



LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF TRACT "A", CELEBRATION POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES: SOUTH 01°14'17" EAST A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE ROAD EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED PURSUANT TO THAT EASEMENT, SHARED USE AND MAINTENANCE AGREEMENT RECORDED UNDER INSTRUMENT NO. 120470165-H OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES THEREIN EXPRESSED, OVER AND ACROSS THE LANDS DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "A", OF 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:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 89°32'44" EAST, ALONG THE BOUNDARY OF SAID TRACT "A", A DISTANCE OF 145.50 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 162.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 30°22'41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 19°03'41", A DISTANCE OF 9.98 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 277°58'55", A DISTANCE OF 320.21 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'23", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 89°32'46" WEST, ALONG THE BOUNDARY OF SAID TRACT "A", A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING.

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

- NOTES:**
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE AREA OF THIS PROPERTY IS 14.257 ACRES, MORE OR LESS.
 - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
 - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
 - BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF N01°14'17"W, AS SHOWN ON THE RECORD PLAT.
 - RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2556; ELEVATION: 11.30'. (CONVERTED FROM PUBLISHED ELEVATION OF 12.85' NGVD 29).
 - FEMA FLOOD ELEVATION INFORMATION:
A. FIRM NO.: 120470165-H
B. EFFECTIVE DATE: 8/18/2014
C. ZONE: X
D. BASE FLOOD EL.: N/A
 - THIS SITE HAS BEEN USED FOR STORAGE OF FILL AND CONSTRUCTION MATERIALS BEING USED FOR THE DEVELOPMENT OF THE ADJACENT PARCEL TO THE NORTH. THE IMPROVEMENTS AND ELEVATIONS SHOWN HEREON HAVE BEEN AFFECTED BY SUCH USES, BUT HAVE NOT BEEN UPDATED AS THE SITE IS IN VERY ROUGH CONDITION.
 - PER THE CLIENT'S REQUEST, THE ONLY UNDERGROUND UTILITIES SHOWN HEREON ARE THOSE THAT WERE AVAILABLE FROM THE DEMOLITION PLANS AND AS-BUILTS PROVIDED.

SURVEYOR'S CERTIFICATION:

TO: LENNAR HOMES, LLC AND ITS ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY
NORTH AMERICAN TITLE COMPANY
GREENBERG TRAURIG, P.A.
CELEBRATION POINTE SOUTH, LLC
KUPFER SKOLNICK, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(A), 8, 9, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 8/24/17.

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

TITLE COMMITMENT INFORMATION TABLE					
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 1062-368484 EFFECTIVE DATE: 8/17/17			ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS		
COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	NOTES
9	EASEMENT	EASEMENTS AND RIGHT-OF-WAY AND LICENSES	O.R.B. 5177, PG. 601	YES	EASEMENT PARCEL
10	EASEMENT	LIFT STATION EASEMENT	O.R.B. 5177, PG. 604	YES	YES
11	EASEMENT	NORTHERLY GRAVITY LINE EASEMENT - PARTIALLY VACATED	O.R.B. 5177, PG. 607 & O.R.B. 50865, PG. 947	YES	YES
12	EASEMENT	SOUTHERLY GRAVITY LINE EASEMENT	O.R.B. 5177, PG. 610	YES	YES
13	(DELETED)				
14	PLAT - CELEBRATION POINTE	RESTRICTIONS AND AGREEMENTS EASEMENTS	P.B. 178, PG. 67 O.R.B. 47764, PG. 764 O.R.B. 51002, PG. 97 & INST. #113621419	YES	NO
15	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45798, PG. 1768 & O.R.B. 47764, PG. 774	YES	YES
16	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 387	YES	(TO BE AMENDED)
17	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS, CONNECTION TO CITY LINES, AND ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 47754, PG. 1575 O.R.B. 47754, PG. 1585 O.R.B. 50534, PG. 369 & INST. #113344447	YES	(TO BE AMENDED)
18	DECLARATION	COVENANTS & RESTRICTIONS (ROAD IMPROVEMENT PARCEL)	O.R.B. 50391, PG. 903	YES	YES
19	AGREEMENT	FUTURE DRAINAGE EASEMENT AGREEMENT	O.R.B. 50391, PG. 921	YES	NO
20	CITY OF MARGATE RESOLUTION	ACCESS EASEMENT TO WATER & SEWER UTILITY EASEMENT	O.R.B. 50865, PG. 936	YES	PARCEL 2
23	EASEMENT	COMCAST EASEMENT (BLANKET)	O.R.B. 51182, PG. 1456	YES	PARCEL 2
24	AGREEMENT	MORTGAGE, ASSIGNMENT OF LEASES & RENTS, FINANCING STATEMENT	O.R.B. 51312, PG. 1511 O.R.B. 51312, PG. 1522 & O.R.B. 51312, PG. 1542	YES	PARCEL 2
27	CITY OF MARGATE RESOLUTION	WATER METER AGREEMENT	INST. #113495231	YES	PARCEL 2
28	CITY OF MARGATE RESOLUTION	ACCEPTING BILL OF SALE AND WATER & SEWER UTILITY EASEMENT	INST. #113780125	YES	PARCEL 2

NO.	DATE	BY	CHKD	REVISIONS	FB/PG
3	8/25/17	JDV	DCW	UPDATE ALTA SURVEY & TITLE COMMITMENT	FILE
2	1/13/17	JDV	DCW	UPDATE ALTA SURVEY, TITLE COMMITMENT, & CERTIFICATIONS	35/51
1	9/11/13	GTW	DCW	ALTA/ACSM LAND TITLE SURVEY	FILE

SCALE: 1"=50'

DATE: 06/19/13

DRAWN BY: WJR

FIELD BOOK: 007/21

CHECKED BY: DCW

SURVEY TYPE: BOUNDARY



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MAP OF ALTA/ACSM LAND TITLE SURVEY
CELEBRATION POINTE SOUTH
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
1305-26

SHEET NUMBER
1 OF 1