

**UTILITY EASEMENT
(FORCE MAIN)
AT CELEBRATION POINTE
TO BE VACATED**

LEGAL DESCRIPTION

ALL OF THE 12-FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5177, PAGE 613, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT LYING WITHIN 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, AND WITHIN TRACT "A", **MARGATE SHOPPES**, AS RECORDED IN PLAT BOOK 80, PAGE 33, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND WITHIN TRACT 90, **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, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 90; THENCE NORTH 00°47'03" WEST ALONG THE WEST LINE OF SAID TRACT 90 A DISTANCE OF 47.83 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED CENTERLINE; THENCE DUE EAST A DISTANCE OF 246.38 FEET; THENCE SOUTH 21°14'20" EAST A DISTANCE OF 77.65 FEET; THENCE SOUTH 89°47'20" EAST A DISTANCE OF 117.48 FEET; THENCE SOUTH 13°22'40" EAST A DISTANCE OF 21.88 FEET; THENCE NORTH 85°55'50" EAST A DISTANCE OF 50.02 FEET; THENCE NORTH 26°23'50" EAST A DISTANCE OF 26.52 FEET; THENCE NORTH 89°17'35" EAST A DISTANCE OF 192.38 FEET; THENCE SOUTH 85°27'19" EAST A DISTANCE OF 48.35 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

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

NOTES:

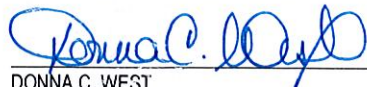
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. 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
BNDY	= BOUNDARY	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	P.O.T.	= POINT OF TANGENCY
O.R.B.	= OFFICIAL RECORDS BOOK	PG.	= PAGE
P.B.	= PLAT BOOK	R	= RADIUS
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 MINIMUM TECHNICAL STANDARDS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



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



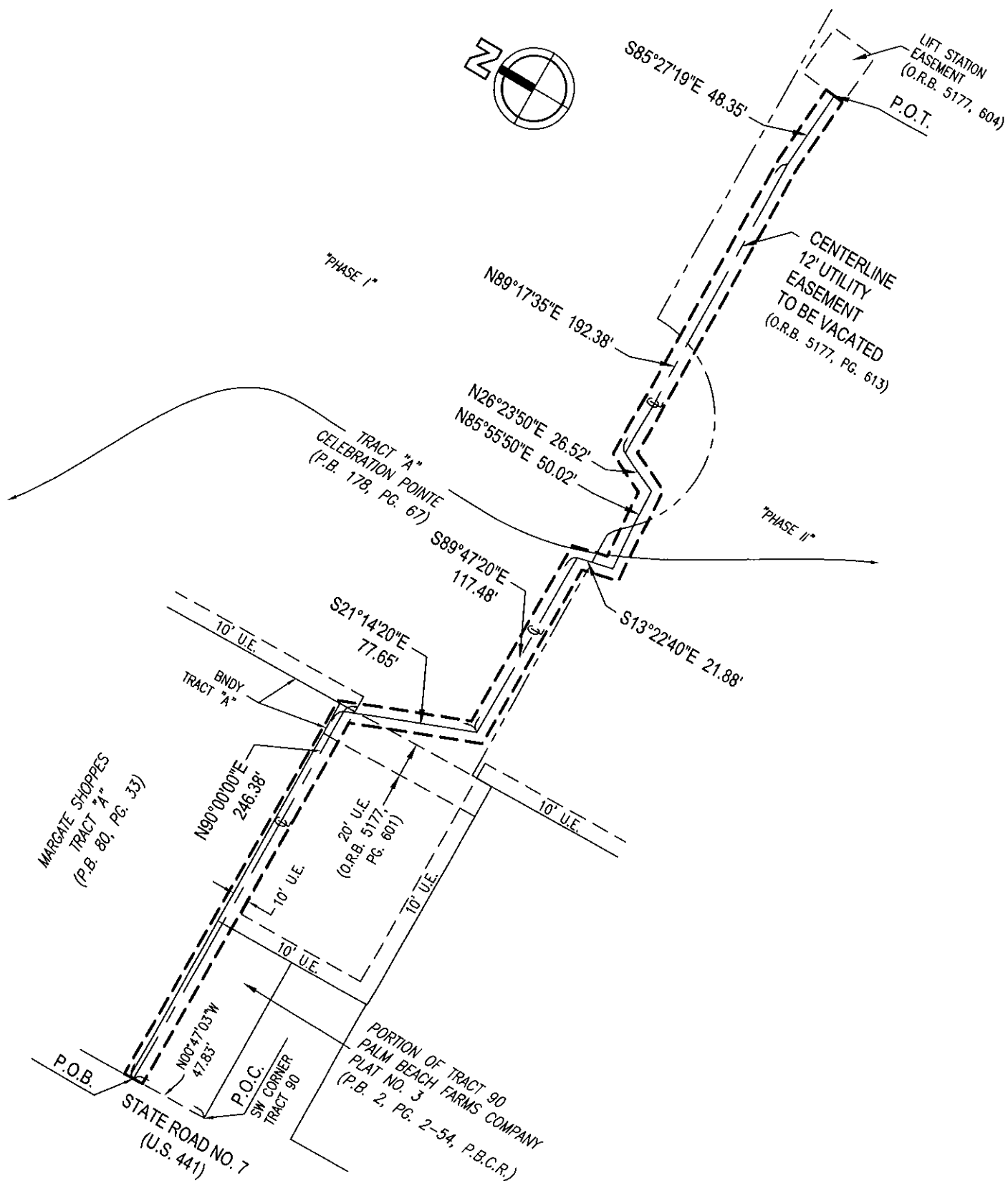
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 3/21/14

SHEET 1 OF 2



LEGEND:

EASEMENT TO BE VACATED (FORCE MAIN)	3/21/14	DCW	WJR	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: CELEBRATION POINTE		SCALE: 1" = 80'		
PROJECT NO.: 1305-26		SHEET 2 OF 2		