

**TEMPORARY UTILITY EASEMENT
(SOUTH-GRAVITY SEWER)
IN PARCEL "A", CELEBRATION POINTE
TO BE VACATED**

LEGAL DESCRIPTION

A 12-FOOT WIDE STRIP OF LAND IN 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 WHICH IS 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 280.01 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING** OF SAID CENTERLINE; THENCE NORTH 01°14'17" WEST, ALONG A LINE 6.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 338.50 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 153.33 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 32°21'43" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 16°10'50", A DISTANCE OF 6.50 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF 134°13'00", A DISTANCE OF 168.66 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 189.19 FEET TO A POINT ON THE WEST LINE OF THE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 5177, PAGE 607, OF SAID PUBLIC RECORDS, AND 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	P.O.B.	= POINT OF BEGINNING
O.R.B.	= OFFICIAL RECORDS BOOK	P.O.C.	= POINT OF COMMENCEMENT
P.B.	= PLAT BOOK	P.O.T.	= POINT OF TERMINATION
A	= ARC LENGTH	PG.	= PAGE
D	= DELTA (CENTRAL ANGLE)	U.E.	= UTILITY EASEMENT
R	= RADIUS		

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



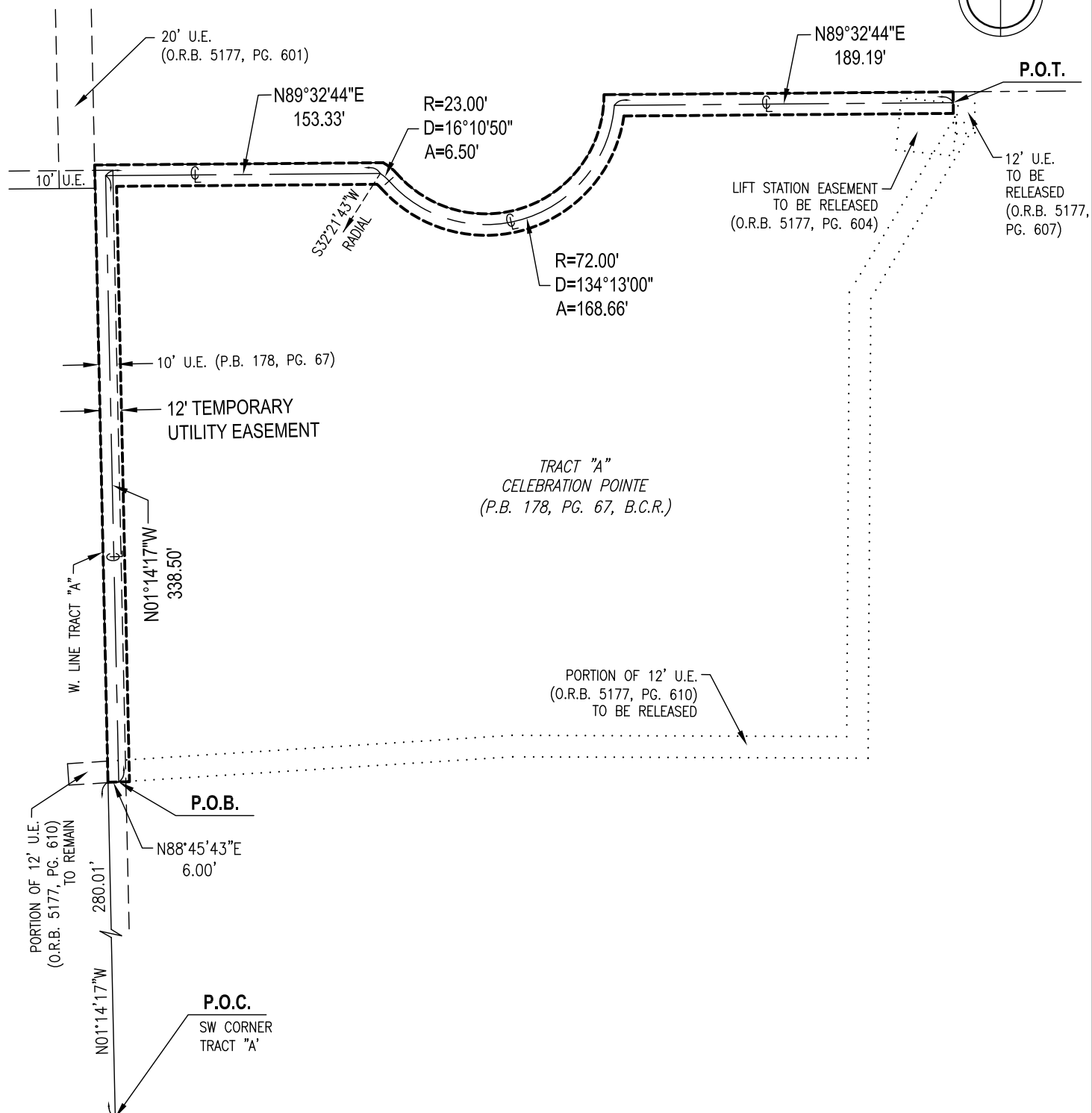
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 5/19/16

SHEET 1 OF 2



LEGEND:
CL CENTERLINE

TEMPORARY U.E. (SOUTH 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			