

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this 31, day of May, 2015 by and between Celebration Pointe North, 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 31 day of May, 2015.

Witness:

Angie Houston
Angie Houston
Print Name

GRANTOR:

[Signature]
Omar Fonte, *manager*
Print Name *Celebration Pointe North, LLC.*

Witness:

[Signature]
Corene Hernandez
Print Name

Witness:

[Signature]
Mayda Revoredo
Print Name

STATE OF: *Florida*
COUNTY OF: *MIAMI-DADE*

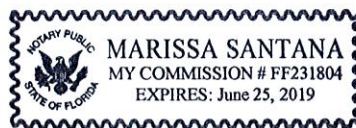
This foregoing Access Easement acknowledged before me this 31 day of May, 2015 by *OMAR FONTE*.

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of *OMAR FONTE* 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 *Miami-Dade* the above stated County, this 31 day of May, 2015 A.D.

My Commission Expires: *June 25, 2019*

[Signature]
Notary Public



UTILITY EASEMENT FOR WATER AND SEWER IN CELEBRATION POINTE NORTH

LEGAL DESCRIPTION

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 NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°38'02" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 439.88 FEET TO **POINT OF BEGINNING #1**; THENCE CONTINUE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 28.00 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 429.95 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 12.09 FEET; THENCE NORTH 44°35'45" EAST, A DISTANCE OF 17.05 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 44°35'45" WEST, A DISTANCE OF 17.05 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 62.90 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 536.81 FEET; THENCE NORTH 89°11'29" EAST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 32.01 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 63.41 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 18.62 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 379.20 FEET; THENCE SOUTH 00°44'35" EAST, A DISTANCE OF 13.27 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°44'35" WEST, A DISTANCE OF 13.27 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 47.54 FEET; THENCE NORTH 65°34'26" WEST, A DISTANCE OF 192.42 FEET; THENCE SOUTH 24°33'21" WEST, A DISTANCE OF 28.85 FEET; THENCE SOUTH 44°32'45" WEST, A DISTANCE OF 89.87 FEET; THENCE SOUTH 00°27'15" EAST, A DISTANCE OF 19.60 FEET; THENCE NORTH 89°32'45" EAST, A DISTANCE OF 9.43 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 6.84 FEET; THENCE NORTH 44°32'45" EAST, A DISTANCE OF 6.22 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 44°32'45" WEST, A DISTANCE OF 6.22 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 49.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 16°13'05" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 12°50'55", A DISTANCE OF 14.80 FEET; THENCE NORTH 45°27'15" WEST, A DISTANCE OF 54.93 FEET; THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 26.30 FEET; THENCE SOUTH 00°27'15" EAST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'15" WEST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 290.75 FEET; THENCE NORTH 01°02'35" WEST, ALONG THE WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 89°32'45" EAST, A DISTANCE OF 312.72 FEET; THENCE NORTH 00°27'15" WEST, A DISTANCE OF 28.34 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 313.01 FEET; THENCE NORTH 01°02'35" WEST, ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 314.76 FEET; THENCE NORTH 44°32'45" EAST, A DISTANCE OF 78.66 FEET; THENCE NORTH 24°33'21" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 64°28'54" WEST, A DISTANCE OF 66.41 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 01°14'17" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 167.70 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 20.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 220.96 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 28.08 FEET; THENCE NORTH 46°14'17" WEST, A DISTANCE OF 20.56 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 46°14'17" EAST, A DISTANCE OF 20.56 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 46.98 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 229.35 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 108.53 FEET; THENCE NORTH 00°19'46" WEST, A DISTANCE OF 28.00 FEET TO THE **POINT OF BEGINNING**.

LESS THEREFROM:

COMMENCING AT SAID **REFERENCE POINT "A"**; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 32.00 FEET TO **POINT OF BEGINNING #2**; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 85.85 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 57.49 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "B"**; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 108.97 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 26.75 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 26.75 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 137.47 FEET; THENCE SOUTH 89°34'08" WEST, A DISTANCE OF 11.43 FEET; THENCE SOUTH 00°25'52" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°34'08" EAST, A DISTANCE OF 11.42 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 62.49 FEET; THENCE SOUTH 44°38'02" WEST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 45.95 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 3.41 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 3.41 FEET;



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26256 • LB7924

PROJECT: **CELEBRATION POINTE NORTH**

PROJECT NO.: 1305-26

DATE: 5/20/16

SHEET 1 OF 5

THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 151.82 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 26.89 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 17.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 17.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 118.72 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 87.35 FEET; THENCE NORTH 22°02'21" EAST, A DISTANCE OF 26.74 FEET; THENCE NORTH 67°57'39" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 22°02'21" WEST, A DISTANCE OF 26.22 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 44.78 FEET; THENCE NORTH 24°36'02" EAST, A DISTANCE OF 15.82 FEET; THENCE NORTH 65°23'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 24°36'02" WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 108.27 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 29.11 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 63.85 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 24.81 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 24.81 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 152.02 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 13.60 FEET; THENCE SOUTH 46°14'17" EAST, A DISTANCE OF 10.98 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 46°14'17" WEST, A DISTANCE OF 10.98 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 33.70 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 147.82 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 163.28 FEET TO POINT OF BEGINNING #2.

AND ALSO LESS THEREFROM:

COMMENCE AT SAID REFERENCE POINT "B"; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 31.00 FEET TO POINT OF BEGINNING #3; THENCE CONTINUE NORTH 89°38'02" EAST, A DISTANCE OF 198.16 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 14.84 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 77.06 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 54.75 FEET; THENCE SOUTH 89°35'04" WEST, A DISTANCE OF 26.38 FEET; THENCE SOUTH 00°24'56" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'04" EAST, A DISTANCE OF 26.38 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 76.38 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 26.07 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 18.81 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 18.81 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 238.96 FEET; THENCE SOUTH 89°34'08" WEST, A DISTANCE OF 6.87 FEET; THENCE SOUTH 00°25'52" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°34'08" EAST, A DISTANCE OF 6.86 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 80.59 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 195.84 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 21.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 21.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 65.67 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 197.50 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 17.41 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 17.41 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 311.47 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 14.67 FEET TO POINT OF BEGINNING #3

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. 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	PB	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	PG	= PAGE
D	= DELTA (CENTRAL ANGLE)	R/W	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT	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.



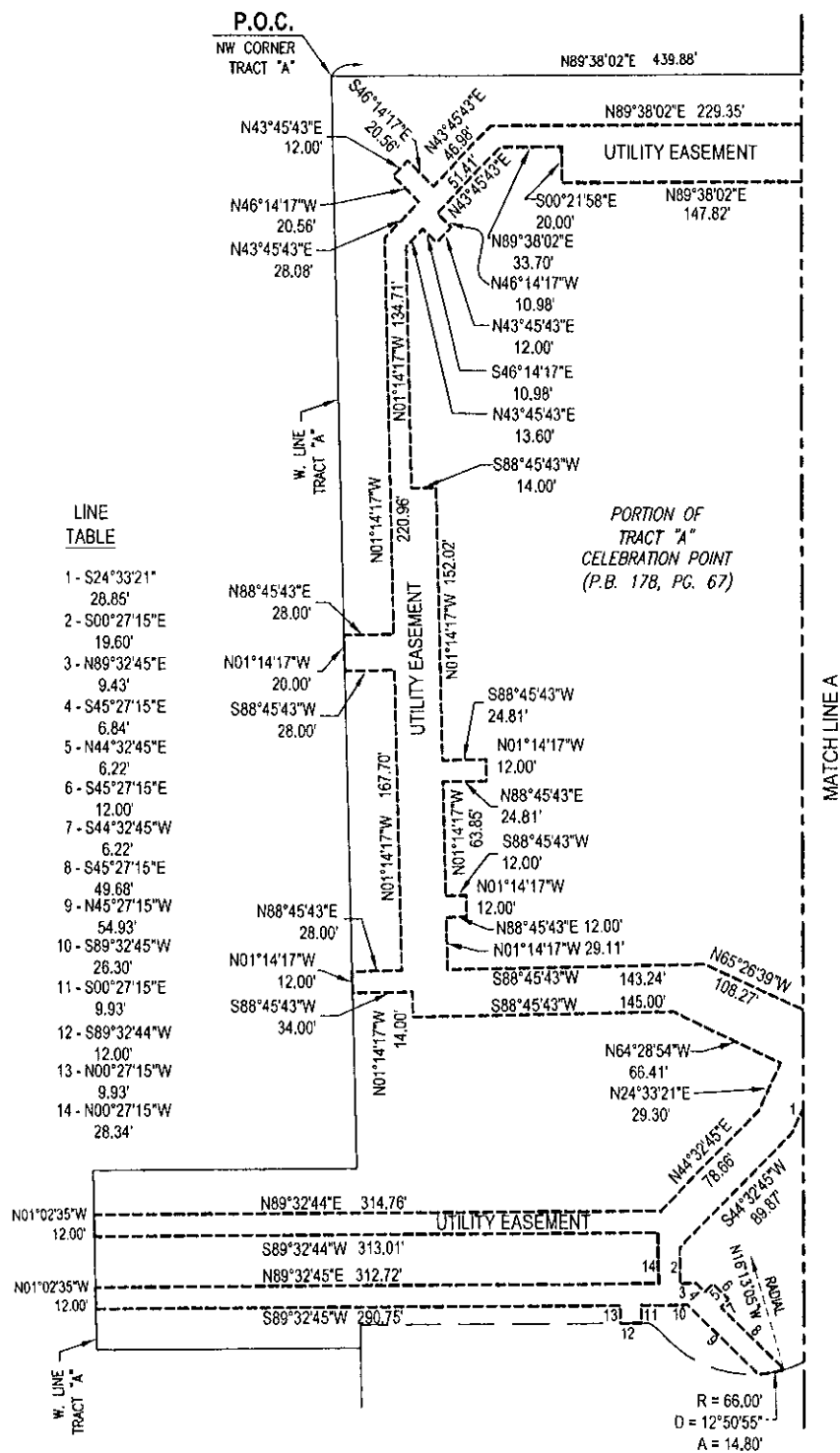
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

PROJECT: CELEBRATION POINT NORTH

PROJECT NO.: 1305-26

DATE: 5/20/16

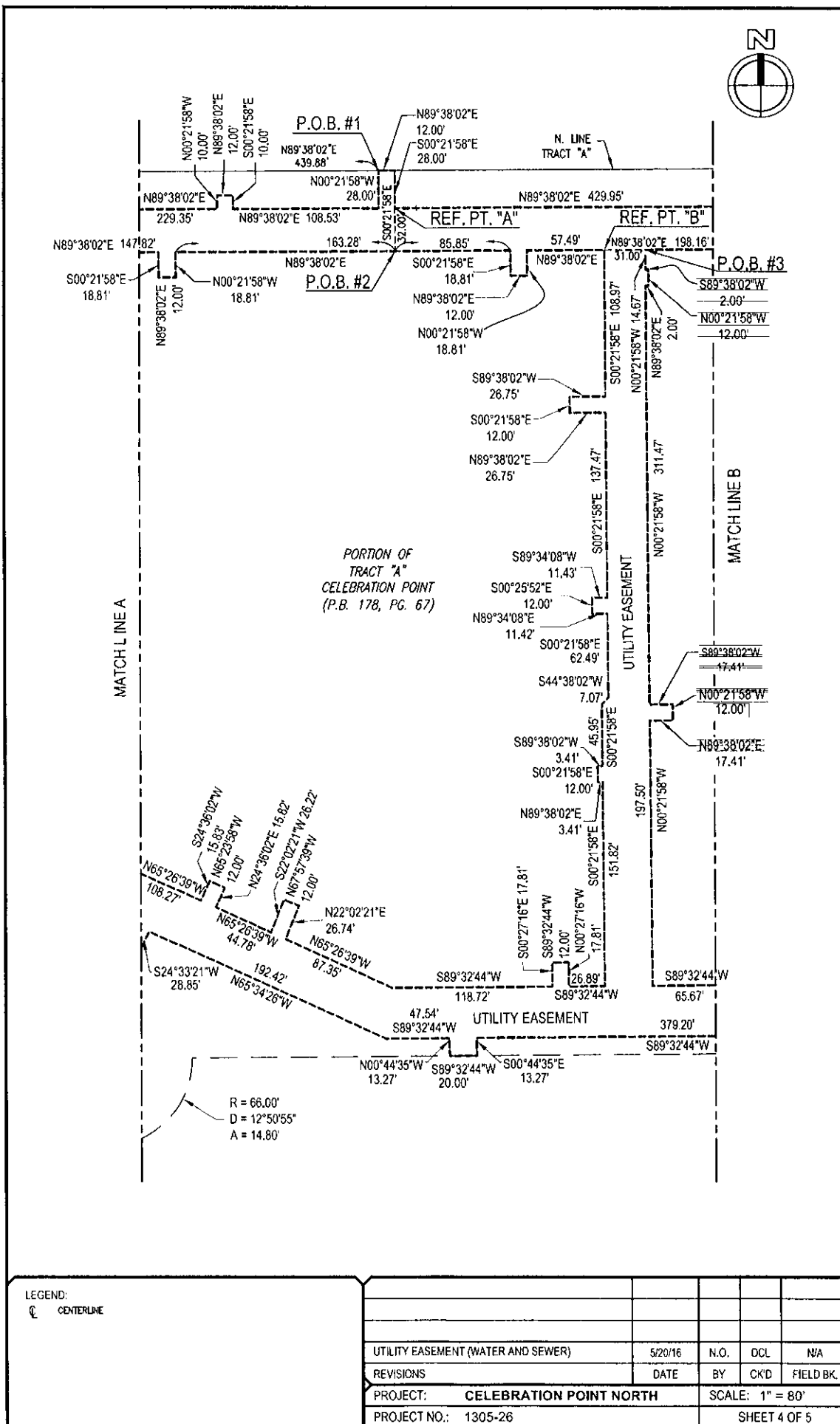
SHEET 2 OF 5



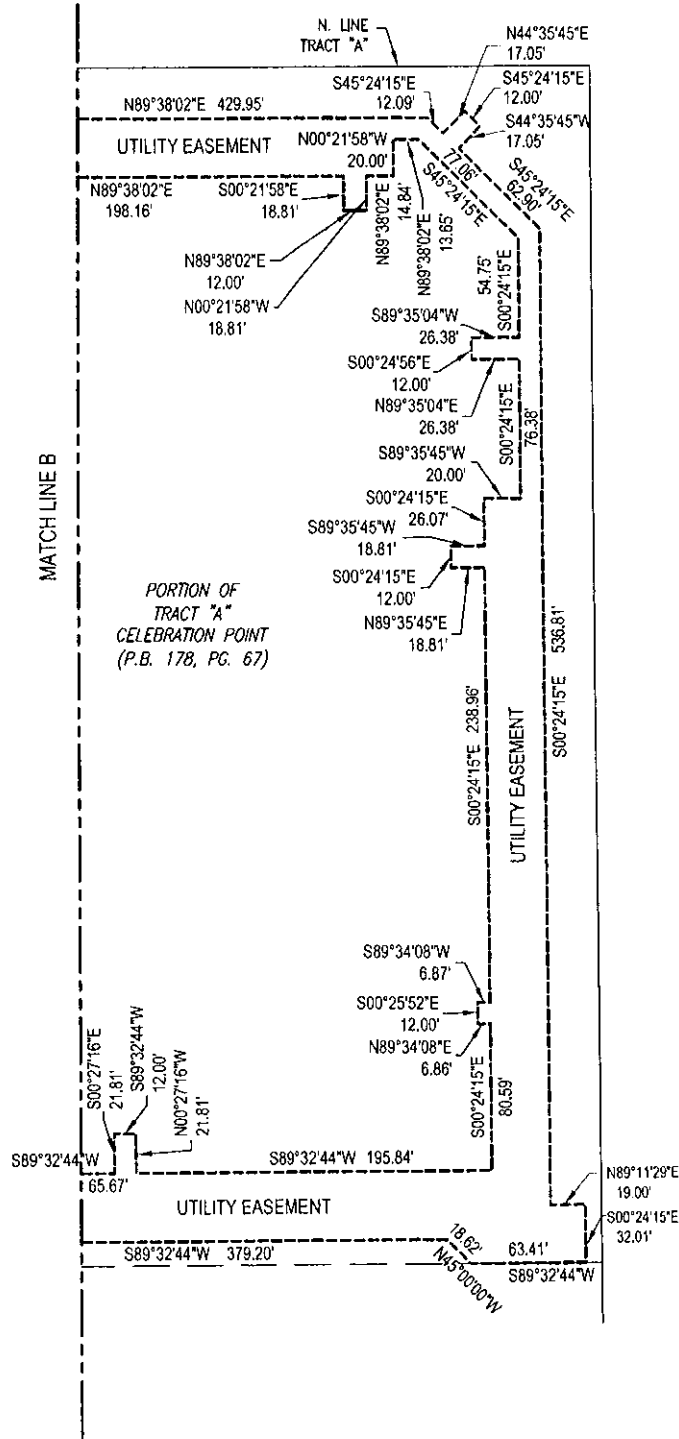
LEGEND:
 CL CENTERLINE

UTILITY EASEMENT (WATER AND SEWER)	5/20/16	N.O.	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CELEBRATION POINT NORTH		SCALE: 1" = 80'		
PROJECT NO.: 1305-26		SHEET 3 OF 5		

A



A



LEGEND:
 CENTERLINE

UTILITY EASEMENT (WATER AND SEWER)	5/20/16	N.O.	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINT NORTH		SCALE: 1" = 80'	
PROJECT NO.:	1305-26		SHEET 5 OF 5	

UTILITY EASEMENT FOR WATER AND SEWER IN CELEBRATION POINTE NORTH

LEGAL DESCRIPTION

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 NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°38'02" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 439.88 FEET TO **POINT OF BEGINNING #1**; THENCE CONTINUE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 28.00 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 429.95 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 12.09 FEET; THENCE NORTH 44°35'45" EAST, A DISTANCE OF 17.05 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 44°35'45" WEST, A DISTANCE OF 17.05 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 62.90 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 536.81 FEET; THENCE NORTH 89°11'29" EAST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 32.01 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 63.41 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 18.62 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 379.20 FEET; THENCE SOUTH 00°44'35" EAST, A DISTANCE OF 13.27 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°44'35" WEST, A DISTANCE OF 13.27 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 47.54 FEET; THENCE NORTH 65°34'26" WEST, A DISTANCE OF 192.42 FEET; THENCE SOUTH 24°33'21" WEST, A DISTANCE OF 28.85 FEET; THENCE SOUTH 44°32'45" WEST, A DISTANCE OF 89.87 FEET; THENCE SOUTH 00°27'15" EAST, A DISTANCE OF 19.60 FEET; THENCE NORTH 89°32'45" EAST, A DISTANCE OF 9.43 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 6.84 FEET; THENCE NORTH 44°32'45" EAST, A DISTANCE OF 6.22 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 44°32'45" WEST, A DISTANCE OF 6.22 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 49.68 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 16°13'05" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 12°50'55", A DISTANCE OF 14.80 FEET; THENCE NORTH 45°27'15" WEST, A DISTANCE OF 54.93 FEET; THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 26.30 FEET; THENCE SOUTH 00°27'15" EAST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°27'15" WEST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 290.75 FEET; THENCE NORTH 01°02'35" WEST, ALONG THE WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 89°32'45" EAST, A DISTANCE OF 312.72 FEET; THENCE NORTH 00°27'15" WEST, A DISTANCE OF 28.34 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 313.01 FEET; THENCE NORTH 01°02'35" WEST, ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 314.76 FEET; THENCE NORTH 44°32'45" EAST, A DISTANCE OF 78.66 FEET; THENCE NORTH 24°33'21" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 64°28'54" WEST, A DISTANCE OF 66.41 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 34.00 FEET; THENCE NORTH 01°14'17" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 167.70 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 20.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 220.96 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 28.08 FEET; THENCE NORTH 46°14'17" WEST, A DISTANCE OF 20.56 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 46°14'17" EAST, A DISTANCE OF 20.56 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 46.98 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 229.35 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 108.53 FEET; THENCE NORTH 00°19'46" WEST, A DISTANCE OF 28.00 FEET TO THE **POINT OF BEGINNING**.

LESS THEREFROM:

COMMENCING AT SAID **REFERENCE POINT "A"**; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 32.00 FEET TO **POINT OF BEGINNING #2**; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 85.85 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 57.49 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "B"**; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 108.97 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 26.75 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 26.75 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 137.47 FEET; THENCE SOUTH 89°34'08" WEST, A DISTANCE OF 11.43 FEET; THENCE SOUTH 00°25'52" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°34'08" EAST, A DISTANCE OF 11.42 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 62.49 FEET; THENCE SOUTH 44°38'02" WEST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 45.95 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 3.41 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 3.41 FEET;



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 NORTH**

PROJECT NO.: 1305-26

DATE: 5/20/16

SHEET 1 OF 5

THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 151.82 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 26.89 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 17.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 17.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 118.72 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 87.35 FEET; THENCE NORTH 22°02'21" EAST, A DISTANCE OF 26.74 FEET; THENCE NORTH 67°57'39" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 22°02'21" WEST, A DISTANCE OF 26.22 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 44.78 FEET; THENCE NORTH 24°36'02" EAST, A DISTANCE OF 15.82 FEET; THENCE NORTH 65°23'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 24°36'02" WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 65°26'39" WEST, A DISTANCE OF 108.27 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 29.11 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 63.85 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 24.81 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 24.81 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 152.02 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 13.60 FEET; THENCE SOUTH 46°14'17" EAST, A DISTANCE OF 10.98 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 46°14'17" WEST, A DISTANCE OF 10.98 FEET; THENCE NORTH 43°45'43" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 33.70 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 147.82 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 163.28 FEET TO POINT OF BEGINNING #2.

AND ALSO LESS THEREFROM:

COMMENCE AT SAID REFERENCE POINT "B"; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 31.00 FEET TO POINT OF BEGINNING #3; THENCE CONTINUE NORTH 89°38'02" EAST, A DISTANCE OF 198.16 FEET; THENCE SOUTH 00°21'58" EAST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 18.81 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 14.84 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 13.65 FEET; THENCE SOUTH 45°24'15" EAST, A DISTANCE OF 77.06 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 54.75 FEET; THENCE SOUTH 89°35'04" WEST, A DISTANCE OF 26.38 FEET; THENCE SOUTH 00°24'56" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'04" EAST, A DISTANCE OF 26.38 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 76.38 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 26.07 FEET; THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 18.81 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'45" EAST, A DISTANCE OF 18.81 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 238.96 FEET; THENCE SOUTH 89°34'08" WEST, A DISTANCE OF 6.87 FEET; THENCE SOUTH 00°25'52" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°34'08" EAST, A DISTANCE OF 6.86 FEET; THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 80.59 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 195.84 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 21.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 21.81 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 65.67 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 197.50 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 17.41 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 17.41 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 311.47 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°38'02" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°21'58" WEST, A DISTANCE OF 14.67 FEET TO POINT OF BEGINNING #3

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

NOTES:

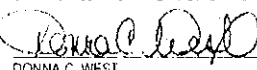
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS 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	PR	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	PG	= PAGE
D	= DELTA (CENTRAL ANGLE)	R/W	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT	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.

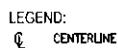

 DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290

PROJECT: CELEBRATION POINT NORTH

PROJECT NO.: 1305-26

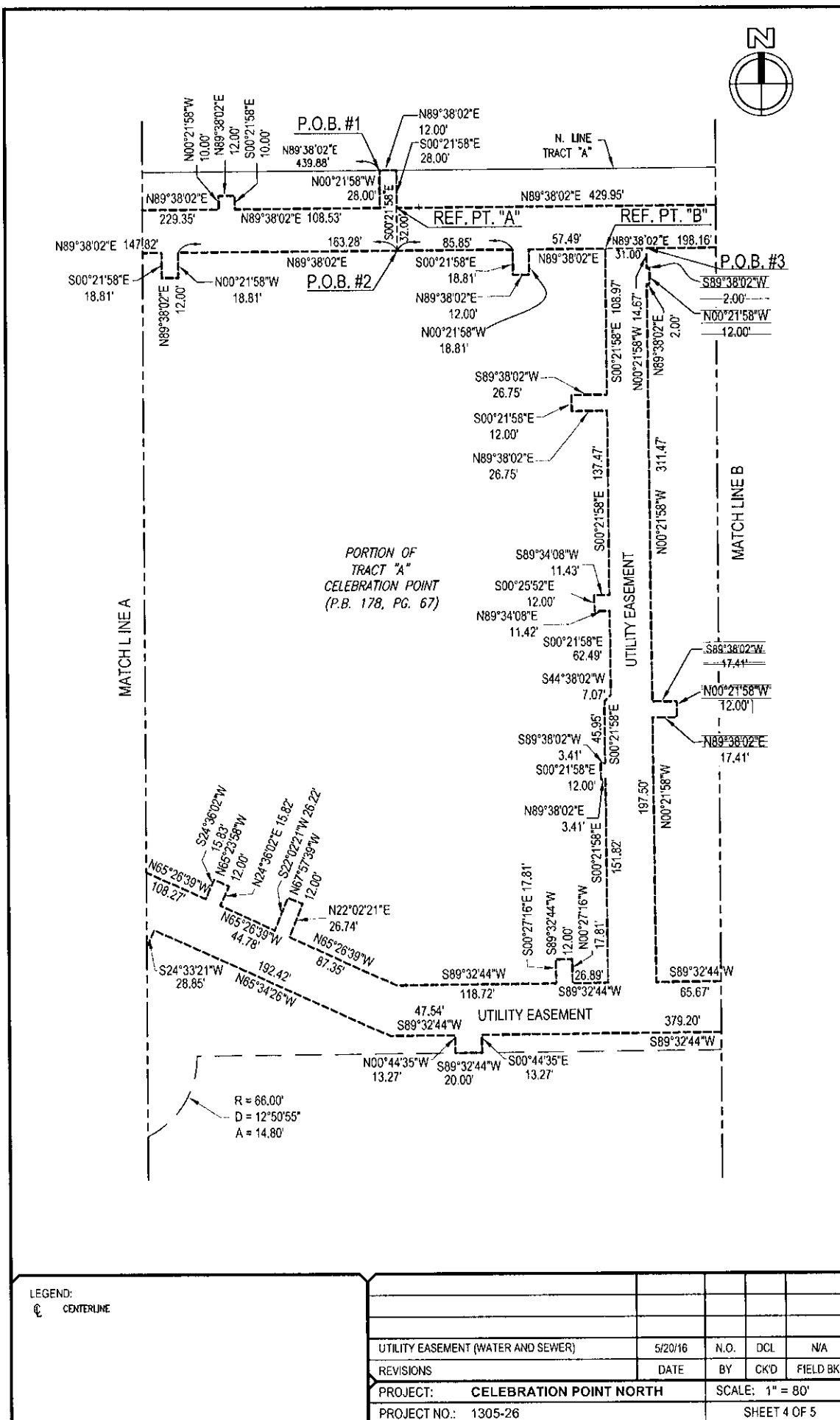
DATE: 5/20/16

SHEET 2 OF 5

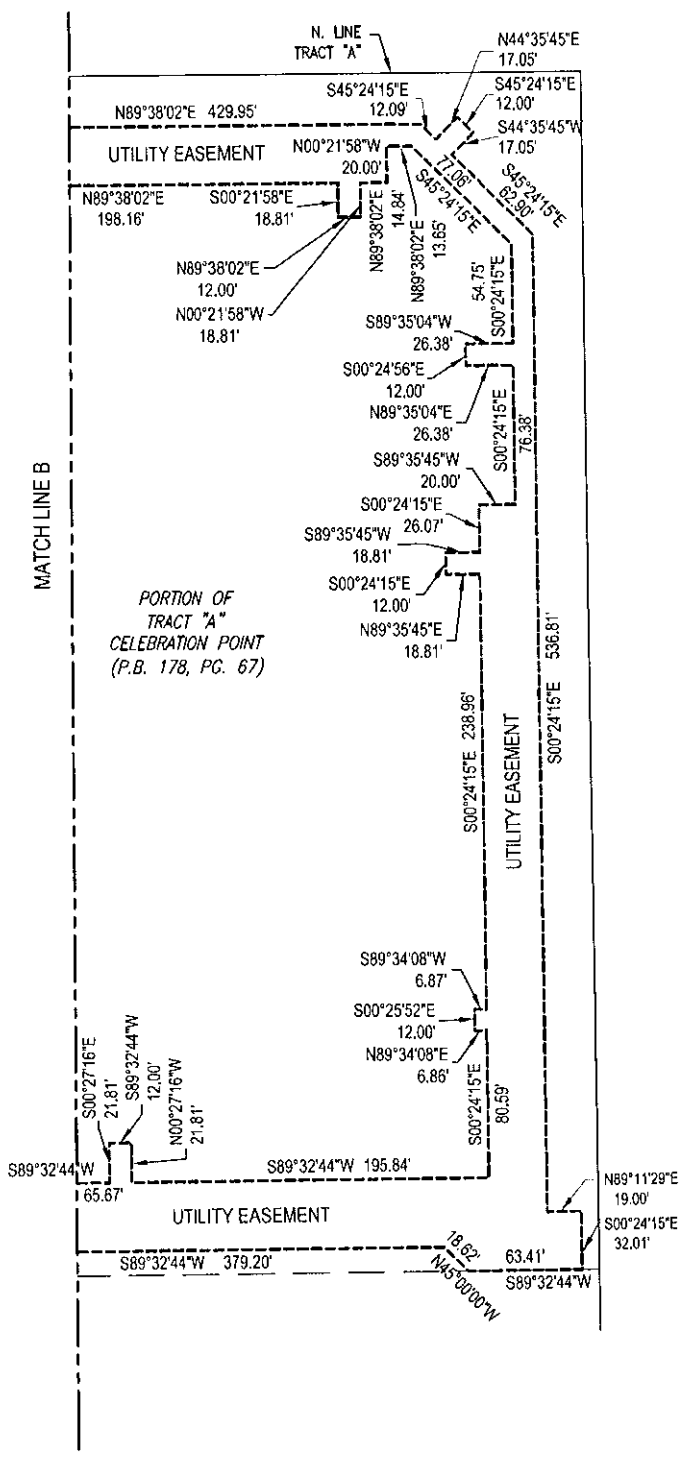


UTILITY EASEMENT (WATER AND SEWER)		5/20/16	N.O.	DCW	N/A
REVISIONS		DATE	BY	CK'D	FIELD BK.
PROJECT: CELEBRATION POINT NORTH			SCALE: 1" = 80'		
PROJECT NO.: 1305-26			SHEET 3 OF 5		

B



B



LEGEND:
 CENTERLINE

UTILITY EASEMENT (WATER AND SEWER)	5/20/16	N.O.	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINT NORTH			SCALE: 1" = 80'
PROJECT NO.:	1305-26			SHEET 5 OF 5