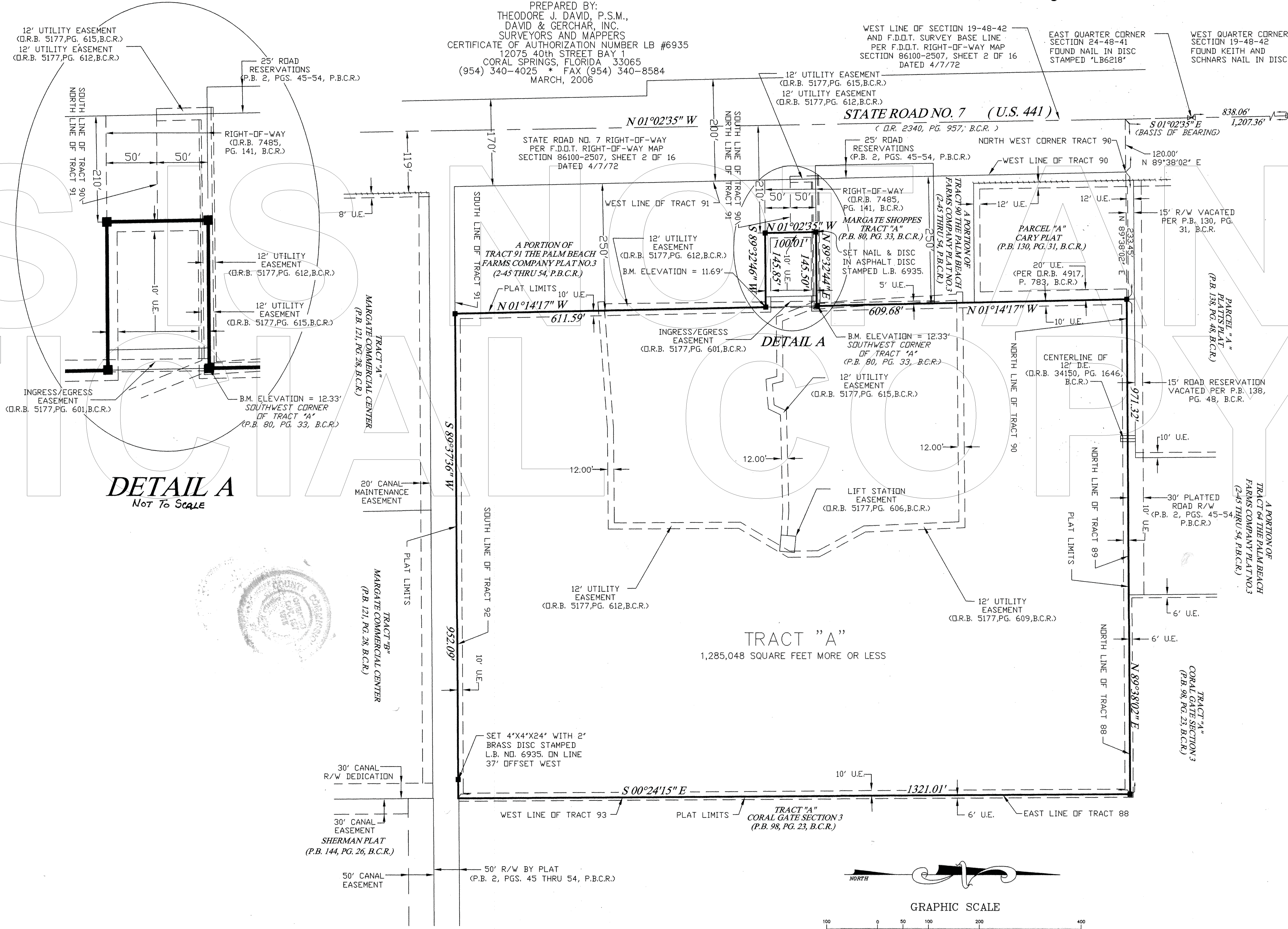
# CELEBRATION POINTE

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SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CFN #108241701  
Page2 of 2

## SURVEY NOTES

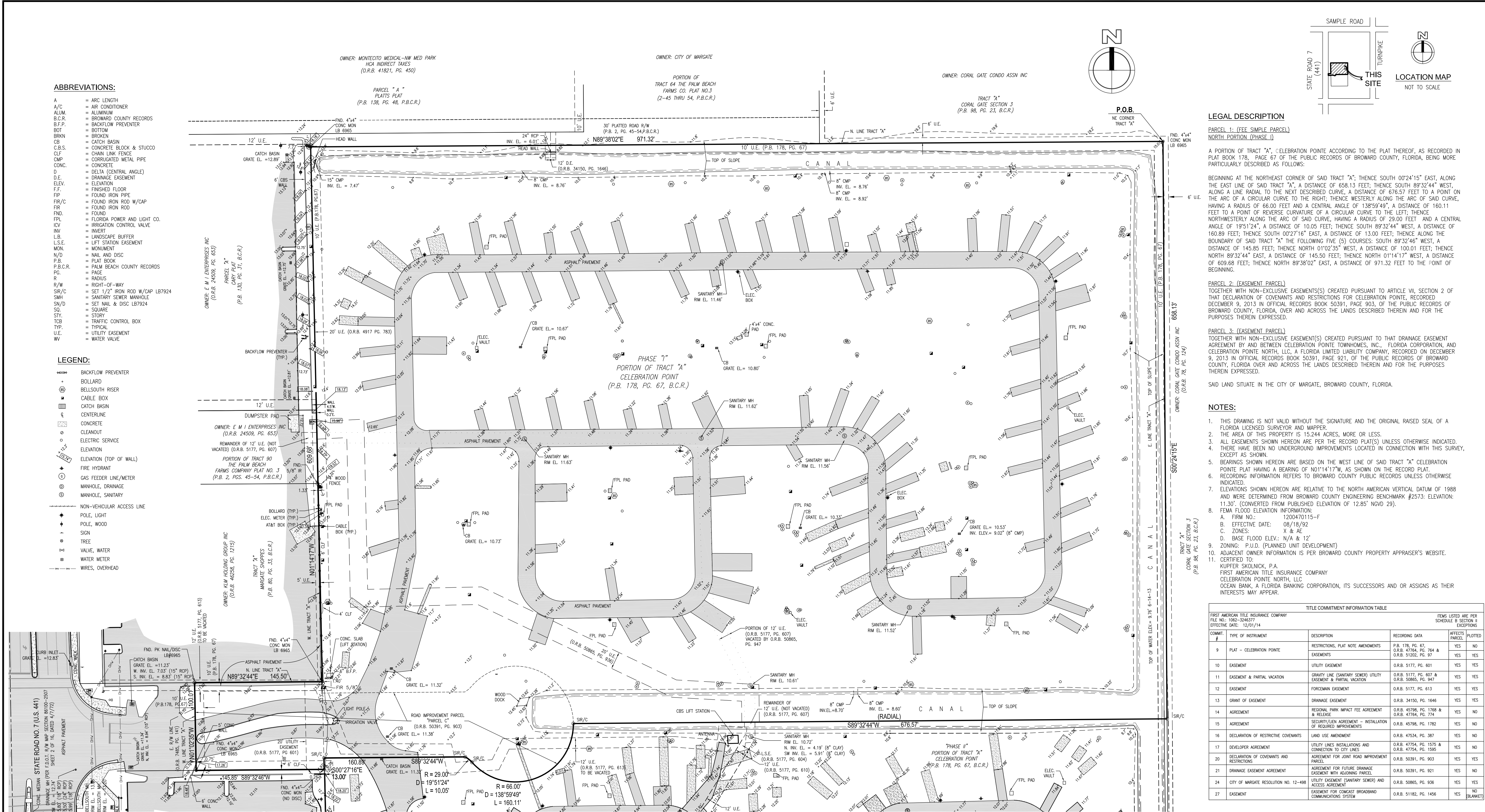
1. ##### DENOTES NON-VEHICULAR ACCESS LINE
2. P.B. DENOTES PLAT BOOK
3. PG. DENOTES PAGE
4. O.R.B. DENOTES OFFICIAL RECORD BOOK
5. U.E. DENOTES UTILITY EASEMENT
6. B.C.R. DENOTES BROWARD COUNTY RECORDS
7. B.M. EL. DENOTES BENCHMARK ELEVATION
8. C. DENOTES CENTERLINE
9. F.D.O.T. DENOTES FLORIDA DIVISION OF TRANSPORTATION
10. L.B. DENOTES LIENCES BUSINUSS
11. R/W DENOTES RIGHT-OF-WAY
12. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
13. D.E. DENOTES DRAINAGE EASEMENT
14. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4"x24" CONCRETE MONUMENT WITH 2" BRASS DISC STAMPED L.B. NO. 6935. (UNLESS OTHERWISE NOTED)
15. BEARINGS SHOWN ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 19 TOWNSHIP 48 SOUTH, RANGE 42 EAST. (S 01°02'35" E)
16. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY THE BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK # 2573. ELEVATION +12.85'. CANAL CROSSING COLONIAL DRIVE 1.25 +/- MILE WEST OF U.S. 441 B.C.E.D. BRONZE DISC IN CONCRETE WALL AT WESTERLY LIFT GATE.
17. THE PLAT IS RESTRICTED TO 412 GARDEN APARTMENTS CONSISTING OF 165 ONE BEDROOM UNITS, 236 TWO BEDROOM UNITS AND 41 THREE BEDROOM UNITS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
18. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 26, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
19. IF PROJECT WATERLINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JUNE 26, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
20. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
21. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."











7	3/13/15	LMK	DCW	REVISE ELEVATIONS PER BENCHMARK CORRECTION.	N/A
6	12/10/14	DCW	DCW	REVISE LEGAL DESCRIPTION, CERTIFICATIONS, TITLE TABLE PER NEW COMMITMENT	N/A
5	02/07/14	WJR	DCW	DATUM ADJUSTMENT TO NAVD 1988	N/A
4	01/13/14	WJR	DCW	UPDATED TOPO DATA AT STATE ROAD NO. 7	012/9
3	12/03/13	WJR	DCW	UPDATE TITLE INFORMATION & CERTIFICATIONS	N/A
2	9/23/13	GTW	DCW	ADDITIONAL INFO AS REQUESTED	N/A
1	9/11/13	GTW	DCW	ALTA/ASCM LAND TITLE SURVEY (UPDATE)	FILE
NO.	DATE	BY	CHKD	REVISIONS	FB/PG

SCALE: 1"=50'  
DATE: 6/14/2013  
DRAWN BY: WJR  
FIELD BOOK: 007/21  
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

**MAP OF BOUNDARY SURVEY**  
**PHASE I - CELEBRATION POINT NORTH**  
**CITY OF MARGATE, BROWARD COUNTY, FLORIDA**

PROJECT NUMBER  
**1305-26**  
SHEET NUMBER  
**S-1 OF 1**

**LEGAL DESCRIPTION**

PARCEL 1: (SEE SIMPLE PARCEL)  
NORTH PORTION (PHASE I)

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:

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 ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: SOUTH 89°32'46" WEST, A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 89°32'44" EAST, 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.

**PARCEL 2: (EASEMENT PARCEL)**

TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) CREATED PURSUANT TO ARTICLE VII, SECTION 2 OF 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.

**PARCEL 3: (EASEMENT PARCEL)**

TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) CREATED PURSUANT TO THAT DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN CELEBRATION POINT TOWNHOMES, INC., FLORIDA CORPORATION, AND CELEBRATION POINT NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED ON DECEMBER 9, 2013 IN OFFICIAL RECORDS BOOK 50391, PAGE 921, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

SAID LAND 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 15.244 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 #2573: ELEVATION: 11.30', (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD 29).
- FEMA FLOOD ELEVATION INFORMATION:  
A. FIRM NO.: 1200470115-F  
B. EFFECTIVE DATE: 08/18/92  
C. ZONES: X & AE  
D. BASE FLOOD ELEV.: N/A & 12'
- ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)
- ADJACENT OWNER INFORMATION IS PER BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE.
- CERTIFIED TO:  
KUPFER SKOLNICK, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
CELEBRATION POINT NORTH, LLC  
OCEAN BANK, A FLORIDA BANKING CORPORATION, ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

**TITLE COMMITMENT INFORMATION TABLE**

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 1062-2946377 EFFECTIVE DATE: 12/01/14		ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS	
COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	AFFECTS PLOTTED
9	PLAT - CELEBRATION POINT	RESTRICTIONS, PLAT NOTE AMENDMENTS	YES NO
10	EASEMENT	EASEMENTS	YES YES
11	EASEMENT & PARTIAL VACATION	UTILITY EASEMENT	YES YES
12	EASEMENT	GRAVITY LINE (SANITARY SEWER) UTILITY EASEMENT & PARTIAL VACATION	YES YES
13	EASEMENT	FORCEMAIN EASEMENT	YES YES
14	GRANT OF EASEMENT	DRAINAGE EASEMENT	YES YES
15	AGREEMENT	REGIONAL PARK IMPACT FEE AGREEMENT & RELEASE	YES NO
16	AGREEMENT	SECURITY/USE AGREEMENT - INSTALLATION OF REQUIRED IMPROVEMENTS	YES NO
17	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AGREEMENT	YES NO
18	DECLARATION OF RESTRICTIVE COVENANTS	UTILITY LINES INSTALLATIONS AND CONNECTION TO CITY LINES	YES NO
19	DECLARATION OF RESTRICTIVE COVENANTS	AGREEMENT FOR JOINT ROAD IMPROVEMENT PARCEL	YES YES
20	DECLARATION OF RESTRICTIVE COVENANTS	AGREEMENT FOR FUTURE DRAINAGE EASEMENT WITH ADJOINING PARCEL	YES YES
21	DRAINAGE EASEMENT AGREEMENT	AGREEMENT FOR FUTURE DRAINAGE EASEMENT WITH ADJOINING PARCEL	YES YES
22	CITY OF MARGATE RESOLUTION NO. 12-498	UTILITY EASEMENT (SANITARY SEWER) AND ACCESS AGREEMENT	YES YES
23	EASEMENT	EASEMENT FOR COMCAST BROADBAND COMMUNICATIONS SYSTEM	YES NO

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY 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. LS4290

LAST DATE OF FIELD SURVEY: 12/23/13