

FOR: C.C. HOMES

ISLAND PARCEL

DESCRIPTION TO ACCOMPANY SKETCH
OF FOLIOS 494127380020 OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

DESCRIPTION:

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.

SAID LANDS CONTAINING 745,882 SQUARE FEET (17.123 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL R AND PARCEL 20, ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 88°45'06" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

Richard D. Pryce

Digitally signed by Richard D.

Pryce

Date: 2019.10.24 09:28:36 -04'00'

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

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SO_ISLAND-PARCEL-DEED_REV_1.DWG

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.

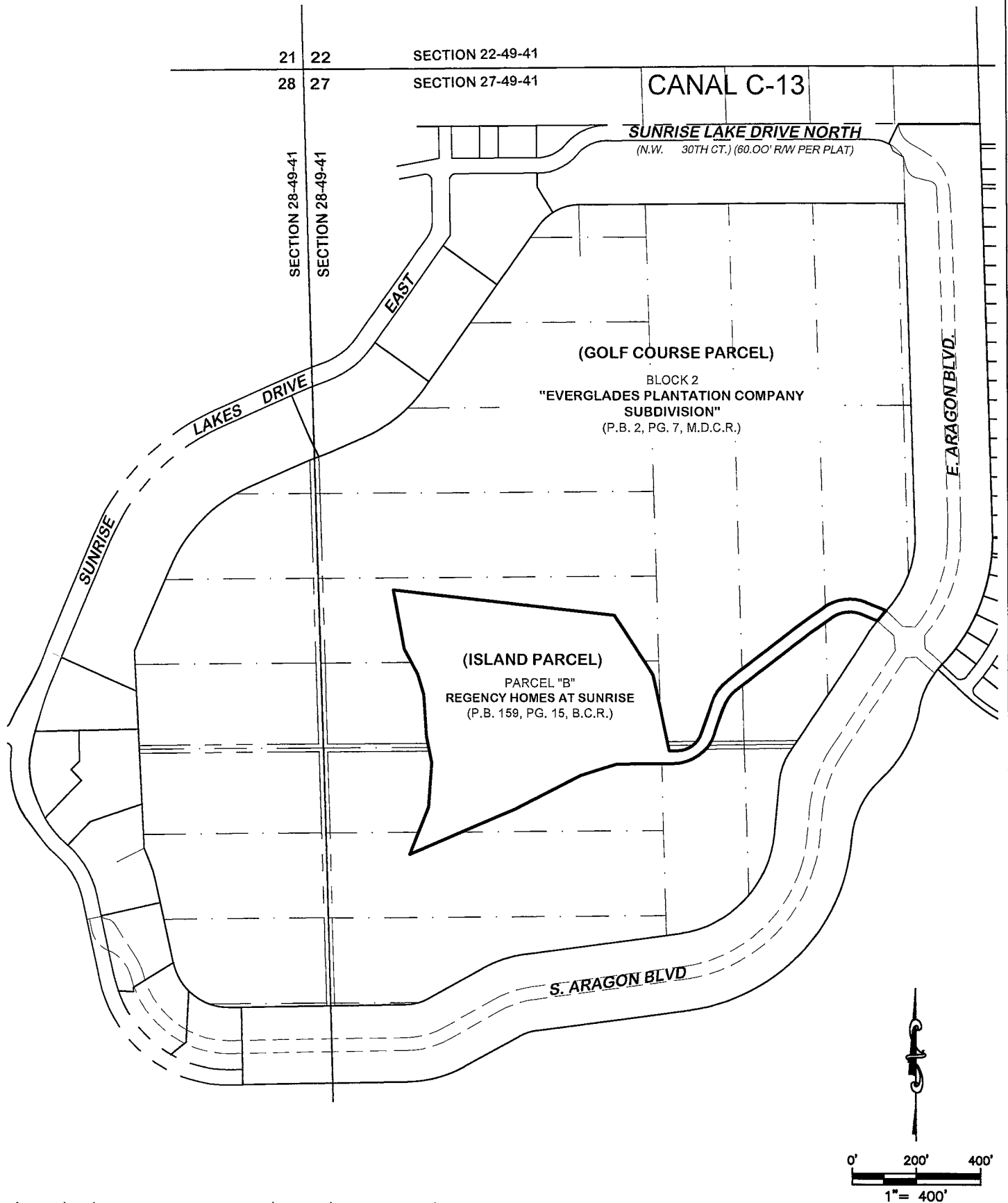
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set 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
LEGAL DESCRIPTION REVISION	10/22/19	AOS	RDP

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) 2019

JOB NO.: 14-0013	SHEET 1 OF 4 SHEETS
DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 07-23-19

LOCATION MAP



R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_ISLAND-PARCEL-DEED_REV_1.DWG

CRAVEN • THOMPSON & ASSOCIATES, INC.
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 3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL: (954) 738-8400
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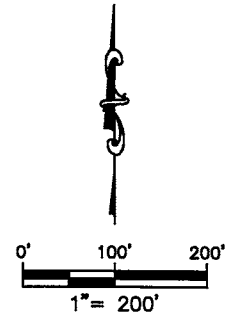
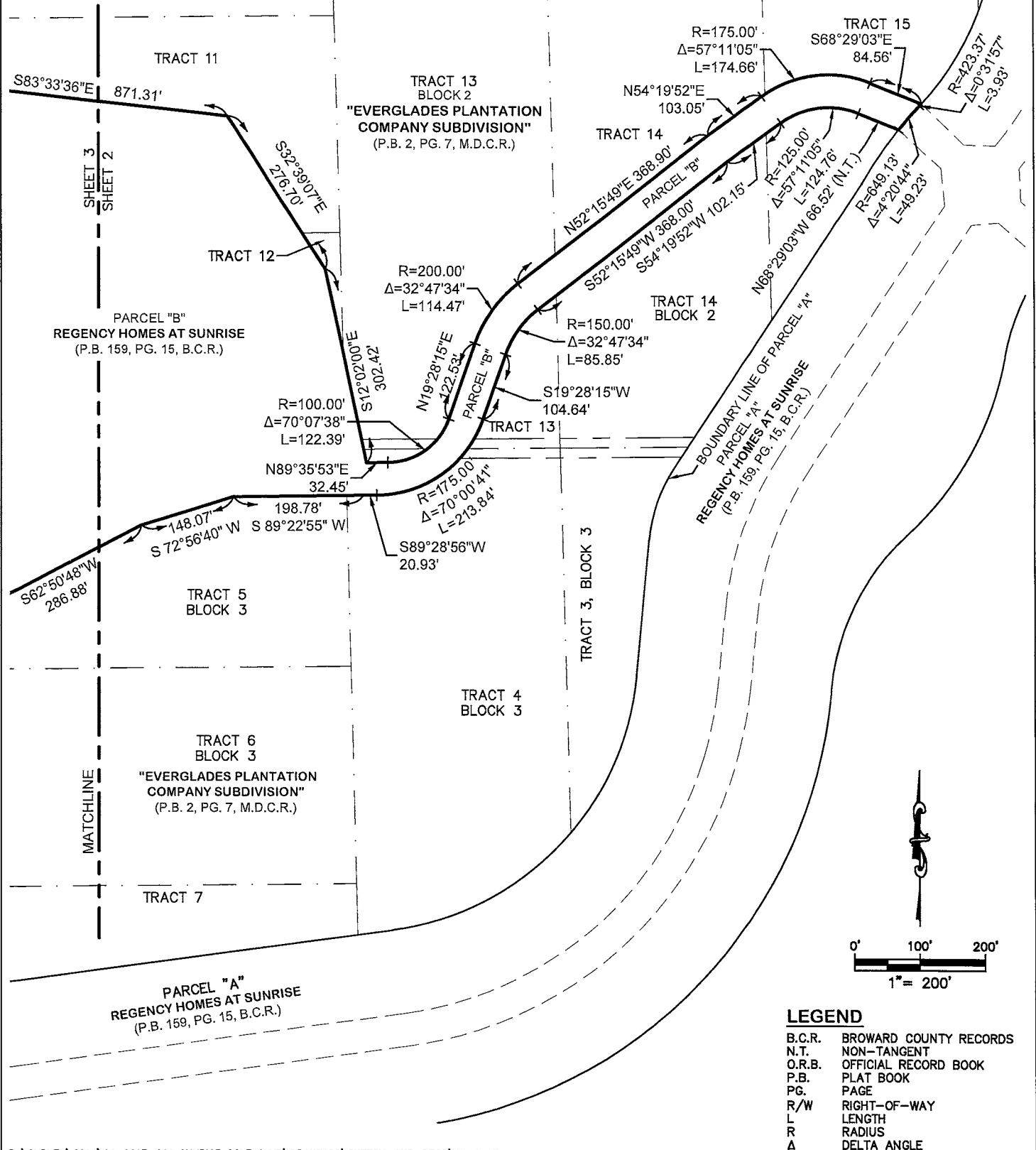
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SHEET 2 OF 4 SHEETS

F.B. N/A PG. N/A

DATED: 07-23-19

SKETCH TO ACCOMPANY DESCRIPTION



LEGEND

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

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_ISLAND-PARCEL-DEED_REV_1.DWG

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DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 07-23-19

SKETCH TO ACCOMPANY DESCRIPTION

TRACT 10
BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

TRACT 10

TRACT 11

TRACT 12

TRACT 11
BLOCK 2
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

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

PARCEL "B"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

TRACT 5
BLOCK 3

TRACT 6
BLOCK 3
"EVERGLADES PLANTATION
COMPANY SUBDIVISION"
(P.B. 2, PG. 7, M.D.C.R.)

TRACT 7
BLOCK 3

PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

SECTION 27-49-41
SECTION 28-49-41

SHEET 3
SHEET 2

MATCHLINE

0' 100' 200'
1" = 200'

0° 100' 200'

1" = 200'

GRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33308 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
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JOB NO.: 14-0013	SHEET 4 OF 4 SHEETS
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FOR: C.C. HOMES

GOLF COURSE PARCEL

DESCRIPTION TO ACCOMPANY SKETCH

OF FOLIOS 494127010020, 494127010022, 494127010023,
494127010024, 494128010060; OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

LEGAL DESCRIPTION:

A PORTION OF BLOCKS 1 AND 4 OF SECTION 27, AND BLOCKS 2 AND 3 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION 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:

COMMENCING AT THE PRM NO. 48, AS SHOWN ON SAID PLAT; THENCE S89°32'52"W ALONG A BOUNDARY LINE 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, A DISTANCE OF 1277.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE AND THE SOUTHWESTERLY PROJECTION THEREOF ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S01°19'06"E, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°42'42", AN ARC DISTANCE OF 187.49 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S35°30'24"W ALONG THE EASTERLY BOUNDARY LINE 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, A DISTANCE OF 768.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE S66°32'16"W ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY LINE OF PARCEL "A", 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, A DISTANCE OF 485.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID EASTERLY BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE S23°34'56"W ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 356.00 FEET; THENCE S02°46'25"E ALONG SAID EASTERLY BOUNDARY LINE AND THE 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, A DISTANCE OF 769.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S64°11'48"W, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 13°22'18", AN ARC DISTANCE OF 140.03 FEET TO A POINT OF TANGENCY; THENCE S12°19'54"E ALONG SAID BOUNDARY LINE, A DISTANCE OF 318.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.67 FEET, A CENTRAL ANGLE OF 78°45'11", AN ARC DISTANCE OF 307.44 FEET TO A POINT OF TANGENCY; THENCE N88°54'55"E ALONG SAID BOUNDARY LINE AND THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE", A DISTANCE OF 692.55 FEET TO A POINT OF CURVATURE; (THE FOREGOING FORTY-ONE COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID "REGENCY HOMES AT SUNRISE") THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE N61°23'12"E, A DISTANCE OF 245.82 FEET TO POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE N82°22'58"E, A DISTANCE OF 604.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.67 FEET, A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE N05°31'07"E, A DISTANCE OF 208.41 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 237.56 FEET, A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE N33°39'46"E, A DISTANCE 521.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S59°55'00"E, HAVING A RADIUS OF 649.13 FEET, A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N68°29'03"W, A DISTANCE OF 66.52 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 124.76 FEET TO A POINT OF TANGENCY; THENCE S54°19'52"W, A DISTANCE OF 102.15 FEET; THENCE S52°15'49"W, A DISTANCE OF 368.00 FEET TO A POINT OF CURVATURE;

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

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	LEGAL DESCRIPTION REVISION		10/22/19	AOS	RDP
 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) 2019	JOB NO.: 14-0013		SHEET 1 OF 7 SHEETS		
	DRAWN BY: NM		F.B. N/A		PG. N/A
	CHECKED BY: RY		DATED: 06-18-19		

GOLF COURSE PARCEL
DESCRIPTION TO ACCOMPANY SKETCH
OF FOLIOS 494127010020, 494127010022, 494127010023,
494127010024, 494128010060; OWNED BY WINDSOR INVESTMENTS
(SUNRISE GOLF & COUNTRY CLUB), LLC

DESCRIPTION (CONTINUED):

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 85.85 FEET TO A POINT OF TANGENCY; THENCE S19°28'15"W A DISTANCE OF 104.64 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 70°00'41", AN ARC DISTANCE OF 213.84 FEET TO THE POINT OF TANGENCY; THENCE S89°28'56"W, A DISTANCE OF 20.93 FEET; THENCE S89°22'55"W, A DISTANCE OF 198.78 FEET; THENCE S72°56'40"W, A DISTANCE OF 148.07 FEET; THENCE S62°50'48"W, A DISTANCE OF 286.88 FEET; THENCE S66°46'17"W, A DISTANCE OF 451.25 FEET THENCE N21°44'27"E, A DISTANCE OF 198.23 FEET; THENCE N04°27'24"E, A DISTANCE OF 172.95 FEET; THENCE N11°25'48"W, A DISTANCE OF 105.66 FEET; THENCE N03°26'35"W, A DISTANCE OF 163.09 FEET; THENCE N16°56'32"W, A DISTANCE OF 82.31 FEET; THENCE N28°16'16"W, A DISTANCE OF 112.72 FEET; THENCE N10°13'32"W, A DISTANCE OF 233.49 FEET; THENCE S83°33'36"E, A DISTANCE OF 871.31 FEET; THENCE S32°39'07"E, A DISTANCE OF 276.70 FEET THENCE S12°02'00"E, A DISTANCE OF 302.42 FEET; THENCE N89°35'53"E, A DISTANCE OF 32.45 FEET; TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°07'38", AN ARC DISTANCE OF 122.39 FEET TO A POINT OF TANGENCY; THENCE N19°28'15"E, A DISTANCE OF 122.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°47'34", AN ARC DISTANCE OF 114.47 FEET TO A POINT OF TANGENCY, THENCE N52°15'49"E, A DISTANCE OF 368.90 FEET; THENCE N54°19'52"E, A DISTANCE OF 103.05 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 57°11'05", AN ARC DISTANCE OF 174.66 FEET TO A POINT OF TANGENCY; THENCE S68°29'03"E, A DISTANCE OF 84.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N20°41'19"E, HAVING A RADIUS OF 423.37 FEET, A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE N01°28'35"W, A DISTANCE OF 1292.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,223,165 SQUARE FEET (142.864 ACRES) MORE OR LESS.

NOTES:

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P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

Richard D. Pryce

Digitally signed by Richard D.

Pryce

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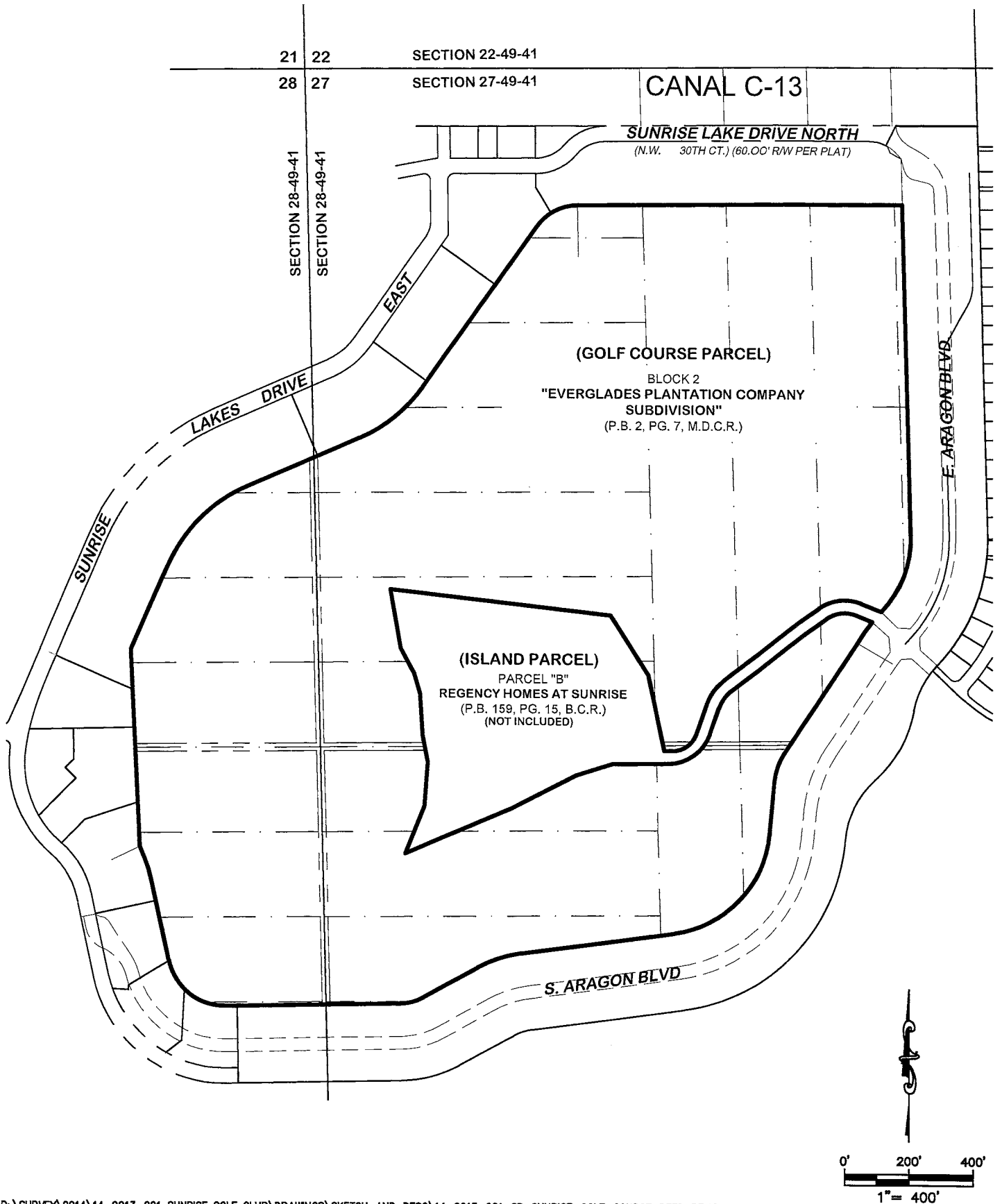
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LOCATION MAP



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SHEET 3 OF 7 SHEETS

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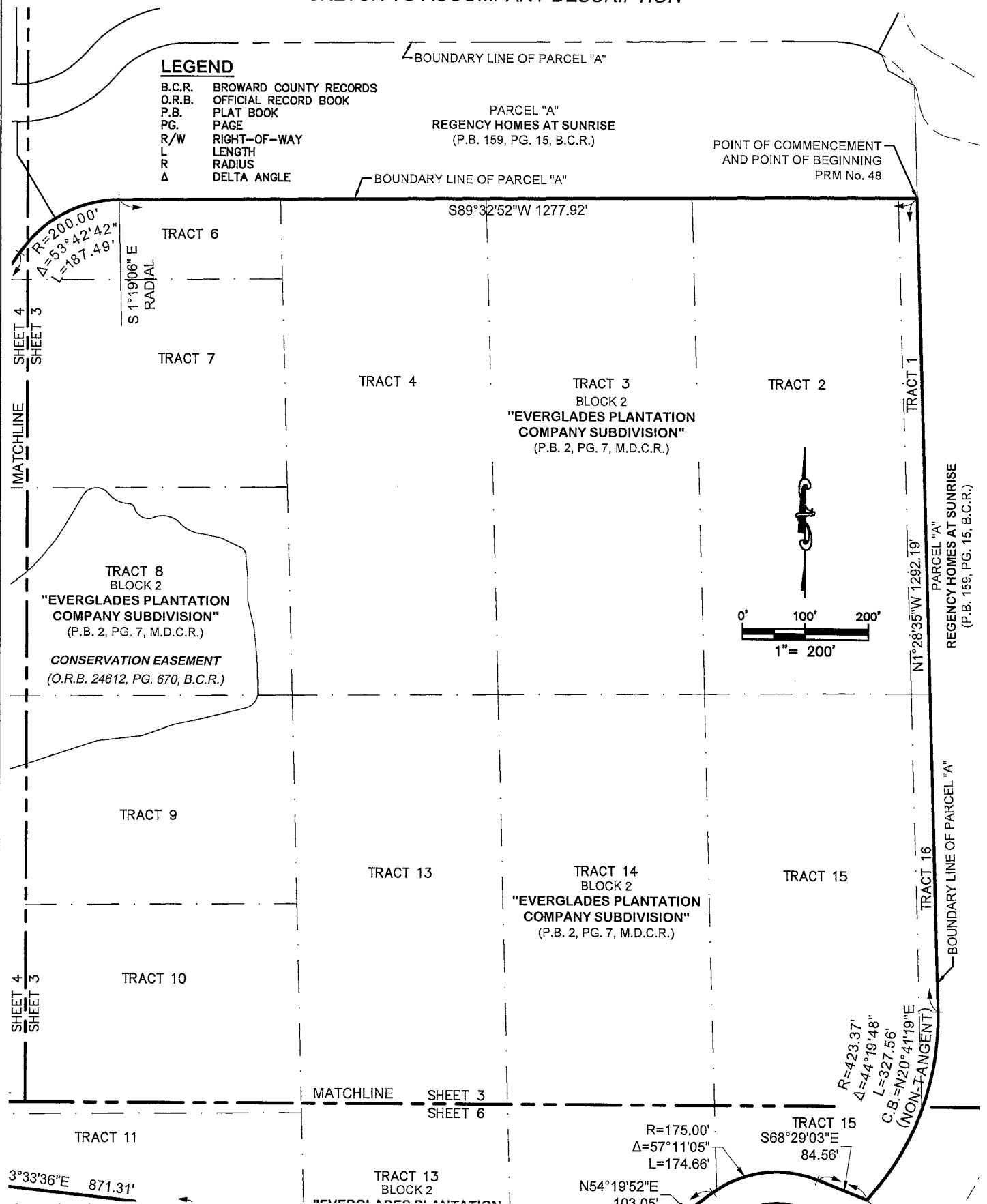
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PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

POINT OF COMMENCEMENT
AND POINT OF BEGINNING
PRM No. 48



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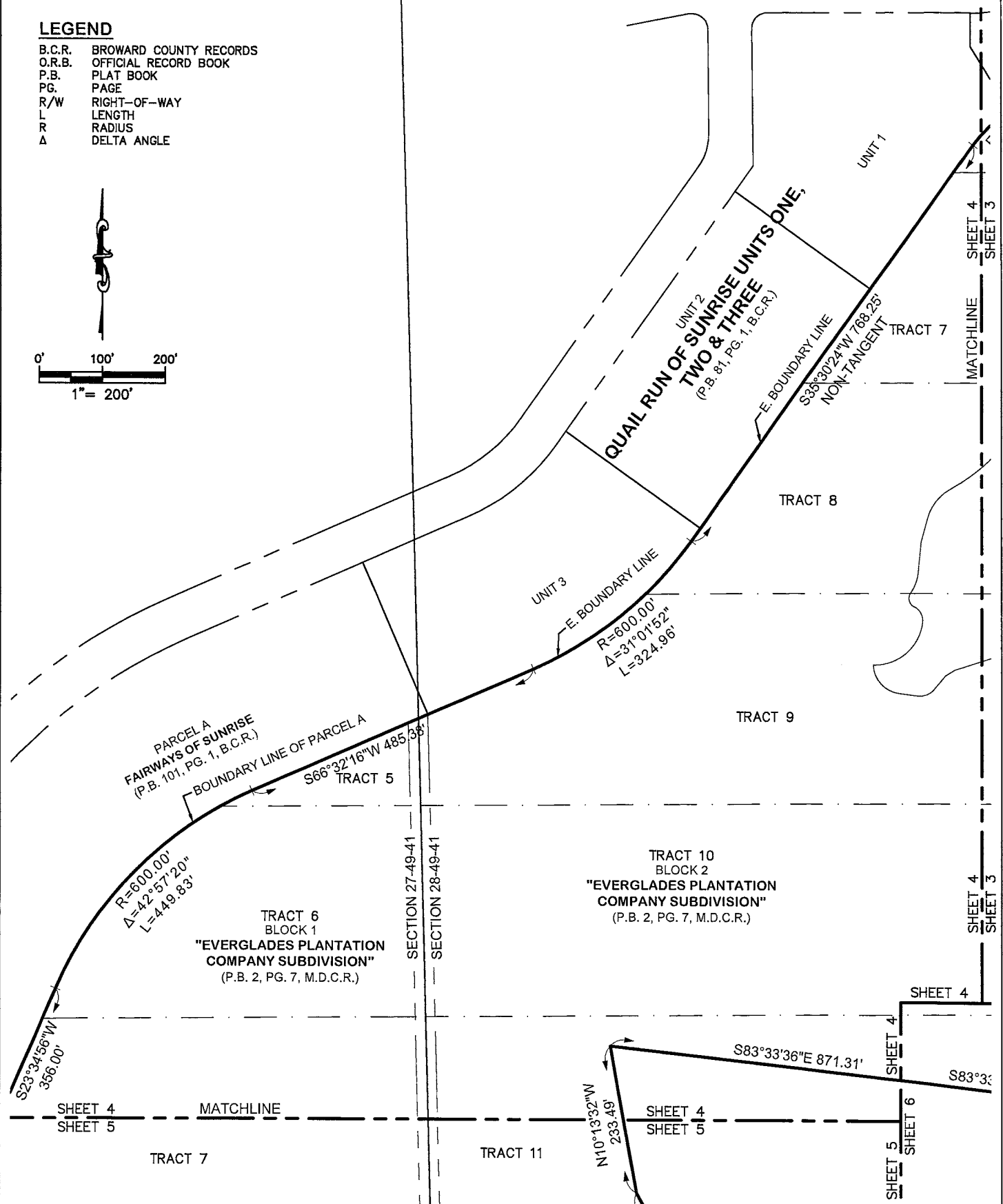
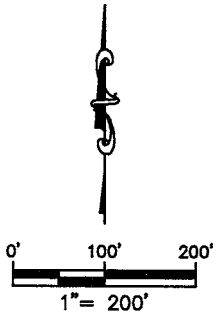
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DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 06-18-19

SKETCH TO ACCOMPANY DESCRIPTION

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



R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

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
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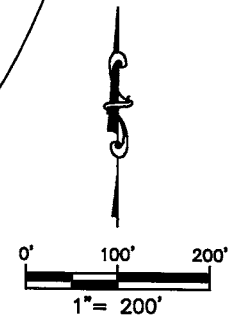
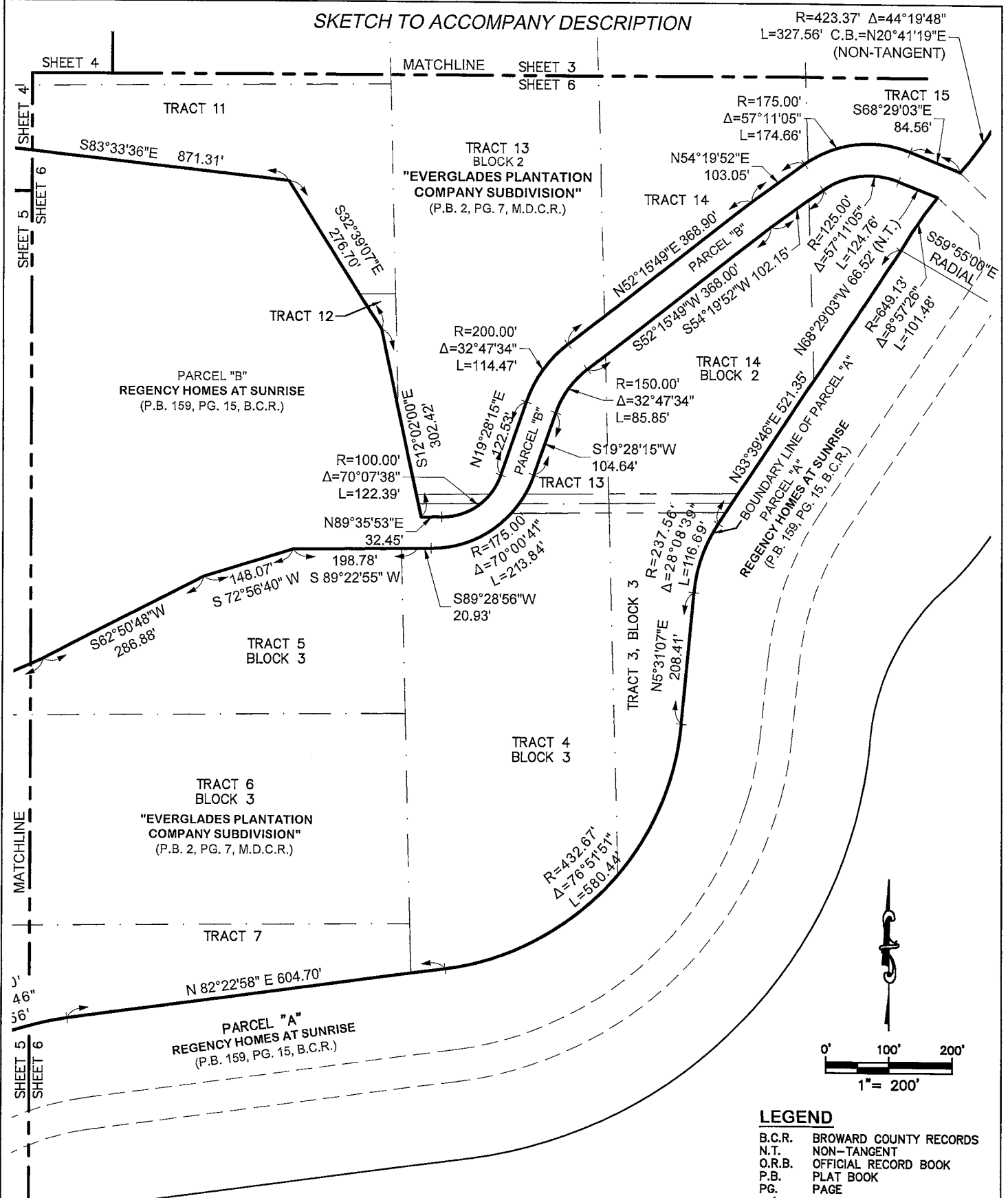
JOB NO.: 14-0013	SHEET 5 OF 7 SHEETS
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LEGEND

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

R:\SURVEY\2014\14-0013-001 SUNRISE GOLF CLUB\DRAWINGS\SKETCH_AND_DESC\14-0013-001-SD_SUNRISE-GOLF-COURSE-DEED_REV.DWG

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