

FOR: C.C. HOMES

SOLTERRA PUD
AREAS TO BE ADDED TO PUD BOUNDARY

LEGAL DESCRIPTION:

PORTIONS OF PARCEL A OF SOLTERRA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 184, PAGE 01, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CHANGE PARCEL #1

COMMENCING AT A POINT LYING ON A BOUNDARY OF PARCEL "A" OF REGENCY HOMES AT SUNRISE PLAT, 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. 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 A POINT ON THE ARC OF A 554.00-FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 69°49'59" WEST FROM THE LAST DESCRIBED POINT;

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 NORTHEASTERLY, EASTERLY AND 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;

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-FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

(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.	UPDATES and/or REVISIONS		DATE	BY	CK'D
	CHANGED PUD BOUNDARY		08/07/25	JDP	AC
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.					
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 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) 2025	JOB NO.: 14-0013		SHEET 1 OF 6 SHEETS		
	DRAWN BY: JDP		F.B. N/A PG. N/A		
	CHECKED BY: RY		DATED: 07/18/2025		

**SOLTERRA PUD
AREAS TO BE ADDED TO PUD BOUNDARY**

LEGAL DESCRIPTION (CONTINUED):

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-FOOT 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-FOOT 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-FOOT 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 ON THE NORTH LINE OF TRACT OS-1 OF SAID SOLTERRA PLAT, THE LAST TWENTY-FOUR (24) COURSES BEING CONTIGUOUS WITH THE TRACT L-1 OF SAID SOLTERRA PLAT;

THENCE SOUTH 88°31'25" WEST ALONG THE BOUNDARY OF SAID TRACT OS-1, A DISTANCE OF 102.66 FEET **TO THE POINT OF BEGINNING OF CHANGE PARCEL #1:**

THENCE NORTH 01°28'35" WEST, A DISTANCE OF 12.48 FEET TO A POINT OF INTERSECTION WITH A 65.00-FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 65°54'13" WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°22'48", FOR AN ARC DISTANCE OF 76.44 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 0.93 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A";**

THENCE SOUTH 00°27'08" EAST, A DISTANCE OF 20.14 FEET TO A POINT ON THE BOUNDARY OF TRACT R-2 OF SAID SOLTERRA PLAT, BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 00°41'03" WEST FROM THE LAST DESCRIBED POINT;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, ALONG THE BOUNDARY OF SAID TRACT R-2, THROUGH A CENTRAL ANGLE OF 54°28'16", HAVING A RADIUS OF 72.00 FEET, FOR AN ARC DISTANCE OF 68.45 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 88°31'25" EAST ALONG THE BOUNDARY OF SAID PARCEL A, AND SAID TRACT OS-1, A DISTANCE OF 3.87 FEET TO THE **POINT OF BEGINNING OF CHANGE PARCEL #1.**

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1263.89 SQUARE FEET (0.03 ACRES), MORE OR LESS.

TOGETHER WITH: CHANGE PARCEL #2

COMMENCING AT **REFERENCE POINT "A";**

THENCE NORTH 00°27'08" WEST, A DISTANCE OF 64.88 FEET;

THENCE SOUTH 89°32'52" WEST, A DISTANCE OF 2.62 FEET TO THE **POINT OF BEGINNING OF CHANGE PARCEL #2.**

THENCE NORTH 01°28'35" WEST, A DISTANCE OF 25.09 FEET;

THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 623.00 FEET TO A POINT OF CURVATURE OF A 140.00-FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 219.91 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 64.15 FEET TO A POINT ON THE BOUNDARY OF TRACT OS-42 OF SAID SOLTERRA PLAT, SAID POINT HEREINAFTER KNOWN AS **REFERENCE POINT "B";**

(CONTINUED ON SHEET 3)

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CHECKED BY: RY	DATED: 07/18/2025

**SOLTERRA PUD
AREAS TO BE ADDED TO PUD BOUNDARY**

LEGAL DESCRIPTION (CONTINUED):

THENCE NORTH 88°31'25" EAST ALONG THE BOUNDARY OF SAID TRACT OS-42, A DISTANCE OF 80.38 FEET;
THENCE NORTH 01°28'35" WEST ALONG THE BOUNDARY OF TRACT R-1 OF SAID SOLTERRA PLAT, A DISTANCE OF 42.00 FEET;
THENCE NORTH 89°51'57" EAST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, ALSO BEING ALONG THE BOUNDARY OF SAID TRACT R-1, A DISTANCE OF 6.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, ALSO BEING ALONG THE BOUNDARY OF SAID TRACT R-1 AND TRACT R-2 OF SAID SOLTERRA PLAT, THROUGH A CENTRAL ANGLE OF 78°58'00", HAVING A RADIUS OF 63.00 FEET, FOR AN ARC DISTANCE OF 86.83 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 00°27'08" WEST, A DISTANCE OF 86.10 FEET TO A POINT ON THE NORTH LINE OF BLOCK 1 OF SAID SOLTERRA PLAT;
THENCE NORTH 89°32'52" EAST ALONG THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 622.78 FEET TO THE **POINT OF BEGINNING OF CHANGE PARCEL #2.**

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 31,453.32 SQUARE FEET (0.72 ACRES), MORE OR LESS.

TOGETHER WITH: CHANGE PARCEL #3

COMMENCING AT **REFERENCE POINT "B":**

THENCE SOUTH 88°31'25" WEST ALONG THE BOUNDARY OF SAID TRACT OS-42, A DISTANCE OF 5.62 FEET;
THENCE SOUTH 01°28'35" EAST ALONG THE BOUNDARY OF SAID TRACT OS-42, A DISTANCE OF 56.39 FEET;
THENCE SOUTH 88°31'25" WEST ALONG THE BOUNDARY OF SAID TRACT OS-42, A DISTANCE OF 23.92 FEET;
THENCE SOUTH 04°43'59" EAST ALONG THE BOUNDARY OF SAID TRACT OS-42, A DISTANCE OF 13.70 FEET TO A POINT OF CUSP AND A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST FROM WHICH THE RADIUS POINT BEARS SOUTH 85°16'01" WEST FROM THE LAST DESCRIBED POINT;
THENCE NORTHWESTERLY ALONG THE ARC OF 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 TANGENT CURVE, CONCAVE SOUTHWESTERLY;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°52'32", FOR AN ARC DISTANCE OF 11.08 FEET TO THE **POINT OF BEGINNING OF CHANGE PARCEL #3.** THE LAST FIVE (5) COURSES BEING CONTIGUOUS WITH THE TRACT C-1 OF SAID SOLTERRA PLAT;
THENCE NORTH 09°03'12" WEST ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 41.81 FEET;
THENCE SOUTH 52°16'06" WEST, A DISTANCE OF 60.67 FEET TO A POINT OF INTERSECTION OF A 23.00-FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 30°38'25" EAST FROM THE LAST DESCRIBED POINT;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG THE BOUNDARY OF SAID TRACT C-1, THROUGH A CENTRAL ANGLE OF 52°01'29", FOR AN ARC DISTANCE OF 20.88 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00-FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHERLY;
THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG THE BOUNDARY OF SAID TRACT C-1, THROUGH A CENTRAL ANGLE OF 51°10'21", FOR AN ARC DISTANCE OF 35.73 FEET TO THE **POINT OF BEGINNING OF CHANGE PARCEL #3.**

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1055.77 SQUARE FEET (0.02 ACRES), MORE OR LESS.

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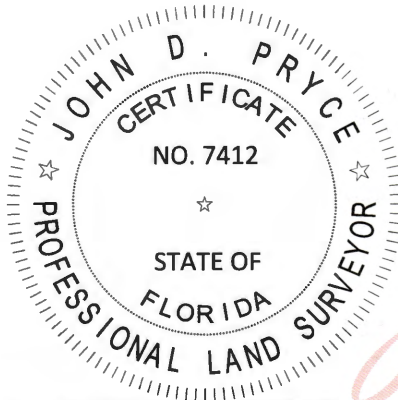


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CHECKED BY: RY	DATED: 07/18/2025

**SOLTERRA PUD
AREAS TO BE ADDED TO PUD BOUNDARY**

TOTAL SOLTERRA PUD AREA AS APPROVED IN 2024			6,630,470.37	SQ FT
CHANGE PARCELS TO BE ADDED TO SOLTERRA PUD AREA				
C.P. #1	1263.69	SQ FT		
C.P. #2	31453.32	SQ FT		
C.P. #3	1055.77	SQ FT		
TOTAL SOLTERRA PUD AREA AS HEREBY PROPOSED			6,664,243.15	SQ FT



Digitally signed by
John Pryce
Date: 2025.08.14
13:48:34 -04'00'

**JOHN D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 7412
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER NO. 271**

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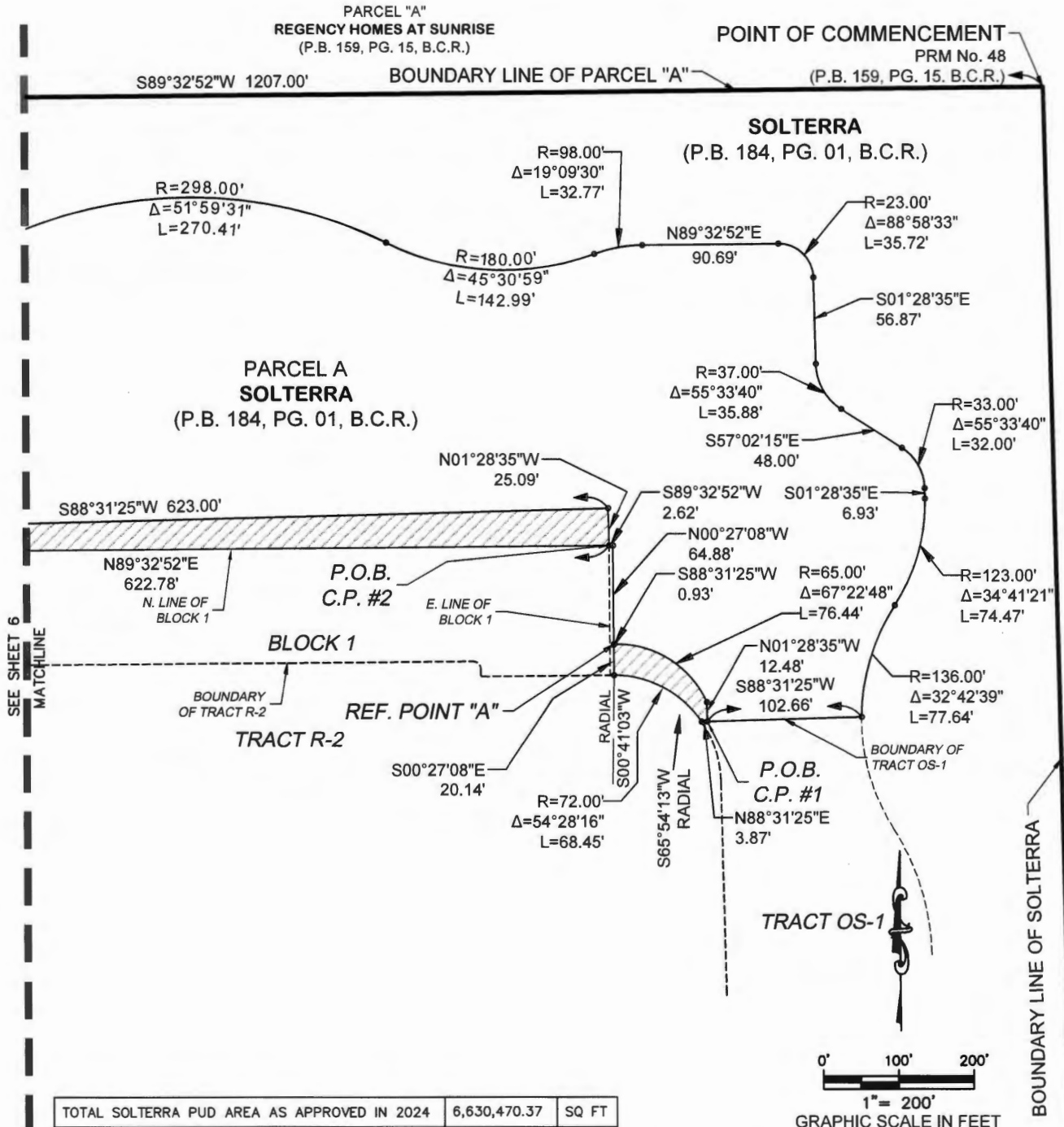
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SOLTERRA PUD AREAS TO BE ADDED TO PUD BOUNDARY



TOTAL SOLTERRA PUD AREA AS APPROVED IN 2024		6,630,470.37	SQ FT
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C.P. #1	1263.69	SQ FT	
C.P. #2	31453.32	SQ FT	
C.P. #3	1055.77	SQ FT	
TOTAL SOLTERRA PUD AREA AS HEREBY PROPOSED		6,664,243.15	SQ FT

LEGEND:

BCR	BROWARD COUNTY RECORDS
C.P.	CHANGE PARCEL
ORB	OFFICIAL RECORD BOOK
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
REF.	REFERENCE
R/W	RIGHT-OF-WAY
SQ FT	SQUARE FEET
L	LENGTH OF CURVE
R	RADIUS OF CURVE
Δ	CENTRAL ANGLE OF CURVE

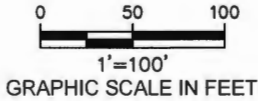
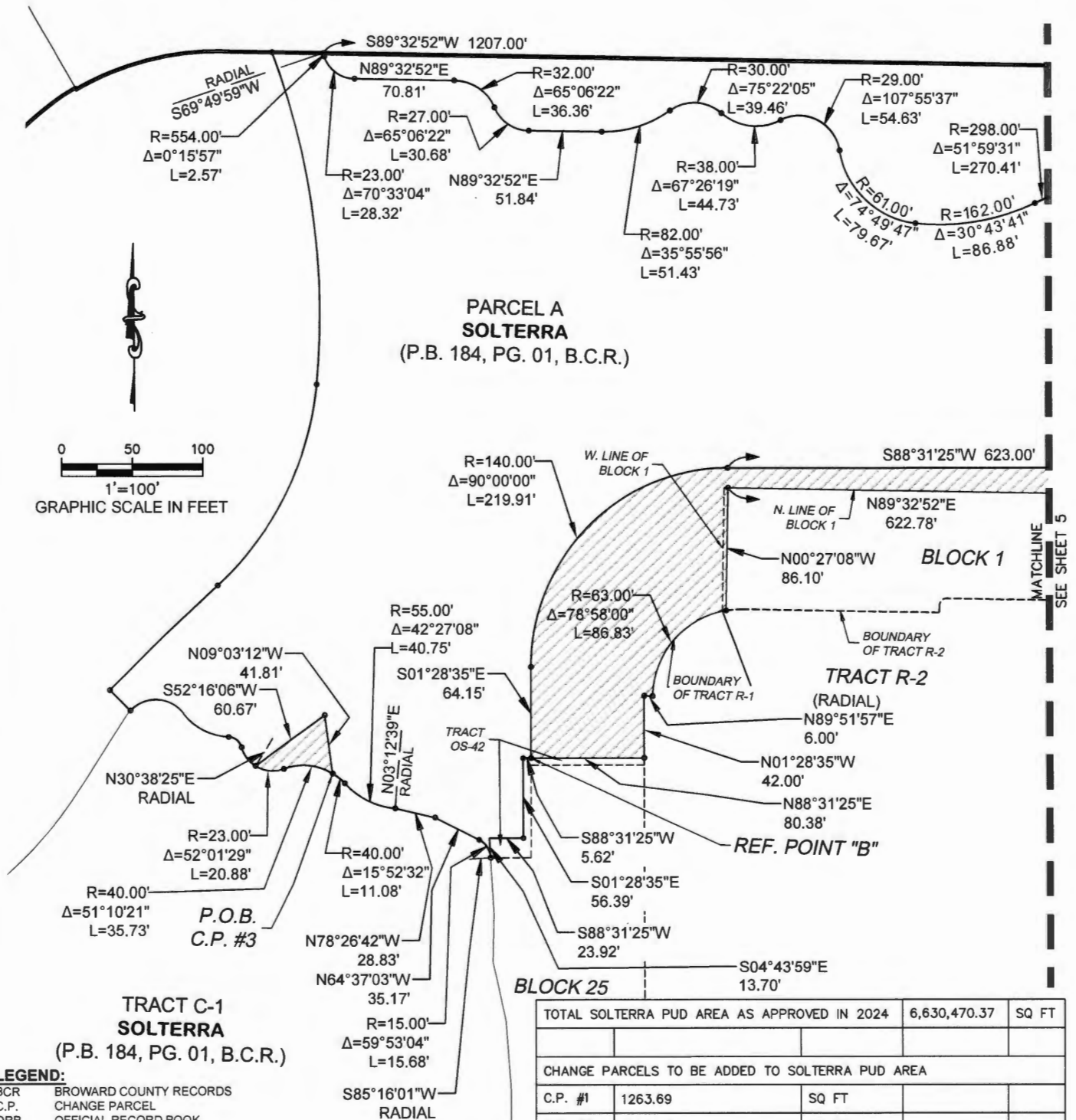
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SOLTERRA PUD AREAS TO BE ADDED TO PUD BOUNDARY



**TRACT C-1
SOLTERRA**
(P.B. 184, PG. 01, B.C.R.)

LEGEND:

BCR BROWARD COUNTY RECORDS
C.P. CHANGE PARCEL
ORB OFFICIAL RECORD BOOK
P.O.B. POINT OF BEGINNING
P.B. PLAT BOOK
PG. PAGE
REF. REFERENCE
R/W RIGHT-OF-WAY
SQ FT SQUARE FEET
L LENGTH OF CURVE
R RADIUS OF CURVE
Δ CENTRAL ANGLE OF CURVE

TOTAL SOLTERRA PUD AREA AS APPROVED IN 2024		6,630,470.37	SQ FT
CHANGE PARCELS TO BE ADDED TO SOLTERRA PUD AREA			
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