

**PORTION OF UTILITY EASEMENT
(SOUTHERLY GRAVITY LINE EASEMENT, RANCHO MOBILE PARK)
IN PARCEL "A", CELEBRATION POINTE
TO BE VACATED**

LEGAL DESCRIPTION

THAT PORTION OF THE 12-FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5177, PAGE 610, BROWARD COUNTY PUBLIC RECORDS, 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, THE CENTERLINE OF SAID PORTION 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 285.76 FEET TO THE **POINT OF BEGINNING** OF SAID CENTERLINE; THENCE NORTH 86°20'54" EAST, A DISTANCE OF 226.34 FEET; THENCE SOUTH 89°47'16" EAST, A DISTANCE OF 192.60 FEET; THENCE NORTH 00°20'29" EAST, A DISTANCE OF 252.28 FEET; THENCE NORTH 31°03'29" EAST, A DISTANCE OF 112.57 FEET TO THE **POINT OF TERMINATION**.

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:

B.C.R. = BROWARD COUNTY RECORDS
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TANGENCY
PG. = PAGE
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 CHAPTER 472.027, FLORIDA STATUTES.



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



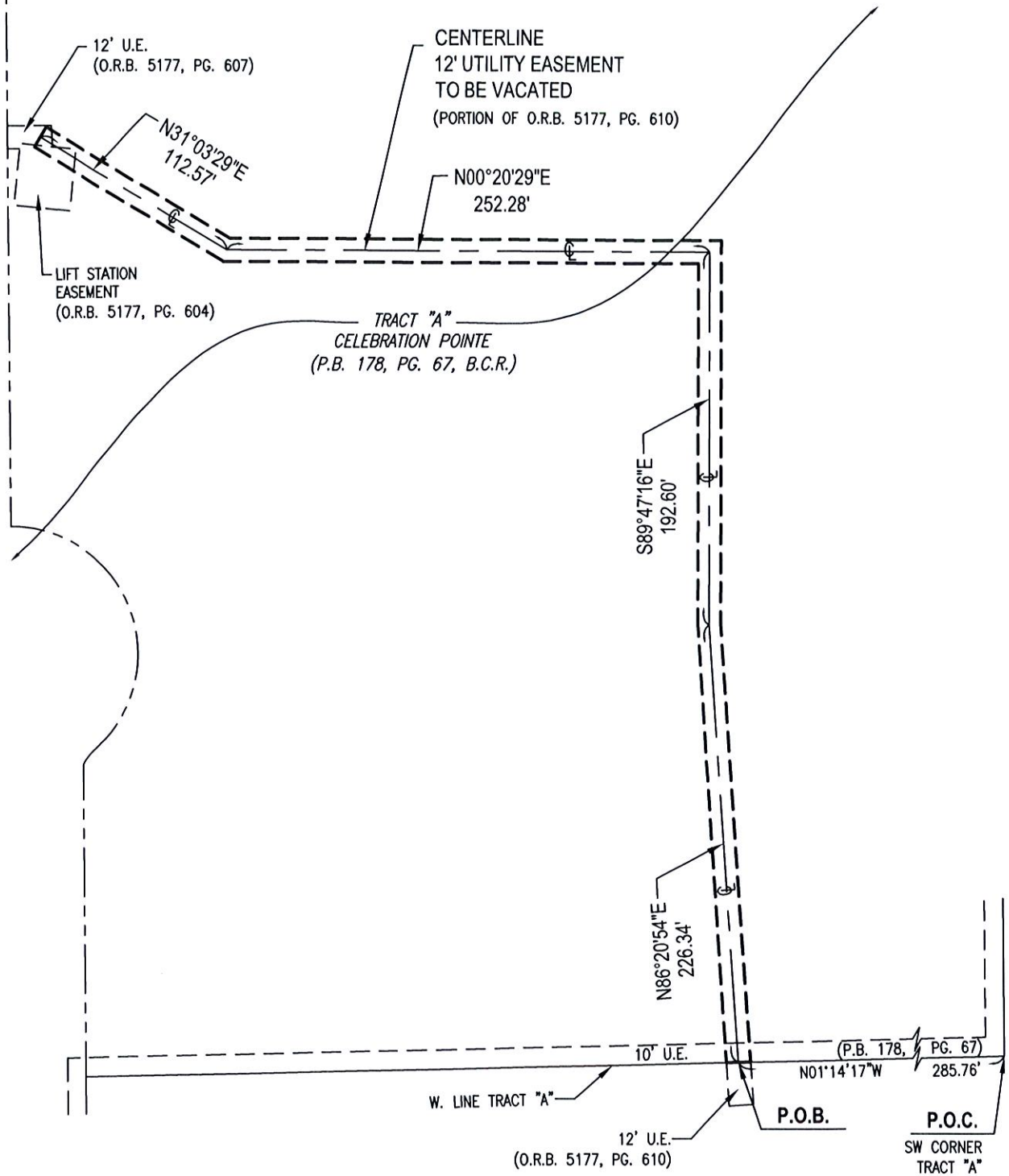
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PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 5/19/16

SHEET 1 OF 2



LEGEND:
CL CENTERLINE

EASEMENT TO BE VACATED (GRAVITY SEWER)	5/19/16	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE		SCALE: 1" = 80'	
PROJECT NO.:	1305-26		SHEET 2 OF 2	