

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 23 day of July, 2019  
between Lennar Homes, LLC., Party of  
the first part, and the CITY OF MARGATE, Margate, Florida, a  
municipal corporation organized and existing under the laws of the  
State of Florida, Party of the second part.

**WITNESSETH**

WHEREAS, the party of the first part is the owner of the property situated in Broward County, Florida,  
and described more properly as contained in Exhibit "A" attached hereto, and

WHEREAS, the party of the second part desires an easement for water distribution lines and sewer  
collection lines, including hydrants, and / or other appropriate purposes incidental thereto, on, over and  
across said property, and

WHEREAS, the party of the first part is willing to grant such easement, and

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and  
one dollar (\$1.00) and other good and valuable considerations, the party of the first part does hereby  
grant unto the party of the second part, its successors and assigns, full and free right and authority to  
construct, maintain, repair, install and rebuild utility lines including hydrants, and incidental improvements  
within the perpetual easement which is granted by this document as specifically set out in Exhibit "B"  
attached hereto.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on the day first  
above written.

Witness

Print Name of Witness

Witness

Print Name of Witness

BY:

(Name: Carlos González)

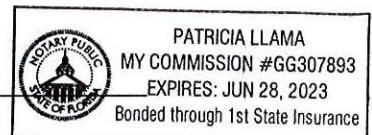
STATE OF: Florida

COUNTY OF: Miami-Dade

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to  
administer oaths and take acknowledgments, of Carlos Gonzalez to me known as the person  
described in and who executed the foregoing Easement Deed, and who acknowledged before me that  
he/she executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Miami-Dade  
the above stated County, this 23 day of July, 2019 A.D.  
My Commission Expires: June 28, 2023

Notary Public



## PARCEL "A-2"

### (CELEBRATION POINTE SOUTH)

#### Exhibit A

#### LEGAL DESCRIPTION

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**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.257 ACRES, MORE OR LESS.

#### 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
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	RW	= RIGHT-OF-WAY
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 STANDARDS OF PRACTICE 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

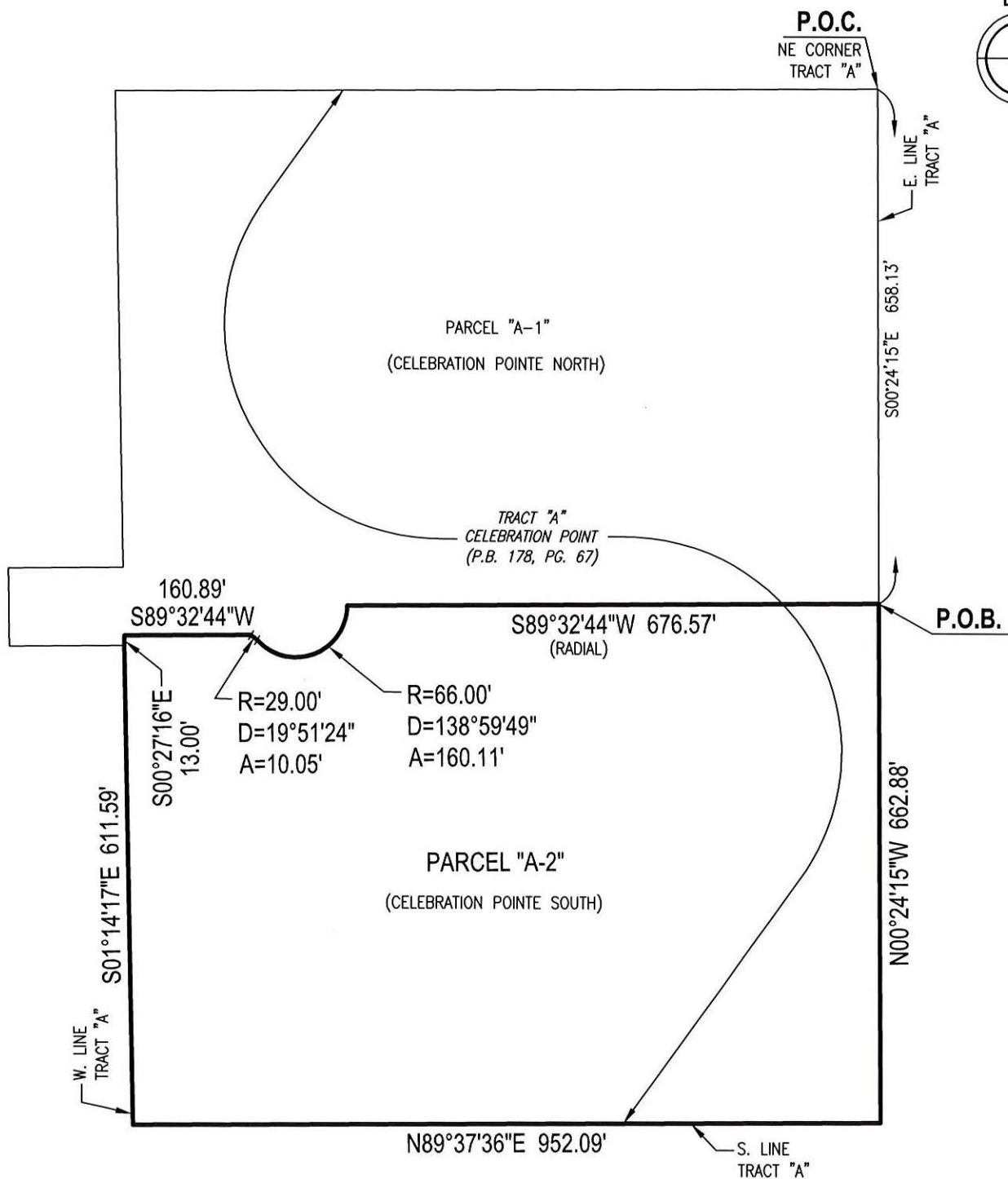
PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2

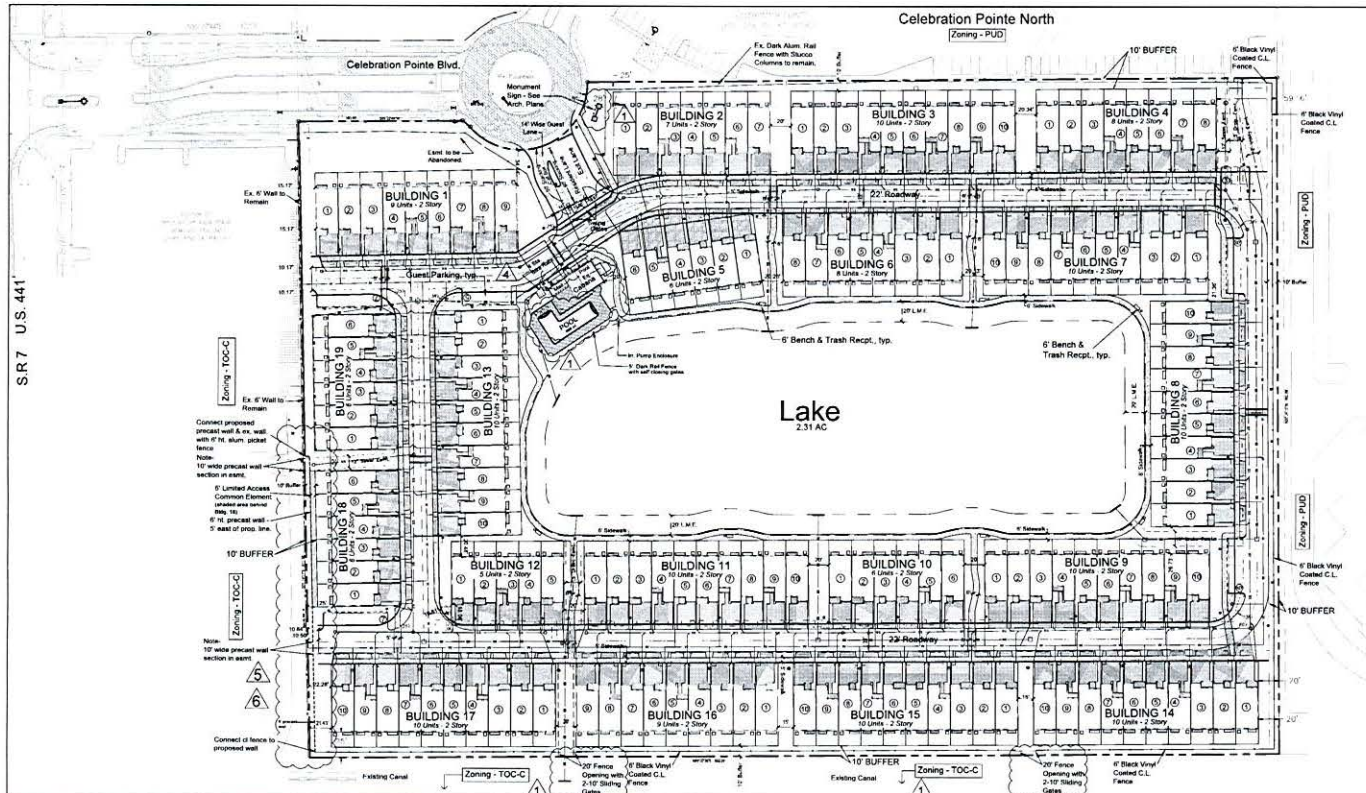




LEGEND:

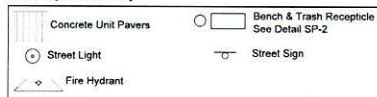
CL CENTERLINE

CORRECT POB LABEL	10/10/19	DCW	DCW	N/A
PARCEL "A-2" (CELEBRATION POINTE SOUTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: <b>CELEBRATION POINTE</b>	SCALE: 1" = 200'			
PROJECT NO.: 1305-26	SHEET 2 OF 2			



## Exhibit A-1

### Site Symbol Key



### Site Data

**SITE PLAN DATA**  
 Land Use - Low Res (5-10 d.u./ac.)  
 Zoning - PUD  
 Proposed Use - 160 Townhouses  
 Total PUD - 29.70 acres  
 Phase I - 15.44 ac.  
 Phase II - 14.26 ac. (This Site Plan)  
 Density Phase II - 160 units/14.26 ac. = 11.22 du/ac  
 Impervious Area Total - Phase II  
 Building Coverage 10.02 ac. 70%  
 Roadways, Parking, Driveways 3.31 ac. 23%  
 Pool/Patio/Sidewalks 0.80 ac. 6%  
 Lake Area 2.31 ac. 16%  
 Pervious Area Total - Phase II 4.24 ac. 30%

Note:  
 Garbage collection will be curbside.

### OPEN SPACE CALCULATIONS

Total PUD - 29.70 acres  
 Phase I area - 15.44 ac.  
 Phase II area - 14.26 ac.  
 Required Open Space - 10.40 ac (35% of 29.70 ac)  
 Provided Open Space in PH I - 5.86 ac  
 Provided Open Space in PH II - 5.174 ac  
 Total Provided Open Space (total PUD) - 11.034 ac (37.15%)  
 - Phase II Open Space Breakdown - 5.174 ac provided  
 Lake Area (100' width average) - 2.31 ac @ 50% = 1.155 ac  
 Recreation Area (Cabana & Pool) - 0.096 ac @ 50% = 0.048 ac  
 Perimeter Setback Open Space - 0.815 ac  
 Pedestrian System (continuous internal 6' walk, walk only) - 0.293 ac  
 Other Common Open Space (other area adj. to perimeter, lake bank, common green space) - 1.631 ac  
 Private Open Space (enclosed rear lots) - 1.232 ac  
 5% of total PUD = 1.485 ac  
 11.034 ac provided O.S. less 1.232 ac Private O.S. = 9.802 ac (33.003% total PUD)

### PARKING TABULATIONS

Required - 2 spaces per unit = 160 (2) = 320 spaces  
 1 per 5 units guest spaces = 160/5 = 32 spaces  
 352 total spaces required  
 Provided - 2 spaces per unit @ 160 units  
 = 320 driveway spaces  
 34 Guest spaces  
 354 total spaces provided

### SETBACKS & SEPARATIONS

	Req.	Provided
Front (Celebration Pointe Blvd.)	25'	25'
Side (East & West Property Lines)	15'	15' min.*
Rear (South Property Line)	25'	25'
Internal Building Separation	20'	20'
PUD Perimeter Buffer	10'	10'

\* 10' variance  
 See SP-2 for Typical Residential Building Layout

Covelli  
 Design  
 Associates Inc.  
 Urban Planning • Landscape Architecture  
 2995 NW Corporate Blvd., Suite 213  
 Fort Lauderdale, Florida 33431  
 561-810-0030  
 561-810-0030  
 www.covellidesign.com  
 Rev. 01-14-2019

Site Plan  
 Celebration Pointe South  
 Margate  
 Florida

Date: 04-10-2017  
 Scale: As Noted  
 PNF: 1204

PREPARED BY:  
 "Steven T. Lane, N.E.A."  
 Landscape Architect  
 For The Firm  
 DATE: 02-14-2019

Drawing No.  
**SP-1**  
 OF 2



UTILITY EASEMENT  
(WATER & SEWER)  
AT CELEBRATION POINTE SOUTH

LEGAL DESCRIPTION:

Exhibit B

A PORTION OF 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, 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 102.03 FEET TO **POINT OF BEGINNING #1**; THENCE CONTINUE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°38'07" EAST, A DISTANCE OF 20.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.76 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 76.79 FEET TO A POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 37.89 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 31.80 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 11.26 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 11.52 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 32.19 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 12.21 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 12.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.97 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 9.21 FEET; THENCE SOUTH 86°20'54" WEST, A DISTANCE OF 92.08 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.01 FEET; THENCE NORTH 86°20'54" EAST, A DISTANCE OF 92.08 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 9.47 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.62 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 31.71 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 32.33 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 13.13 FEET; THENCE NORTH 01°14'25" WEST, A DISTANCE OF 39.57 FEET; THENCE SOUTH 88°45'43" WEST, A DISTANCE OF 101.43 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 01°14'17" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°45'43" EAST, A DISTANCE OF 14.60 FEET; THENCE NORTH 01°33'24" WEST, A DISTANCE OF 12.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 17.87 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 12.12 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 32.00 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 11.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°14'17" EAST, A DISTANCE OF 11.86 FEET; THENCE NORTH 88°48'21" EAST, A DISTANCE OF 36.09 FEET; THENCE NORTH 33°41'49" WEST, A DISTANCE OF 10.59 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 33°41'49" EAST, A DISTANCE OF 11.09 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 43.73 FEET; THENCE NORTH 35°26'42" WEST, A DISTANCE OF 20.96 FEET; THENCE NORTH 11°34'09" EAST, A DISTANCE OF 20.18 FEET; THENCE NORTH 30°01'21" WEST, A DISTANCE OF 36.38 FEET; THENCE NORTH 45°27'15" WEST, A DISTANCE OF 15.51 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 05°26'46" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 12°33'05", A DISTANCE OF 14.46 FEET; THENCE SOUTH 45°27'15" EAST, A DISTANCE OF 9.12 FEET; THENCE SOUTH 30°01'21" EAST, A DISTANCE OF 42.56 FEET; THENCE SOUTH 11°34'09" WEST, A DISTANCE OF 19.52 FEET; THENCE SOUTH 35°26'42" EAST, A DISTANCE OF 16.04 FEET; THENCE NORTH 55°59'38" EAST, A DISTANCE OF 55.72 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 13.17 FEET; THENCE NORTH 15°51'25" WEST, A DISTANCE OF 12.64 FEET; THENCE NORTH 73°19'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 15°51'25" EAST, A DISTANCE OF 15.64 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 27.91 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 17.24 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 16.78 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.95 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 15.56 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 15.10 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.37 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 13.91 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.45 FEET; THENCE NORTH 87°24'23" EAST, A DISTANCE OF 31.59 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.25 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 11.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 31.76 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.21 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 12.29 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 32.06 FEET; THENCE NORTH 00°27'16" WEST, A DISTANCE OF 12.52 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET;



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamato Rd., Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE SOUTH**

PROJECT NO.: 170894

DATE: 8/26/19

SHEET 1 OF 7



PROJECT:	<b>CELEBRATION POINTE SOUTH</b>
PROJECT NO.:	170894
DATE:	8/26/19
SHEET 2 OF 7	



[illegible]

PROJECT:	<b>CELEBRATION POINTE SOUTH</b>
PROJECT NO.:	170894
DATE:	8/26/19
SHEET 3 OF 7	



THENCE SOUTH 00°37'56" EAST, A DISTANCE OF 11.89 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 27.69 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 3.62 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 3.74 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.28 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 3.90 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.02 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 32.13 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.19 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.32 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.48 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.61 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.52 FEET; THENCE NORTH 10°21'31" WEST, A DISTANCE OF 4.85 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.19 FEET; THENCE SOUTH 10°21'31" EAST, A DISTANCE OF 4.98 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 33.57 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.66 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.79 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.93 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.51 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.63 FEET; THENCE SOUTH 89°14'37" WEST, A DISTANCE OF 31.93 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.60 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.99 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 30.36 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 6.58 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 15.13 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 6.58 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 8.23 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.74 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.74 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.27 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 32.07 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 5.41 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 5.41 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 5.26 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 5.26 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 31.99 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 5.11 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 5.11 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 32.21 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 4.97 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°09'38" EAST, A DISTANCE OF 2.22 FEET; THENCE SOUTH 18°22'34" WEST, A DISTANCE OF 15.56 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 4.47 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 16.97 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 16.92 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 6.06 FEET; THENCE NORTH 00°09'38" WEST, A DISTANCE OF 11.94 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 25.25 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.93 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.90 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 31.83 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 4.90 FEET; THENCE SOUTH 89°50'22" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 4.88 FEET; THENCE SOUTH 89°57'16" WEST, A DISTANCE OF 33.57 FEET TO **POINT OF BEGINNING #2**.

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

**NOTES:**

- 1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE 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. 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
D	= DELTA (CENTRAL ANGLE)	P.O.C.	= POINT OF COMMENCEMENT
D.E.	= DRAINAGE EASEMENT	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	REF. PT.	= REFERENCE POINT
P.B.	= PLAT BOOK	U.E.	= UTILITY EASEMENT
PG.	= PAGE		

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE 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

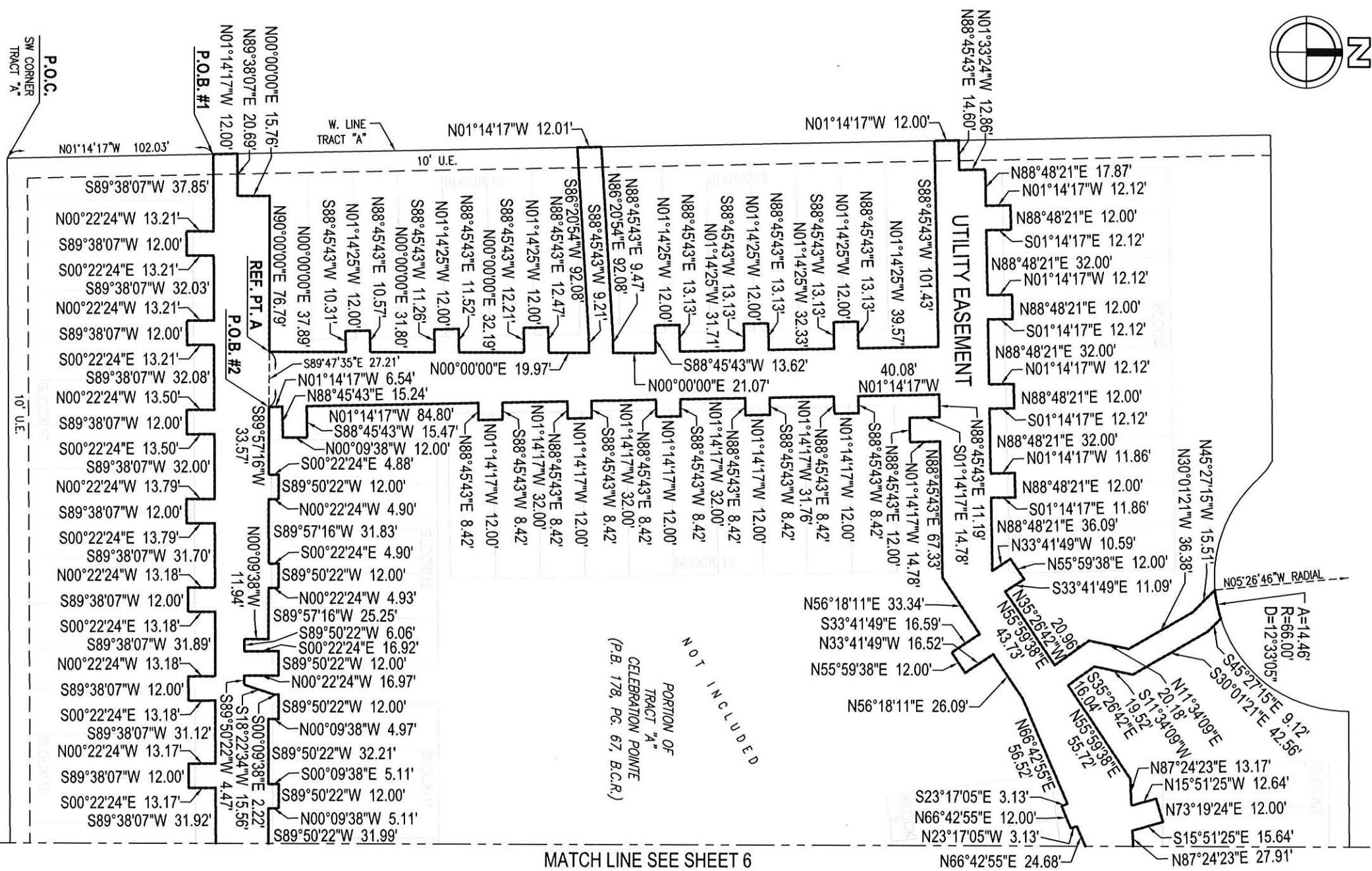
PROJECT: **CELEBRATION POINTE SOUTH**

PROJECT NO.: 170894

DATE: 8/26/19

SHEET 4 OF 7





LEGEND:  
CENTERLINE

P.O.C.  
SW CORNER  
TRACT 'A'

P.O.B. #1

REF. PT. A

P.O.B. #2

NOT INCLUDED  
PORTION OF  
TRACT 'A'  
CELEBRATION POINTE  
(P.B. 178, PG. 67, B.C.R.)

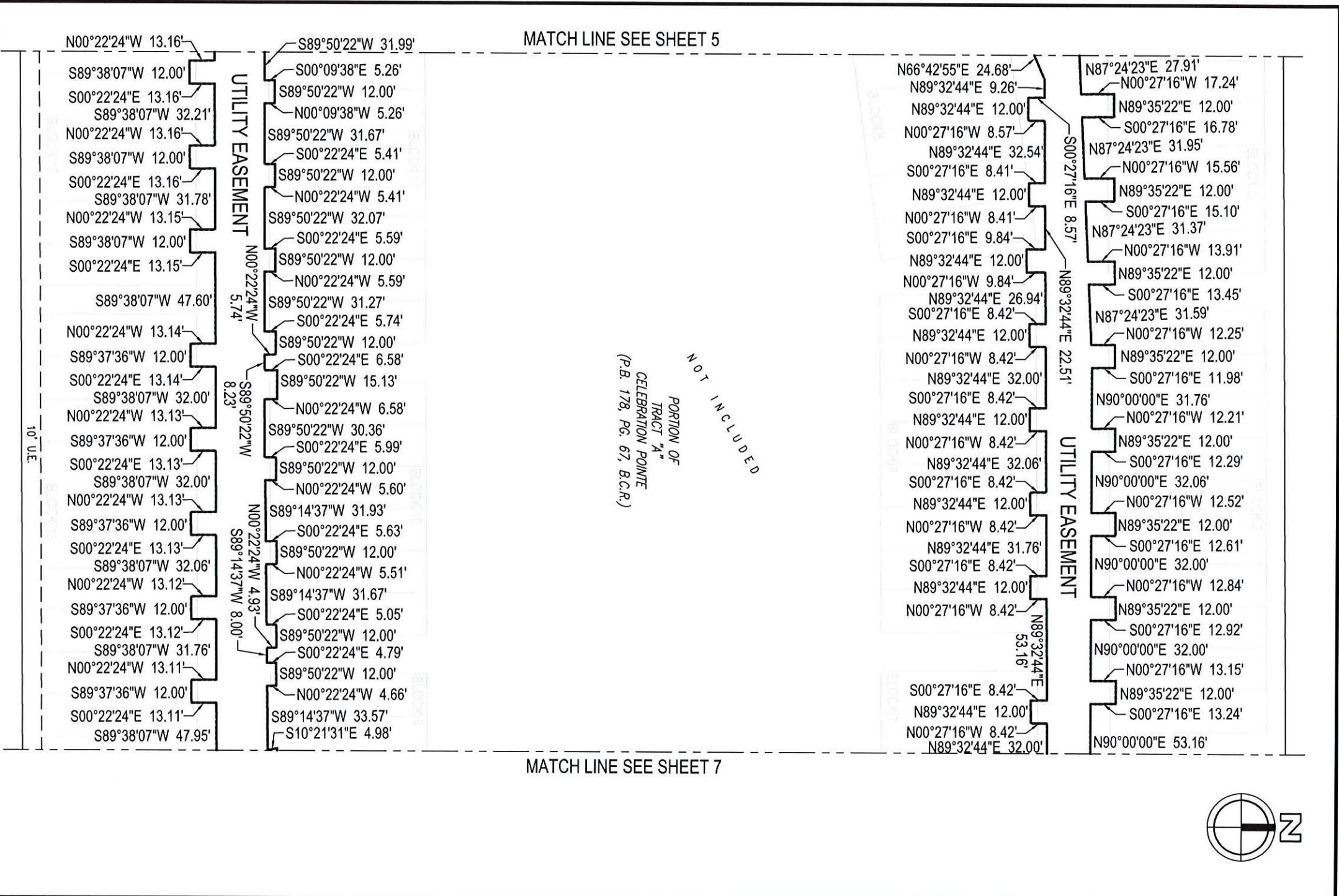
MATCH LINE SEE SHEET 6

REVISIONS PER CITY COMMENTS		8/26/19	JDV	DCW	N/A
UTILITY EASEMENT		9/27/18	JDV	DCW	N/A
REVISIONS		DATE	BY	CKD	FIELD BK.
PROJECT: CELEBRATION POINTE SOUTH		SCALE: 1" = 60'			
PROJECT NO.: 170894		SHEET 5 OF 7			



LEGEND:  
CENTERLINE

REVISIONS PER CITY COMMENTS				
UTILITY EASEMENT				
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT: CELEBRATION POINTE SOUTH	8/26/19	JDV	DCW	N/A
PROJECT NO.: 170894	9/27/18	JDV	DCW	N/A
SCALE: 1" = 60'		SHEET 6 OF 7		



NOT INCLUDED

PORTION OF TRACT "A" CELEBRATION POINTE (P.B. 178, PG. 67, B.C.R.)

MATCH LINE SEE SHEET 7





