

**UTILITY EASEMENT
(LIFT STATION SITE, RANCHO MOBILE PARK)
IN PARCEL "A", CELEBRATION POINTE
TO BE RELEASED**

LEGAL DESCRIPTION

ALL OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5177, PAGE 604, BROWARD COUNTY PUBLIC RECORDS, NOW BEING IN PARCEL "A", **CELEBRATION POINTE**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 92, BLOCK 90, **PALM BEACH FARMS COMPANY PLAT NO. 3**, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 90 OF SAID BLOCK 90; THENCE NORTH 00°47'03" WEST, A DISTANCE OF 47.83 FEET; 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 BEGINNING**; THENCE SOUTH 05°41'17" WEST, A DISTANCE OF 6.30 FEET; THENCE SOUTH 84°18'43" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 05°41'17" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 84°18'43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 05°41'17" WEST, A DISTANCE OF 23.00 FEET TO THE **POINT OF BEGINNING**.

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

NOTES:

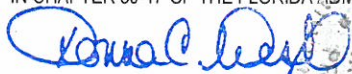
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS 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	PG.	= PAGE
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 CHAPTER 472.027, FLORIDA STATUTES.



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



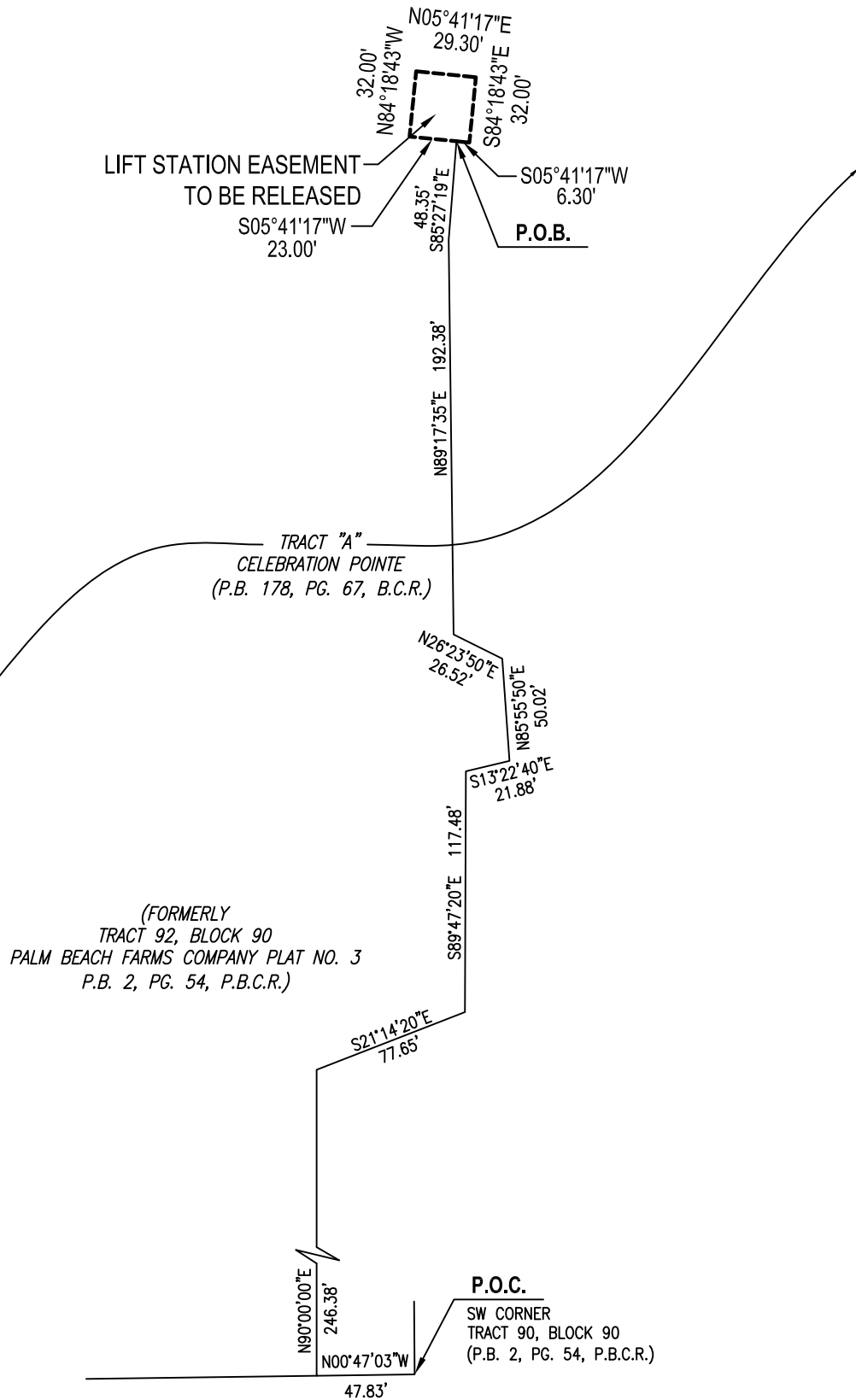
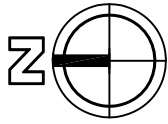
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PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 5/18/16

SHEET 1 OF 2



LEGEND:
CL CENTERLINE

EASEMENT TO BE VACATED (LIFT STATION)	5/18/16	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	