

LEGAL DESCRIPTION:

ALL OF PARCEL "B" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH,

A PORTION OF BLOCKS 1 AND 4 OF SECTION 28 AND BLOCKS 2 AND 3 OF SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, EVERGLADES PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG A BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1277.92 FEET TO A POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 31°02'38", AN ARC DISTANCE OF 108.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF UNIT ONE OF QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 31°27'08" WEST ALONG SAID PROLONGATION, BEING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 1.22 FEET TO THE EASTERN-MOST CORNER OF UNIT ONE OF SAID PLAT; THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID PLAT AND THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 23°06'09", AN ARC DISTANCE OF 80.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°26'43" WEST ALONG SAID BOUNDARY, A DISTANCE OF 768.07 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°28'35" WEST ALONG SAID BOUNDARY, A DISTANCE OF 180.00 FEET TO THE SOUTHERN MOST CORNER OF UNIT 3 OF SAID PLAT ALSO BEING THE EASTERN MOST CORNER OF PARCEL "A" OF THE FAIRWAYS OF SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 66°28'35" WEST ALONG THE EAST BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 305.41 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°31'15" WEST, A DISTANCE OF 356.00 FEET TO AN ANGLE POINT OF SAID BOUNDARY; THENCE SOUTH 02°50'12" EAST ALONG SAID BOUNDARY, A DISTANCE OF 155.87 FEET TO THE SOUTHERN MOST CORNER OF PARCEL "A" OF SAID PLAT ALSO BEING THE NORTHEAST CORNER OF PARCEL 21 AND THE EAST BOUNDARY LINE OF ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 02°50'12" EAST ALONG THE EAST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 614.35 FEET TO A POINT OF INTERSECTION WITH A 600.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 64°18'32" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 13°23'04", AN ARC DISTANCE OF 140.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°18'24" EAST ALONG SAID BOUNDARY, A DISTANCE OF 319.04 FEET TO A POINT OF CURVATURE OF A 223.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 78°46'41", AN ARC DISTANCE OF 307.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°54'55" EAST ALONG SAID BOUNDARY, A DISTANCE OF 50.45 FEET TO THE NORTH EAST CORNER OF PARCEL 16 OF SAID PLAT, ALSO BEING A COMMON CORNER OF PARCEL "A" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT DELINEATED AS PRM NO. 14 ON SAID PLAT; THENCE CONTINUE NORTH 88°54'55" EAST ALONG THE BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 642.16 FEET TO A POINT OF CURVATURE OF A 190.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°23'13" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 245.82 FEET TO A POINT OF CURVATURE OF A 490.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH;

(CONTINUED ON SHEET 2)

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THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED LESS OUT PARK DESCRIPTION	3/25/24	RP	RDP
REVISED LESS OUT PARK DESCRIPTION	7/31/24	RY	TB

JOB NO.: 14-0013	SHEET 1 OF 11 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23



CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271

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**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°22'59" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 604.86 FEET TO A POINT OF CURVATURE OF A 432.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°31'08" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A 237.56 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 33°39'46" EAST ALONG SAID BOUNDARY, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION OF A 649.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 59°55'00" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO A POINT OF A COMMON CORNER OF PARCEL "B" OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 649.13 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 49.23 FEET TO A POINT OF REVERSE CURVATURE OF A 423.37 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'58", AN ARC DISTANCE OF 3.94 FEET TO A POINT OF A COMMON CORNER OF PARCEL B OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 423.37 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°28'35" WEST ALONG THE BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1292.13 FEET TO THE POINT OF BEGINNING.

LESS THERE FROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF BLOCK 2, SECTION 27, TOWNSHIP 49 SOUTH, RANGE 41 EAST, EVERGLADES PLANTATION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT OF BEGINNING, SAID POINT LYING ON A BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1207.00 FEET TO THE POINT OF BEGINNING OF THE LESS OUT PARCEL, SAID POINT BEING ON THE ARC OF A 554.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 69°49'59" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°15'57", FOR AN ARC DISTANCE OF 2.57 FEET TO A POINT OF REVERSE CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°33'04", FOR AN ARC DISTANCE OF 28.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 70.81 FEET TO A POINT OF CURVATURE OF A 32.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 36.36 FEET TO A POINT OF REVERSE CURVATURE OF A 27.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 30.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE OF AN 82.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°55'56", FOR AN ARC DISTANCE OF 51.43 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°22'05", FOR AN ARC DISTANCE OF 39.46 FEET TO A POINT OF REVERSE CURVATURE OF A 38.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°26'19", FOR AN ARC DISTANCE OF 44.73 FEET TO A POINT OF REVERSE CURVATURE OF A 29.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°55'37", FOR AN ARC DISTANCE OF 54.63 FEET TO A POINT OF REVERSE CURVATURE OF A 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°49'47", FOR AN ARC DISTANCE OF 79.67 FEET TO A POINT OF COMPOUND CURVATURE OF A 162.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°43'41", FOR AN ARC DISTANCE OF 86.88 FEET TO A POINT OF REVERSE CURVATURE OF A 298.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

(CONTINUED ON SHEET 3)

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 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3503 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 14-0013	SHEET 2 OF 11 SHEETS
	DRAWN BY: JDP	F.B. N/A PG. N/A
	CHECKED BY: RDP	DATED: 10/24/23

**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°59'31", FOR AN ARC DISTANCE OF 270.41 FEET TO A POINT OF REVERSE CURVATURE OF A 180.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°30'59", FOR AN ARC DISTANCE OF 142.99 FEET TO A POINT OF REVERSE CURVATURE OF A 98.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°09'30", FOR AN ARC DISTANCE OF 32.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 90.69 FEET TO A POINT OF CURVATURE OF A 23.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°58'33", FOR AN ARC DISTANCE OF 35.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 56.87 FEET TO A POINT OF CURVATURE OF A 37.00 RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 35.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°02'15" EAST, A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE OF A 33.00 RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 32.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 6.93 FEET TO A POINT OF CURVATURE OF A 123.00 RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°41'21", FOR AN ARC DISTANCE OF 74.47 FEET TO A POINT OF REVERSE CURVATURE OF A 136.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'39", FOR AN ARC DISTANCE OF 77.64 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°31'25" WEST ON A NON-TANGENT LINE, A DISTANCE OF 106.53 FEET TO A POINT OF INTERSECTION OF A 72.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 55°09'19" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°28'16", FOR AN ARC DISTANCE OF 68.45 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°27'08" WEST, A DISTANCE OF 85.01 FEET; THENCE SOUTH 89°32'52" WEST, A DISTANCE OF 625.40 FEET; THENCE SOUTH 00°27'08" EAST, A DISTANCE OF 86.10 FEET TO A POINT OF CURVATURE WITH A 63.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 11°10'03" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78°58'00", FOR AN ARC DISTANCE OF 86.83 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 89°51'57" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 6.00 FEET TO A POINT OF CURVATURE WITH A 69.00 FOOT RADIUS CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 01°20'33", FOR AN ARC DISTANCE OF 1.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 42.00; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 56.39 FEET; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 23.92 FEET; THENCE SOUTH 04°43'59" EAST, A DISTANCE OF 13.70 FEET TO A POINT OF CUSP AND A POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°53'04", FOR AN ARC DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°37'03" WEST, A DISTANCE OF 35.17 FEET; THENCE NORTH 78°26'42" WEST, A DISTANCE OF 28.83 FEET TO A POINT OF CURVATURE WITH A 55.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 03°12'39" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°27'08", FOR AN ARC DISTANCE OF 40.75 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°02'52", FOR AN ARC DISTANCE OF 46.81 FEET TO A POINT OF REVERSE CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°08'22", FOR AN ARC DISTANCE OF 37.79 TO A POINT OF REVERSE CURVATURE OF A 10.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°14'33", FOR AN ARC DISTANCE OF 12.43 FEET TO A POINT OF REVERSE CURVATURE OF A 43.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

(CONTINUED ON SHEET 4)

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23

**REZONING AREA BOUNDARY
SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGAL DESCRIPTION (CONTINUED):

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°15'39", FOR AN ARC DISTANCE OF 36.97 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°54'35", FOR AN ARC DISTANCE OF 42.72 FEET TO A POINT OF NON-TANGENCY; THE LAST NINE (9) COURSES BEING CONTIGUOUS WITH THE THE CONSERVATION EASEMENT RECORD IN OFFICIAL RECORDS BOOK 24612, PAGE 670, BROWARD COUNTY RECORDS; THENCE NORTH 47°08'12" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 20.26 FEET TO A POINT OF CURVATURE OF A 1944.00 FOOT RADIUS CURVES, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°08'08", FOR AN ARC DISTANCE OF 106.39 FEET TO A POINT OF REVERSE CURVATURE OF A 220.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°52'08", FOR AN ARC DISTANCE OF 160.76 FEET TO A POINT OF COMPOUND CURVATURE OF A 520.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°14'50", FOR AN ARC DISTANCE OF 238.21 FEET TO A POINT ON THE BOUNDARY OF THE AFORESAID PARCEL "A" OF "REGENCY HOMES AT SUNRISE"; THENCE NORTH 89°32'52" EAST ALONG SAID BOUNDARY, A DISTANCE OF 35.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 6,630,470 SQUARE FEET OR 152.21 ACRES, MORE OR LESS.

RICHARD D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 4038
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER NO. 271

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17 FLORIDA ADMINISTRATIVE CODE.

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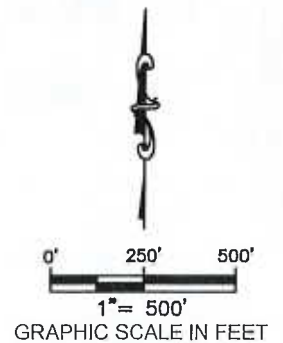
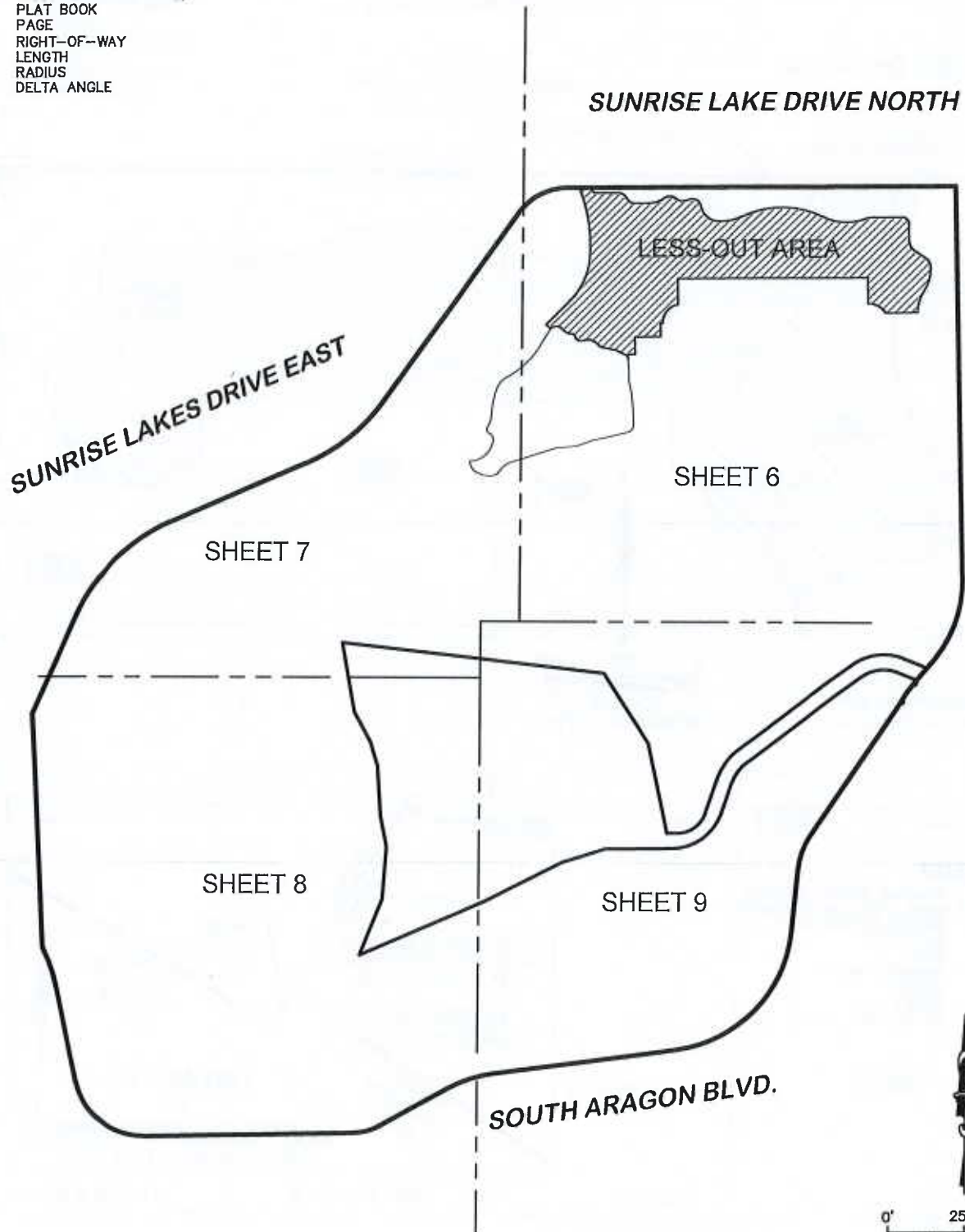


JOB NO.: 14-0013	SHEET 4 OF 11 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RDP	DATED: 10/24/23

REZONING AREA BOUNDARY **SUNRISE GOLF & COUNTRY CLUB, LLC**

LEGEND

B.C.R. BROWARD COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE



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SHEET 5 OF 11 SHEETS

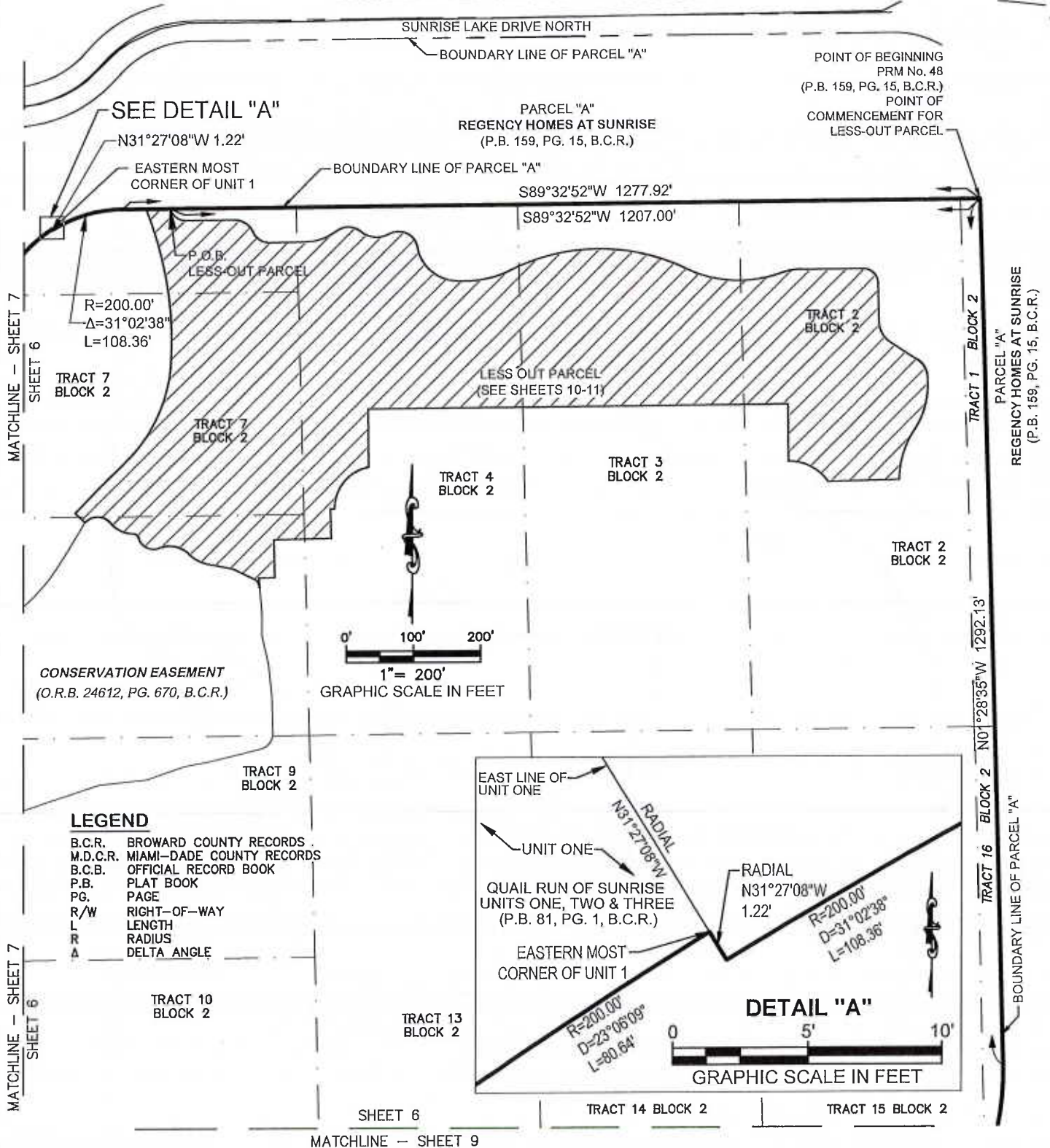
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CHECKED BY: RDP

DATED: 10/24/23

REZONING AREA BOUNDARY SUNRISE GOLF & COUNTRY CLUB, LLC



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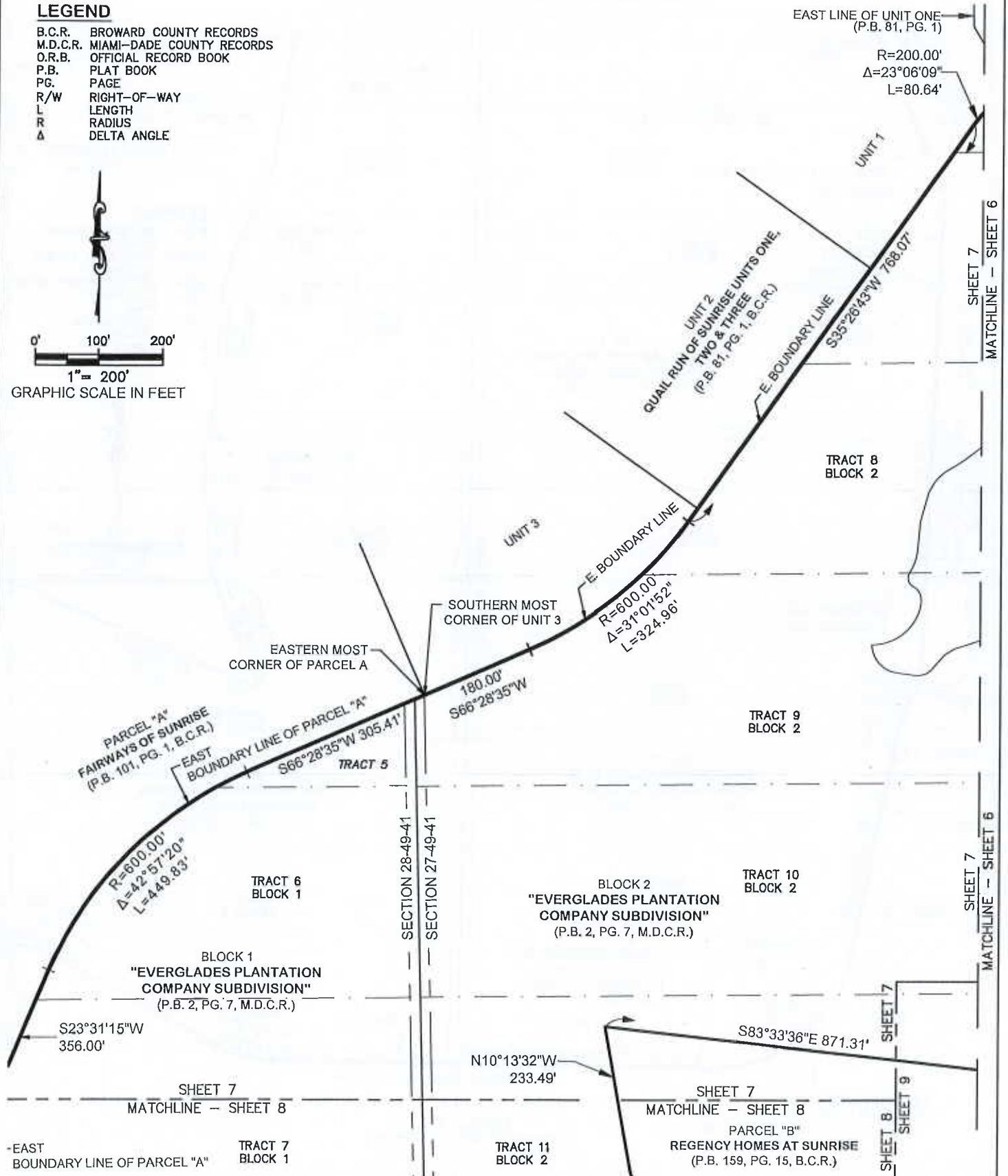
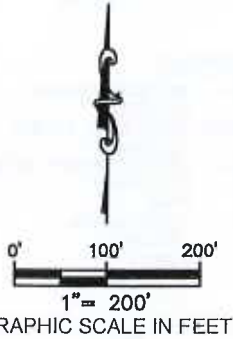
Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 14-0013	SHEET 6 OF 11 SHEETS
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REZONING AREA BOUNDARY SUNRISE GOLF & COUNTRY CLUB, LLC

LEGEND

B.C.R. BROWARD COUNTY RECORDS
M.D.C.R. MIAMI-DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

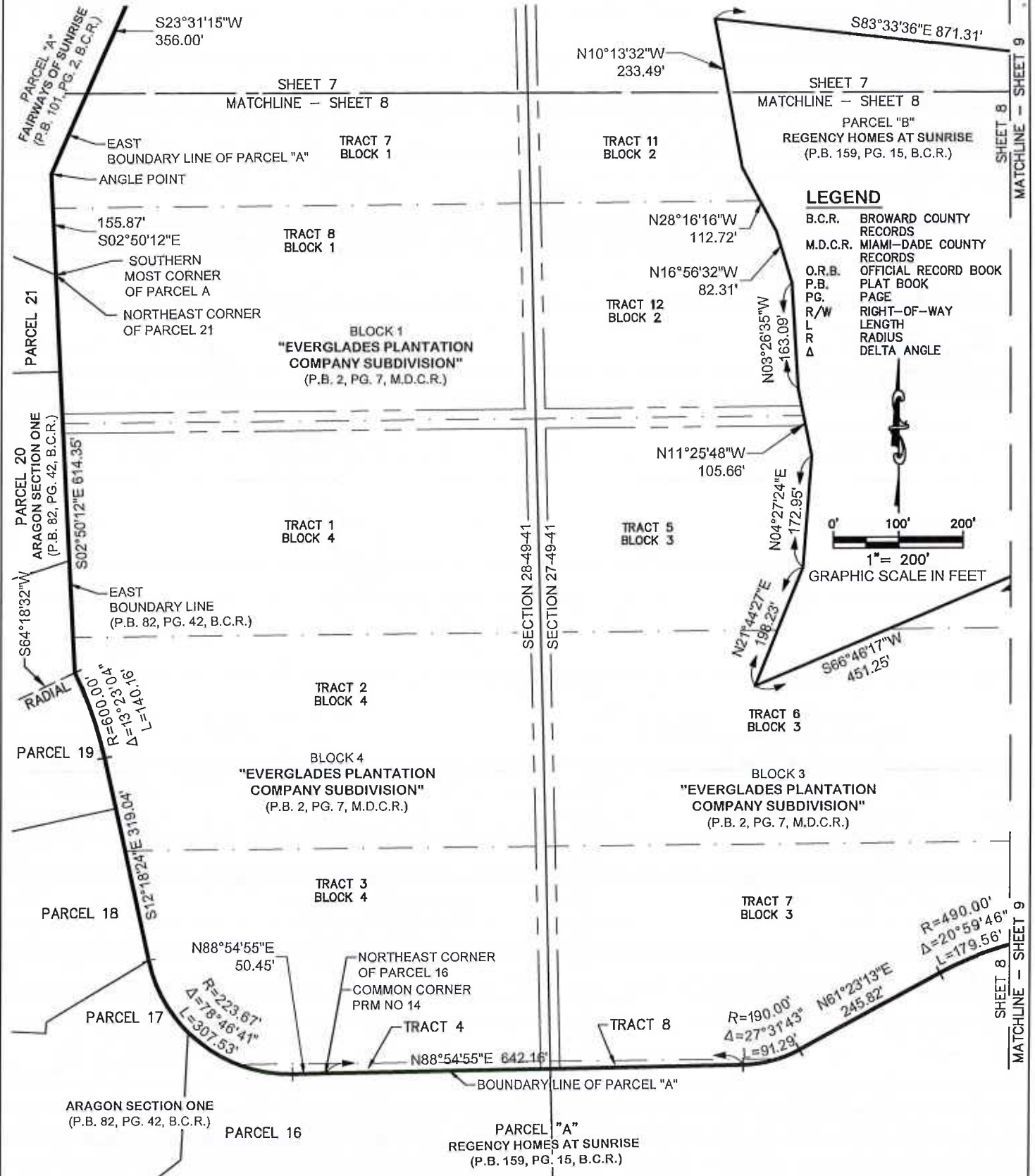


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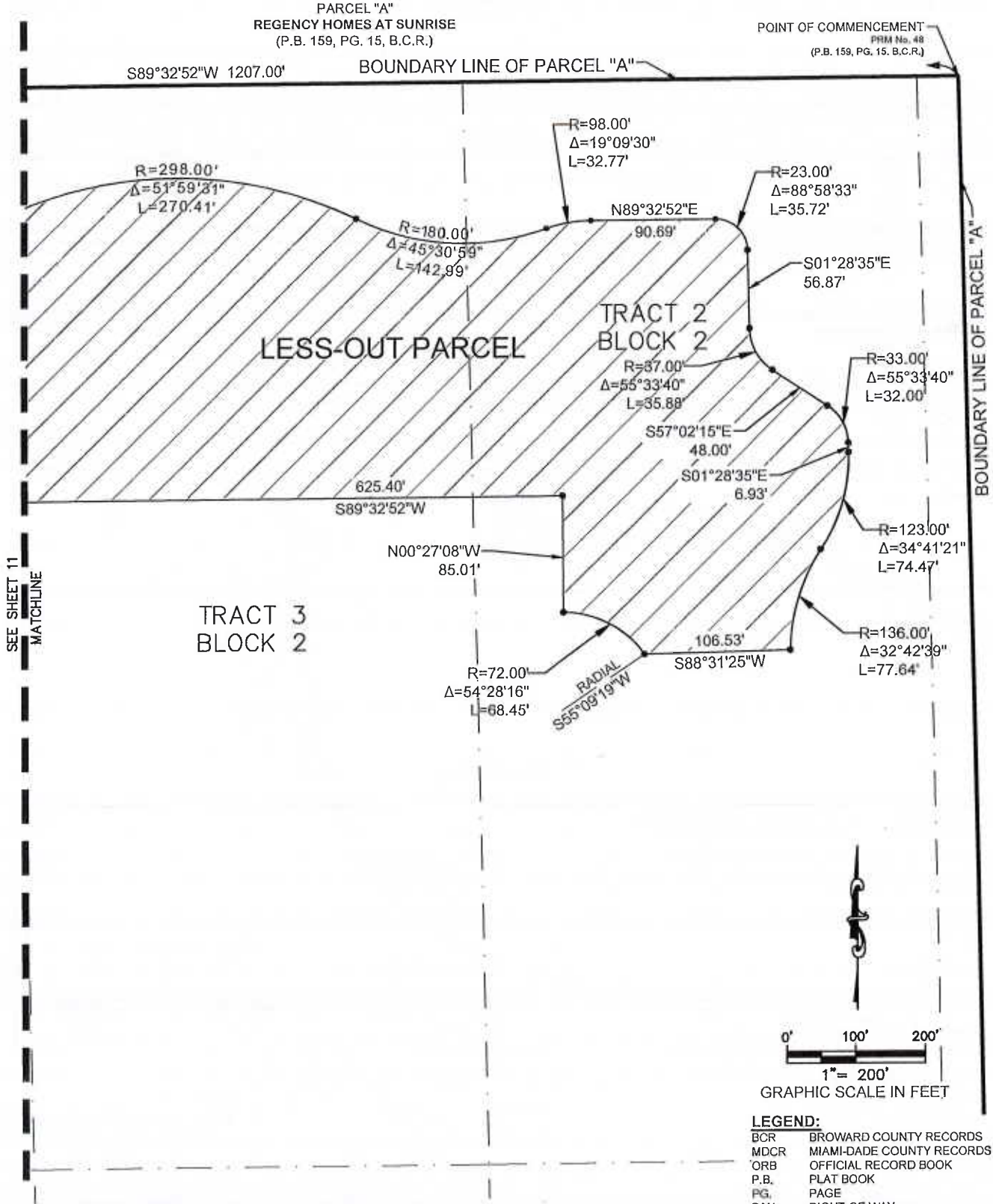
 Craven • Thompson & Associates, Inc. ENGINEERS PLANNERS SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 14-0013	SHEET 8 OF 11 SHEETS
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MATCHLINE - SHEET 6
SHEET 9



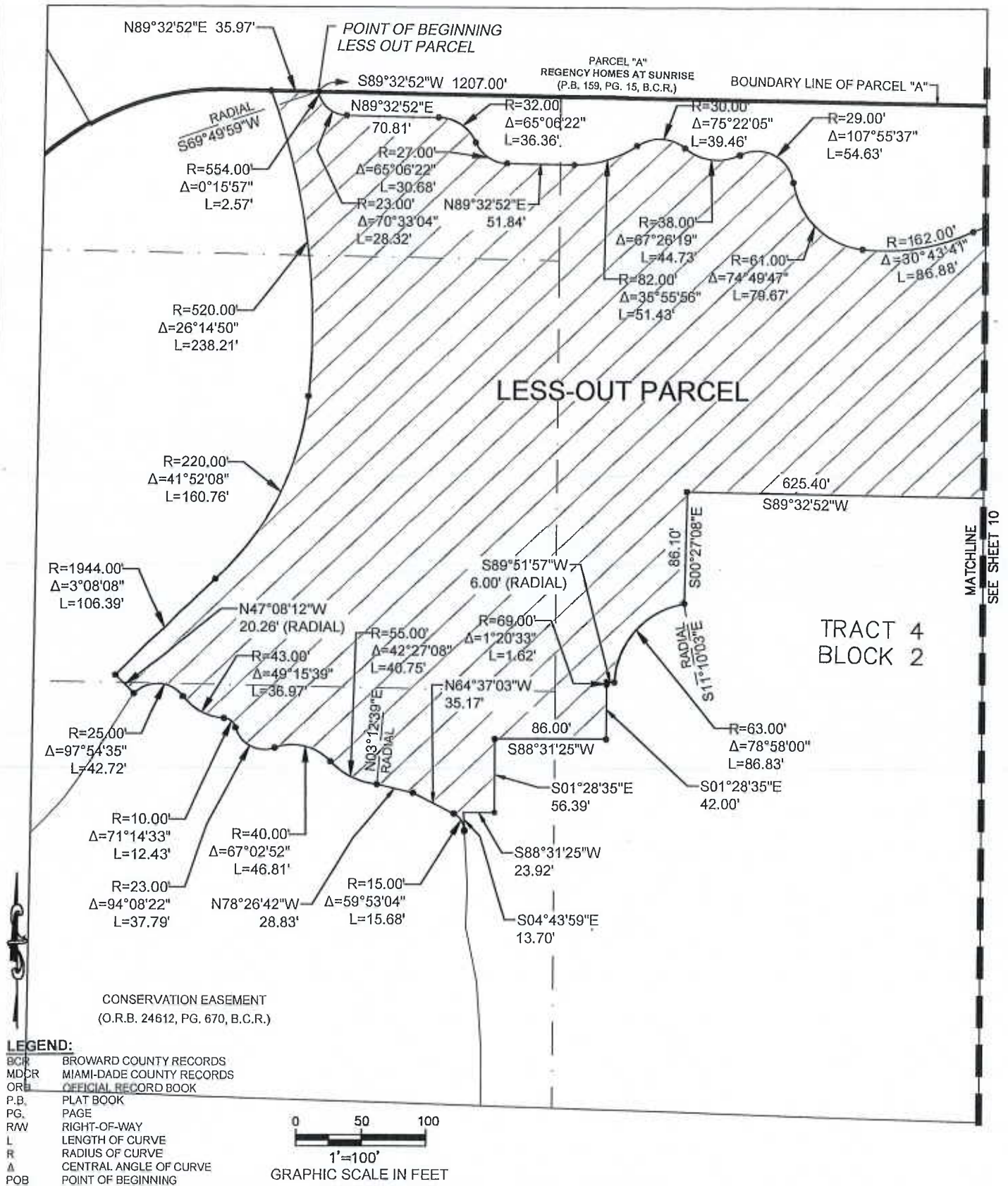
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