



**EXISTING TREE DISPOSITION CHART**

HYATT PARK & HYATT HOUSE - SUNRISE, FL

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH	HT	SPRD	TPZ/CPZ RADIUS (FT)	CANOPY (SF)	CONDITION	DISPOSITION	*SPECIMEN COMMENTS
1	Royal Palm	Roystonea elata	18	35	10	5	78.50	40%	remove	Bottleneck, stunted canopy
2	Royal Palm	Roystonea elata	13	35	12	5	113.04	50%	remove	Bottleneck
3	Queen Palm	Syagrus romanzoffiana	12	25	12	5	113.04	30%	remove	Stressed, reduced vigor
4	Queen Palm	Syagrus romanzoffiana	10	20	12	5	113.04	30%	REMAIN	Stressed, reduced vigor
5	Queen Palm	Syagrus romanzoffiana	10	20	12	5	113.04	30%	REMAIN	Stressed, reduced vigor
6	Live Oak	Quercus virginiana	8	18	15	4	176.63	30%	remove	Multiple leaders, included bark, abnormal bark texture
7	Bischofia javanica	Bishopwood	12	16	14	6	153.86	10%	remove	Nuisance Tree; Multi-trunk, embedded in chain link
8	Royal Palm	Roystonea elata	14	40	15	5	176.63	50%	remove	Poor taper
9	Royal Palm	Roystonea elata	18	40	15	5	176.63	50%	remove	Poor taper
10	Royal Palm	Roystonea elata	20	40	15	5	176.63	50%	remove	Poor taper
11	Live Oak	Quercus virginiana	8	16	18	4	254.34	70%	Relocate	
12	Live Oak	Quercus virginiana	7	18	14	4	153.86	50%	remove	Codominant, included bark
13	Live Oak	Quercus virginiana	8	16	16	4	200.96	40%	remove	Multiple leaders, included bark, weak branch attachment
14	Live Oak	Quercus virginiana	8	16	16	4	200.96	60%	Relocate	Weak branch attachment
15	Live Oak	Quercus virginiana	10	16	18	5	254.34	40%	REMAIN	Multiple leaders, included bark, weak branch attachment
16	Live Oak	Quercus virginiana	9	16	18	5	254.34	50%	Relocate	Codominant
17	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant, included bark
18	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant
19	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
20	Live Oak	Quercus virginiana	7	16	16	4	200.96	70%	REMAIN	
21	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant, weak branch attachment
22	Live Oak	Quercus virginiana	7	16	16	4	200.96	40%	REMAIN	Codominant, included bark, weak branch attachment
23	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
24	Live Oak	Quercus virginiana	8	16	16	4	200.96	50%	REMAIN	Codominant
25	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
26	Live Oak	Quercus virginiana	8	16	16	4	200.96	70%	REMAIN	
27	Live Oak	Quercus virginiana	7	16	16	4	200.96	50%	REMAIN	Codominant
28	Live Oak	Quercus virginiana	7	16	16	4	200.96	50%	remove	Codominant
29	Live Oak	Quercus virginiana	8	16	18	4	254.34	70%	Relocate	
30	Live Oak	Quercus virginiana	7	16	16	4	200.96	40%	remove	Multiple leaders, included bark, weak branch attachment
31	Live Oak	Quercus virginiana	9	16	18	5	254.34	70%	Relocate	
32	Live Oak	Quercus virginiana	8	20	20	4	314.00	40%	remove	Multiple leaders, included bark, weak branch attachment
33	Live Oak	Quercus virginiana	10	20	24	5	452.16	50%	Relocate	Codominant
34	Silver Trumpet	Tabebuia argentea	15	18	20	8	314.00	20%	REMAIN	Cracks in trunk, flush cuts, decay in trunk, weak attachments, leaning
35	Live Oak	Quercus virginiana	16	25	30	8	706.50	50%	REMAIN	Codominant, weak branch attachment
36	Sabal Palmetto	Cabbage Palm	13	18	12	5	113.04	60%	REMAIN	
37	Sabal Palmetto	Cabbage Palm	12	15	12	5	113.04	50%	Relocate	
38	Sabal Palmetto	Cabbage Palm	18	7	10	5	78.50	60%	Relocate	
39	Sabal Palmetto	Cabbage Palm	18	10	10	5	78.50	60%	Relocate	
40	Sabal Palmetto	Cabbage Palm	10	20	12	5	113.04	70%	Relocate	
41	Sabal Palmetto	Cabbage Palm	14	8	12	5	113.04	70%	Relocate	
42	Royal Poinciana	Delonix regia	12	18	20	6	314.00	30%	remove	Stressed, trunk damage, codominant, Reduced vigor
43	Weeping Fig	Ficus benjamina	23	25	35	12	961.63	30%	REMAIN	OFFSITE; Rootbound at asphalt to the north, whitefly infestation, reduced vigor; NOT PROTECTED IN CITY
44	Live Oak	Quercus virginiana	9	20	18	5	254.34	50%	REMAIN	OFFSITE; Codominant, flush cuts
45	Crape Myrtle	Lagerstroemia indica	11	16	16	6	200.96	50%	REMAIN	OFFSITE; Codominant
46	Live Oak	Quercus virginiana	7	14	10	4	78.50	10%	REMAIN	OFFSITE; Tapered trunk, stress sprouts at base, Stressed crown, reduced vigor
47	Live Oak	Quercus virginiana	14	30	35	7	961.63	50%	REMAIN	OFFSITE; Codominant, lion-tailed
48	Live Oak	Quercus virginiana	15	25	35	8	961.63	50%	REMAIN	OFFSITE; Codominant, lion-tailed
49	Queen Palm	Syagrus romanzoffiana	8	18	10	5	78.50	50%	REMAIN	OFFSITE
50	Queen Palm	Syagrus romanzoffiana	11	18	6	5	28.26	10%	REMAIN	OFFSITE; Tapered trunk, reduced vigor
51	Queen Palm	Syagrus romanzoffiana	7	18	8	5	50.24	30%	REMAIN	OFFSITE; Tapered trunk
52	Queen Palm	Syagrus romanzoffiana	10	20	10	5	78.50	40%	REMAIN	OFFSITE; Tapered trunk
53	Alexander Palm	Ptychosperma elegans	9	20	10	5	78.50	20%	REMAIN	OFFSITE; Triple, one dead, stunted canopy growth

NOTE: EXISTING TREE INVENTORY PER ARBORIST SITE VISIT & INSPECTION ON 11/14/2024

**SEC. 16-172 REPLACEMENT REQUIREMENTS FOR TREE REMOVAL CALCULATIONS**

2,395.82 Total sf of Tree & Palm Canopy Removed      2,166.60 Total sf of Tree & Palm Canopy Relocated (To be replaced at 50%)

1 Nuisance Trees Removed (To be Replace @1:1)      In Addition to      3,479.12 Total Replacement Canopy Required for Canopy Removed & Relocated

NOTE: TREES LESS THAN 3" DBH ARE NOT CONSIDERED TREES FOR THE PURPOSES OF REPLACEMENT PER SEC. 172.(b).16 & ARE NOT INCLUDED IN 'CANOPY REMOVED' TOTALS ABOVE

ANY FUTURE MODIFICATIONS TO THIS MASTER PLAN WILL INCLUDE RELATED DISPOSITION PLANS

LEAVE BLANK - FOR CITY USE ONLY



10708 NW 12TH MNR.,  
PLANTATION, FL 33322  
RKINGEBRA@ECG.LAND  
PH.: 305 879 7965

PROJECT NO:		
PUBLISH DATE:		
PROJECT MGR: RKE		
REVISIONS:		
Revision ID	Transmittal Set Name	Date

**INDIAN TRACE SHOPPING CENTER  
MASTER PLAN**

SW 160TH AVENUE  
SUNRISE, FL 33326

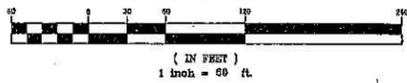
DISPOSITION CHART  
PARCEL 1



DATE: 11/19/25  
SITE PLAN SHEET NO. LD-2

prepared by  
**McLAUGHLIN ENGINEERING COMPANY (L.B.#285)**  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
 FAX: (954) 763-7615

GRAPHIC SCALE



**TITLE NOTES:**

- There are no other Easements, Rights-of-way, or road reservations of record affecting this property per First American Title Insurance Company Commitment File No. 1029-351809 Rev. A, effective date April 30th, 2015 at 8:00AM.
- 9) Easements and Deductions per Plat Book 126, Page 46 and O.R. Book 22102, Page 23 of the Public Records of Broward County, Florida affect this property as shown.
  - 10) Reservations per Deed Book 436, Page 493 of the Public Records of Broward County, Florida as affected by O.R. Book 13501, Page 307 of the Public Records of Broward County, Florida and Partial Release per O.R. Book 13524, Page 572 of the Public Records of Broward County, Florida affect this property (nothing platable, this property is released from reservation).
  - 11) Resolution per O.R. Book 3435, Page 60 of the Public Records of Broward County, Florida affects this property (nothing platable).
  - 12) Ordinance No. 77-30(2) per O.R. Book 7340, Page 895 of the Public Records of Broward County, Florida affects this property (nothing platable).
  - 13) Agreement per O.R. Book 14759, Page 23 of the Public Records of Broward County, Florida does not affect this property.
  - 14) Easement per O.R. Book 6338, Page 22 of the Public Records of Broward County, Florida affects this property as shown.
  - 15) Agreement per O.R. Book 3032, Page 82 of the Public Records of Broward County, Florida and assignment per O.R. Book 3946, Page 772 of the Public Records of Broward County, Florida affects this property.
  - 16) Agreement per O.R. Book 3032, Page 82 of the Public Records of Broward County, Florida and assignment per O.R. Book 3946, Page 772 of the Public Records of Broward County, Florida affects this property.
  - 17) Covenants and Restrictions per O.R. Book 8910, Page 83 and assignment per O.R. Book 8003, Page 805 of the Public Records of Broward County, Florida; O.R. Book 3428, Page 170 of the Public Records of Broward County, Florida; O.R. Book 9536, Page 625 of the Public Records of Broward County, Florida; O.R. Book 10589, Page 100 of the Public Records of Broward County, Florida; O.R. Book 12278, Page 508 of the Public Records of Broward County, Florida; O.R. Book 13501, Page 376 of the Public Records of Broward County, Florida; O.R. Book 13501, Page 377 of the Public Records of Broward County, Florida; O.R. Book 20166, Page 171 of the Public Records of Broward County, Florida; O.R. Book 21616, Page 174 of the Public Records of Broward County, Florida; O.R. Book 14794, Page 318 of the Public Records of Broward County, Florida affect this property.
  - 18) Easement per O.R. Book 10452, Page 174 of the Public Records of Broward County, Florida affects this property as shown.
  - 19) Easement per O.R. Book 10749, Page 218 of the Public Records of Broward County, Florida affects this property as shown.
  - 20) Easement per O.R. Book 14861, Page 192 of the Public Records of Broward County, Florida affects this property as shown.
  - 21) Covenants and Restrictions per O.R. Book 14943, Page 872 of the Public Records of Broward County, Florida and assignment per O.R. Book 16028, Page 893 of the Public Records of Broward County, Florida; O.R. Book 20892, Page 130 of the Public Records of Broward County, Florida; O.R. Book 40452, Page 529 of the Public Records of Broward County, Florida; and O.R. Book 41512, Page 1242 of the Public Records of Broward County, Florida affect this property.
  - 22) Easement per O.R. Book 16306, Page 190 of the Public Records of Broward County, Florida affects this property as shown.
  - 23) Easement per O.R. Book 16306, Page 426 of the Public Records of Broward County, Florida affects this property as shown.
  - 24) Agreement per O.R. Book 18051, Page 740 of the Public Records of Broward County, Florida affects this property.
  - 25) Agreement per O.R. Book 15507, Page 715 of the Public Records of Broward County, Florida affects this property.
  - 26) Easement per O.R. Book 18056, Page 875 of the Public Records of Broward County, Florida and O.R. Book 22102, Page 8 of the Public Records of Broward County, Florida affects this property as shown.
  - 27) Agreement per O.R. Book 22303, Page 235 of the Public Records of Broward County, Florida affects this property as shown.
  - 28) Agreement per O.R. Book 22303, Page 314 of the Public Records of Broward County, Florida affects this property.
  - 29) Easement per O.R. Book 23563, Page 521 of the Public Records of Broward County, Florida affects this property as shown.
  - 30) Agreement per O.R. Book 23568, Page 48 of the Public Records of Broward County, Florida and O.R. Book 26356, Page 294 of the Public Records of Broward County, Florida affects this property.
  - 31) Easement per O.R. Book 23105, Page 594 of the Public Records of Broward County, Florida affects this property as shown.
  - 32) Easement per O.R. Book 17804, Page 797 of the Public Records of Broward County, Florida affects this property as shown.
  - 33) Easement per O.R. Book 40482, Page 634 of the Public Records of Broward County, Florida and O.R. Book 41512, Page 1237 of the Public Records of Broward County, Florida affects this property (market assessment).
  - 34) Easement per O.R. Book 41512, Page 1237 of the Public Records of Broward County, Florida affects this property (market assessment).
  - 35) Intentionally deleted.

**NOTES:**

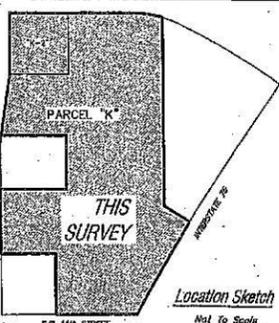
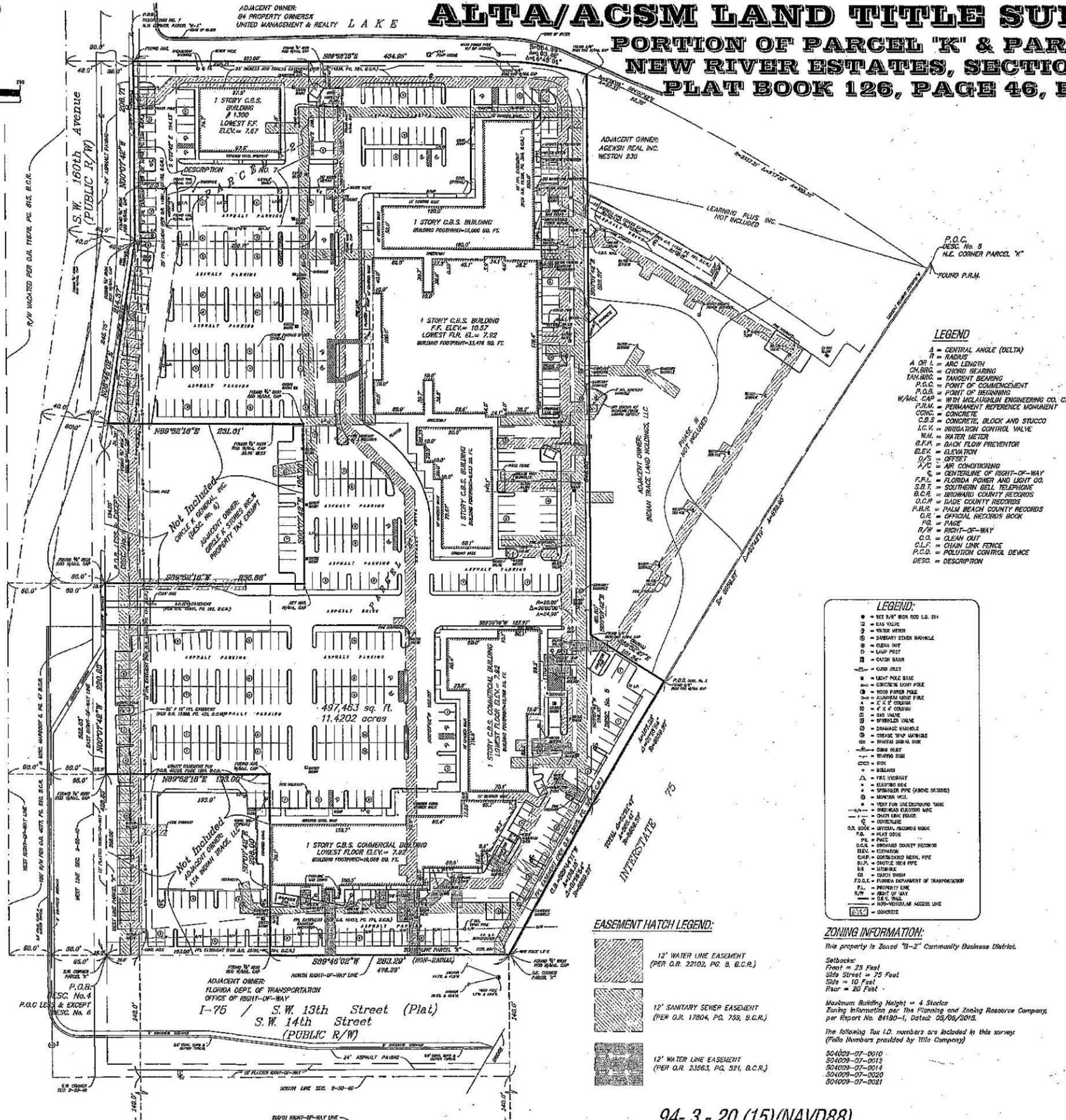
- 1) Boundary survey information does not infer Title or Ownership.
- 2) This property lies in Flood Zone "AH", Elev.=2.0, Per Flood Insurance Rate Map No. 12011C0530 14, Dated: August 18, 2014, Community Flood No. 120382.
- 3) Bearings shown hereon refer to record plat (126/46) and assume the South line of said Parcel "K" as North 89°45'02" East.
- 4) Underground improvements if any not located.
- 5) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 6) Boundary survey information does not infer Title or Ownership.
- 7) All iron rods 5/8", unless otherwise noted.

**OFFICE NOTES**

FIELD BOOK NO. Print  
 JOB ORDER NO. U-0296, V-0257  
 CHECKED BY: RDR, RT  
 DRAWN BY: RDR, RT  
 C:\RAY\2015\10257.dwg\10257.dwg 5/4/2015 9:57:31 AM EDT

# ALTA/ACSM LAND TITLE SURVEY

## PORTION OF PARCEL "K" & PARCEL "K-2" NEW RIVER ESTATES, SECTION NINE PLAT BOOK 126, PAGE 46, B.C.R.



**Legal Description**

A portion of Parcel "K" and Parcel "K-2", NEW RIVER ESTATES, SECTION NINE, according to the plat thereof, as recorded in Plat Book 126, Page 46, of the Public Records of Broward County, Florida, more fully described as follows:

(Description No. 4)  
 Beginning at the Southwest corner of said Parcel "K", thence North 00°07'42" West, along the West line of said Parcel "K", a distance of 582.83 feet; thence North 08°48'02" East, along said West line, a distance of 249.75 feet; thence North 00°07'42" West, along the West line of said Parcel "K-2", a distance of 208.71 feet; thence North 89°52'18" East, a distance of 434.85 feet to a point of curve; thence Southwesterly along a curve to the left, with a radius of 354.39 feet and a central angle of 16°43'51", an arc distance of 102.43 feet; thence South 00°07'42" East, along a line 589.97 feet East of (as measured at right angles) and parallel with the West line of Section 9-30-46, a distance of 846.00 feet to a point of curve; thence Southwesterly along a curve to the left, whose chord bears South 29°44'11" West, with a radius of 8359.37 feet and a central angle of 01°18'54", an arc distance of 182.18 feet; thence South 89°48'02" West, along the South line of said Parcel "K", a distance of 476.29 feet to the Point of Beginning.

TOGETHER WITH:  
 (Description No. 5)  
 Commencing at the Northeast corner of said Parcel "K", thence Southwesterly on the Eastern line of said Parcel "K", and on the Western line of Interstate 75, and also on a curve to the left, whose tangent bears South 35°09'51" West, with a radius of 8,258.37 feet and a central angle of 03°42'19", an arc distance of 572.95 feet, to the Point of Beginning; thence continuing Southwesterly on said Eastern line and on said curve to the left, with a radius of 8,258.37 feet, a central angle of 01°04'53", an arc distance of 187.23 feet, to a point; thence North 00°07'42" West, a distance of 198.30 feet; thence South 59°32'27" East, radial to aforementioned Eastern line of Parcel "K", a distance of 101.24 feet, to the Point of Beginning.

(Description No. 7)  
 Beginning at the Northwest corner of said Parcel "K-2", thence North 89°52'18" East along the North line of said Parcel "K-2" and "K", a distance of 222.00 feet; thence South 00°07'42" East, a distance of 51.55 feet; thence North 89°52'18" East, a distance of 20.00 feet; thence South 00°07'42" East, a distance of 136.45 feet; thence South 89°52'18" West, a distance of 204.80 feet; thence North 00°07'42" West, a distance of 43.50 feet; thence South 89°52'18" West, a distance of 37.50 feet; thence North 00°07'42" West, along the West line of said Parcel "K-2", a distance of 147.50 feet to the Point of Beginning.

LESS AND EXCEPT:  
 (Description No. 6)  
 Commencing at the Southwest corner of said Parcel "K", thence North 00°07'42" West, along the West line of said Parcel "K", a distance of 428.83 feet to the Point of Beginning; thence continuing North 00°07'42" West, along the said West line, a distance of 154.00 feet; thence North 08°48'02" East, along the said West line, a distance of 31.78 feet; thence North 89°52'18" East, a distance of 231.01 feet; thence North 00°07'42" East, a distance of 165.00 feet; thence South 89°52'18" West, a distance of 235.96 feet to the Point of Beginning.

AND LESS AND EXCEPT:  
 The West 193.00 feet of the South 208.00 feet of Parcel "K", NEW RIVER ESTATES, SECTION NINE, according to the Plat thereof, recorded in Plat Book 126, Page 46, of Public Records of Broward County, Florida.

Said land estate, lying and being in the City of Sunrise, Broward County, Florida.

**ALTA/ACSM CERTIFICATION:**

To Trace Associates, LLP, Regions Bank, an Alabama banking corporation, its successors and/or assigns; Greenbaum, Rose, P.A. and First American Title Insurance Company  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 7(d), 7(e), 7(f), 7(g), 7(h), 7(i), 7(j), 7(k), 7(l), 7(m), 7(n), 7(o), 7(p), 7(q), 7(r), 7(s), 7(t), 7(u), 7(v), 7(w), 7(x), 7(y), 7(z), 8, 9, 11(a), 13, 15 (none observed), 17 (none observed), 18 (none observed), 19 (none observed), and 20(a) of Table A thereof.  
 The field work was completed on April 23, 2015.

**CERTIFICATION**

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 25th day of April, 1994.  
 Revised to add F.P.L. easement this 20th day of April, 1994.  
 Resurveyed this 22nd day of March, 1997.  
 Revised description this 29th day of March, 1997.  
 Resurveyed this 10th day of August, 2003.  
 Additional information added this 30th day of August, 2003.  
 Resurveyed this 29th day of April, 2015.

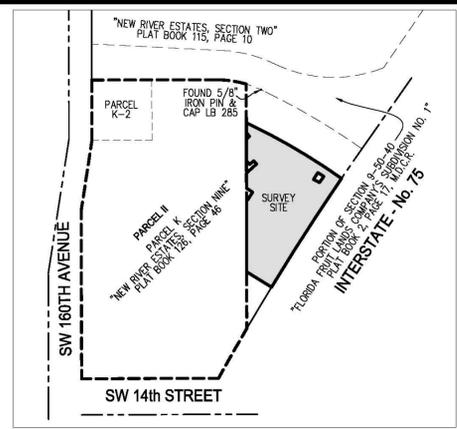
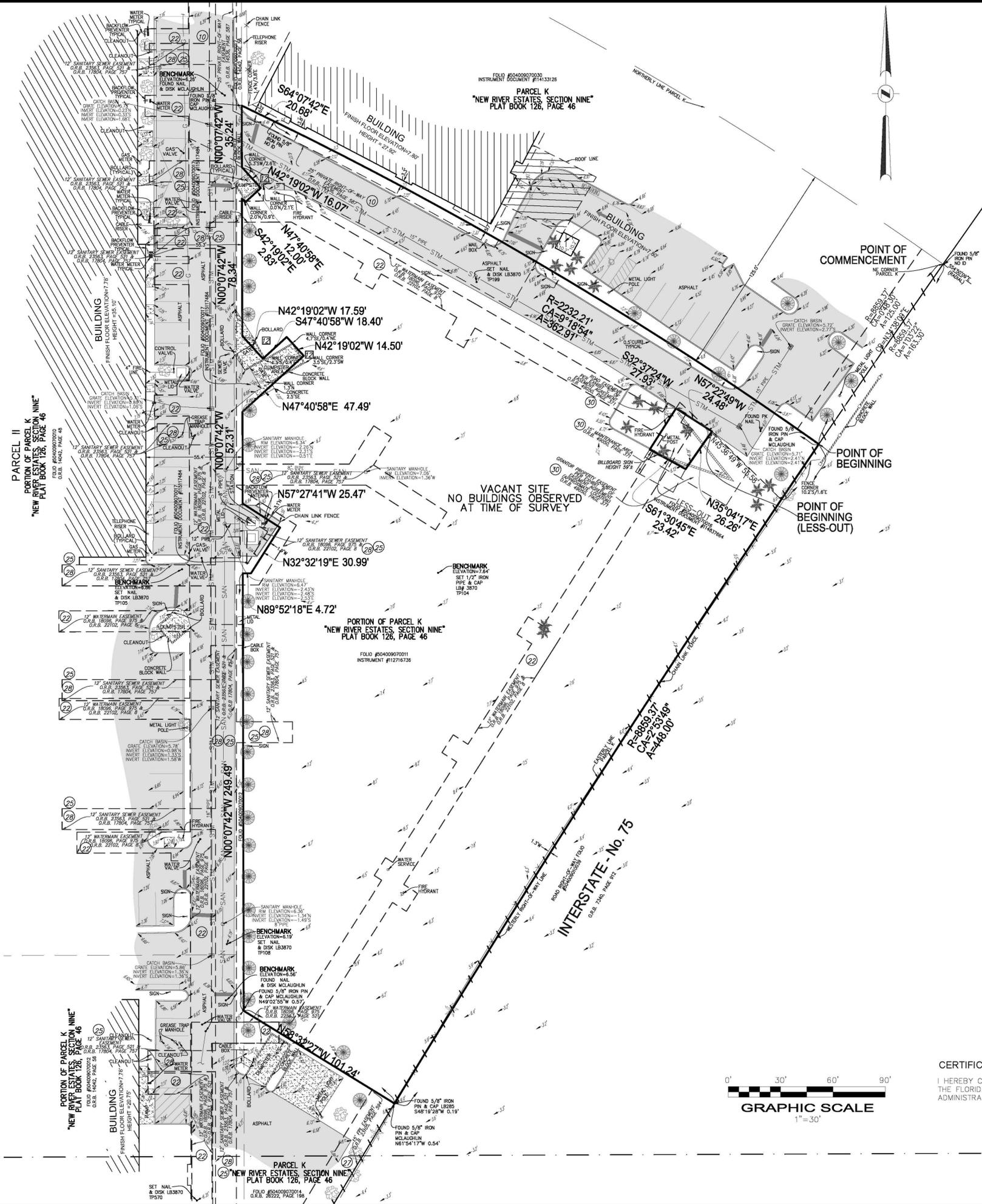
McLAUGHLIN ENGINEERING COMPANY  
 RERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

**LEGEND**

- A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRC = CHORD BEARING
- TAN.BEAR = TANGENT BEARING
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- W/M.C. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.M.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- F.P.L. = CENTERLINE OF RIGHT-OF-WAY
- F.P.S. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- O.C.R. = ORANGE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- G.R. = OFFICIAL RECORDS BOOK
- P.A. = PAGE
- R/O = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- DESC. = DESCRIPTION

**LEGEND:**

- = SET 3/4" IRON ROD L.S. 14
- = EAS VALUE
- = IRON NAIL
- = SAVANNY STAIN MARKER
- = CLEAN OUT
- = LAMP POST
- = CASTLE BURN
- = CURB JET
- = LIGHT POLE BASE
- = CONCRETE LIGHT POLE
- = IRON POWER POLE
- = ALUMINUM LIGHT POLE
- = 4" X 4" CORNER
- = GAS VALVE
- = STEEL VALVE
- = DRAINAGE MANHOLE
- = GREASE TRAP MANHOLE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECTRIC MISC.
- = CHAIN LINK FENCE
- = TRINITY IRON NAIL
- = CURB INLET
- = TRAFFIC SIGN
- = WELLD
- = FUEL HYDRANT
- = ELECTRIC BOX
- = STEEL PIPE (ANODE GROUND)
- = MONITOR WELL
- = TEST FOR USE (DISCUSS) TANK
- = HIGH ROAD ELECT



**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "K", NEW RIVER ESTATES, SECTION NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 00°48'30", AN ARC DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING (1); THENCE CONTINUING SOUTHWESTERLY ON SAID EASTERLY LINE, WITH A RADIUS OF 8,859.37 FEET, A CENTRAL ANGLE OF 02°53'50", AN ARC DISTANCE OF 448.00 FEET; THENCE NORTH 58°32'27" WEST, RADIAL TO AFOREMENTIONED CURVE, A DISTANCE OF 107.24 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 249.49 FEET; THENCE NORTH 89°52'18" EAST, A DISTANCE OF 4.72 FEET; THENCE NORTH 32°32'19" EAST, A DISTANCE OF 30.99 FEET; THENCE NORTH 57°27'41" WEST, A DISTANCE OF 25.47 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 52.31 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 47.49 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 47°40'58" WEST, A DISTANCE OF 18.40 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 17.59 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 78.34 FEET; THENCE SOUTH 42°19'02" EAST, A DISTANCE OF 2.83 FEET; THENCE NORTH 47°40'58" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 42°19'02" WEST, A DISTANCE OF 16.07 FEET; THENCE NORTH 00°07'42" WEST, A DISTANCE OF 35.24 FEET; THENCE SOUTH 64°07'42" EAST, A DISTANCE OF 20.68 FEET TO A POINT OF CURVE; THENCE EASTERLY, ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 2,232.21 FEET, A CENTRAL ANGLE OF 09°18'54", AN ARC DISTANCE OF 362.91 FEET TO THE POINT OF BEGINNING. (1)

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 107,232 SQUARE FEET (2.4617 ACRES), MORE OR LESS. LESS THE FOLLOWING DESCRIBED LANDS:

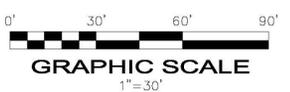
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "K", BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID PARCEL "K" AND ON SAID CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 54°50'09" EAST, WITH A RADIUS OF 8,859.37', A CENTRAL ANGLE OF 01°03'22", AN ARC DISTANCE OF 163.30 FEET; THENCE NORTH 45°36'49" WEST, A DISTANCE OF 55.58 FEET TO THE POINT OF BEGINNING (2); THENCE NORTH 57°22'49" WEST, A DISTANCE OF 24.48 FEET; THENCE SOUTH 32°37'24" WEST, A DISTANCE OF 27.93 FEET; THENCE SOUTH 61°30'45" EAST, A DISTANCE OF 23.42 FEET; THENCE NORTH 35°04'17" EAST, A DISTANCE OF 26.26 FEET TO THE POINT OF BEGINNING (2).

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENT RIGHT(S) FOR UTILITIES, DRAINAGE, ACCESS AND PARKING AS CREATED BY THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 9, 1987, IN OFFICIAL RECORDS BOOK 14942, PAGE 872, AMENDED IN OFFICIAL RECORDS BOOK 16928, PAGE 999, AND OFFICIAL RECORDS BOOK 26682, PAGE 130, AND OFFICIAL RECORDS BOOK 40462, PAGE 629, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 41512, PAGE 1242, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**NOTES:**

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3413; ELEVATION: 8.515 FEET, BENCHMARK #2502; ELEVATION: 6.00 FEET & BENCHMARK #2501; ELEVATION: 6.398.
- FLOOD ZONE: AH; BASE FLOOD ELEVATION: 8 FEET; COMMUNITY #120328; PANEL #1203280530H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EASTERLY LINE PARCEL K HAVING A CHORD BEARING OF N34°38'09"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: H & M DEVELOPMENT, LLC; CHICAGO TITLE INSURANCE COMPANY; WESTON HOTEL MANAGEMENT 18 LLC, A FLORIDA LIMITED LIABILITY COMPANY; INDIAN TRACE LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; & SEYMOUR N. SINGER, P.A.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 11873129, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JULY 15, 2024 AT 8:00 PM. REVISION NUMBER 4, DATED 7/26/24. THE FOLLOWING ARE SCHEDULE B, PART II EXCEPTIONS TO SAID COMMITMENT:
  - ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
  - ITEM 6: UTILITY EASEMENT AND DEDICATIONS IN PLAT BOOK 126, PAGE 46; TOGETHER WITH SCRIVENERS ERROR AFFIDAVIT IN O.R.B. 22102, PAGE 20 APPLY TO THIS SITE AS DEPICTED HEREON THERE ARE NO PLOTTED EASEMENT ON THIS SITE.
  - ITEM 7: RESERVATION IN IN DITD NO. 1474 IN DITD BOOK 458, PAGE 493; AS AMENDED BY NON-USF COMMITMENT NO. 558 IN O.R.B. 13501, PAGE 387 AND O.R.B. 13594, PAGE 572 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 8: RESOLUTION IN O.R.B. 3438, PAGE 80 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 9: ORDINANCE NO. 77-36(2) IN O.R.B. 7340, PAGE 895 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 10: PRIVATE RIGHT-OF-WAY EASEMENT IN O.R.B. 14536, PAGE 597 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 11: SEWERAGE AGREEMENT IN O.R.B. 5832, PAGE 92; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
  - ITEM 12: WATER AGREEMENT IN O.R.B. 5832, PAGE 62; AS ASSIGNED IN O.R.B. 5948, PAGE 772 DOES NOT APPLY TO THIS SITE.
  - ITEM 13: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, AND EASEMENTS IN O.R.B. 8919, PAGE 63; AMENDED IN O.R.B. 9003, PAGE 805, O.R.B. 9429, PAGE 170, O.R.B. 9598, PAGE 685, O.R.B. 9987, PAGE 610, O.R.B. 10584, PAGE 105, O.R.B. 12278, PAGE 506, O.R.B. 13267, PAGE 375, O.R.B. 13501, PAGE 377, O.R.B. 20166, PAGE 171, O.R.B. 20166, PAGE 174, AND O.R.B. 14794, PAGE 318 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 14: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10452, PAGE 174 DOES NOT APPLY TO THIS SITE.
  - ITEM 15: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 10749, PAGE 236 DOES NOT APPLY TO THIS SITE.
  - ITEM 16: EASEMENT IN O.R.B. 14891, PAGE 182 DOES NOT APPLY TO THIS SITE.
  - ITEM 17: COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND ASSESSMENTS IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS IN O.R.B. 14942, PAGE 872; AMENDED IN O.R.B. 16928, PAGE 999, IN O.R.B. 26682, PAGE 130, AND O.R.B. 40462, PAGE 629; AS FURTHER AMENDED IN O.R.B. 41512, PAGE 1242 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 18: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 390 DOES NOT APPLY TO THIS SITE.
  - ITEM 19: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 15308, PAGE 420 DOES NOT APPLY TO THIS SITE.
  - ITEM 20: DEVELOPER AGREEMENT IN O.R.B. 15051, PAGE 740 DOES NOT APPLY TO THIS SITE.
  - ITEM 21: MAINTENANCE AGREEMENT IN O.R.B. 15507, PAGE 715 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 22: EASEMENT IN O.R.B. 18096, PAGE 975; AS CORRECTED IN O.R.B. 22102, PAGE 8 APPLY TO THIS SITE AS DEPICTED HEREON.
  - ITEM 23: DEVELOPER AGREEMENT IN O.R.B. 22303, PAGE 235 DOES NOT APPLY TO THIS SITE.
  - ITEM 24: MAINTENANCE AGREEMENT IN O.R.B. 22269, PAGE 514 DOES NOT APPLY TO THIS SITE.
  - ITEM 25: NON-EXCLUSIVE UTILITY EASEMENT IN O.R.B. 23563, PAGE 521 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 26: COVENANT IN O.R.B. 23868, PAGE 48; AMENDED IN O.R.B. 26554, PAGE 294 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
  - ITEM 27: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 23105, PAGE 594 LIES ADJACENT TO THE SOUTHERLY LINE OF THIS SITE AS DEPICTED HEREON.
  - ITEM 28: SANITARY SEWER EASEMENT IN O.R.B. 17804, PAGE 757 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEM 29: EASEMENT FOR UTILITIES, INGRESS, EGRESS AND PARKING IN O.R.B. 40462, PAGE 634; AS AMENDED IN O.R.B. 41512, PAGE 1237 DOES NOT APPLY TO THIS SITE.
  - ITEM 30: EASEMENT AGREEMENT IN O.R.B. 49050, PAGE 371 APPLIES TO THIS SITE AS DEPICTED HEREON.
  - ITEMS 31 & 32: INTENTIONALLY DELETED.
- THERE ARE ENCROACHMENT OF ASPHALT, CONCRETE, CONCRETE BLOCK WALLS, CHAIN LINK FENCES, GATES, ANTENNA AND BILLBOARD SIGN AT THE OUT PORTIONS AS WELL AS CHAIN LINK FENCE CROSSING THE EASTERLY PROPERTY LINE AS SHOWN HEREON.



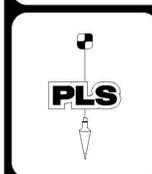
**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY
1	#15097-UPDATE SURVEY-7/25/24	J.F.P.
2	#65382-ORIGINAL SURVEY-11/15/18	M.D.

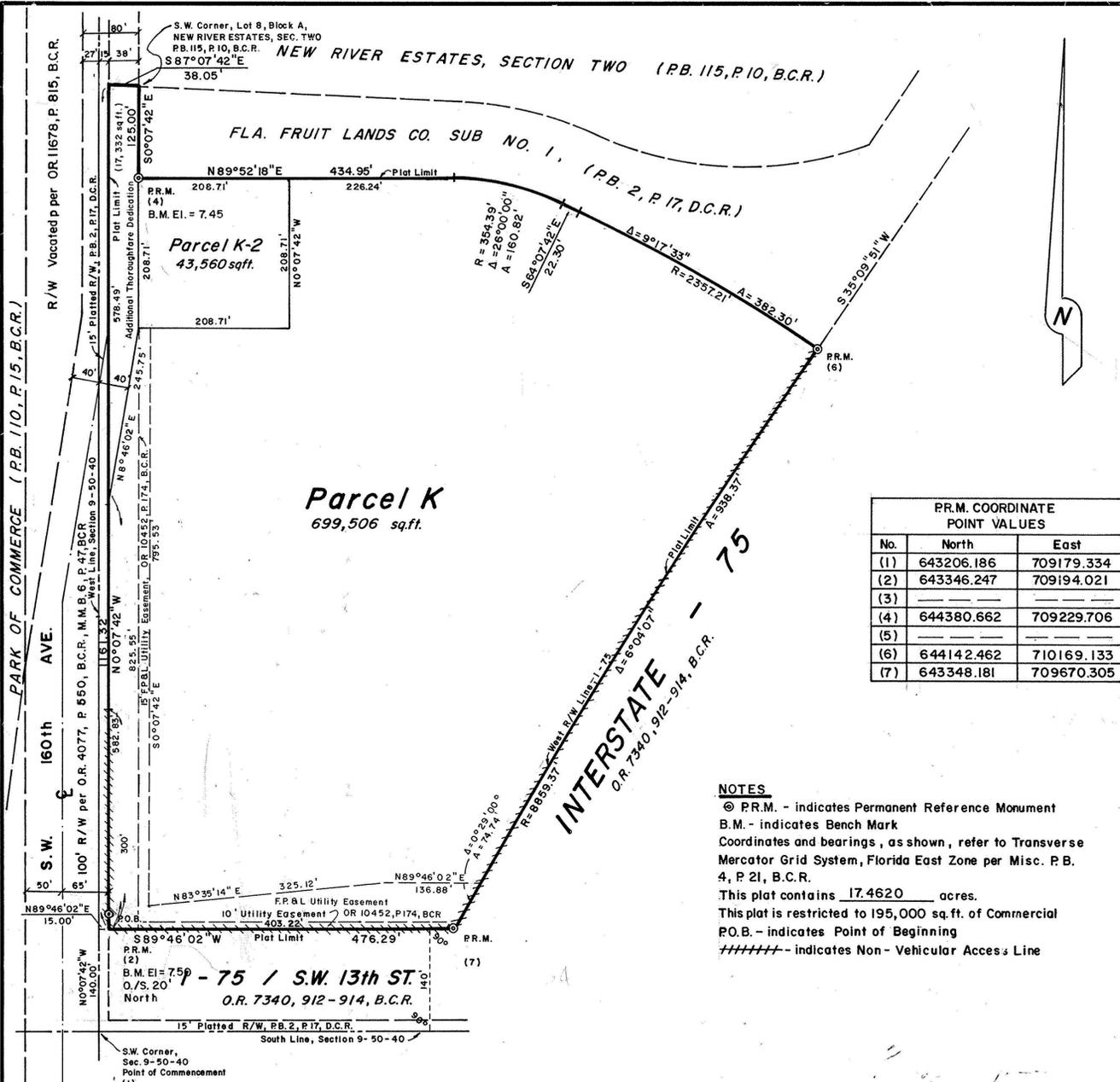
**BOUNDARY AND TOPOGRAPHIC SURVEY**



**PROPOSED HOTEL SITE**  
 INTERSTATE-75 AND SW 160TH AVENUE  
 SUNRISE, FLORIDA 33326  
 (CITY OF SUNRISE, BROWARD COUNTY)

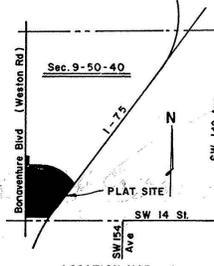
**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@pulicelandsurveyors.com  
 WEBSITE: www.pulicelandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

<b>DRAWN BY: M.D.</b>	<b>SCALE: 1" = 30'</b>	<b>CLIENT: H &amp; M DEVELOPMENT, LLC</b>
<b>CHECKED BY: J.F.P.</b>	<b>SURVEY DATE: XXX/XX/XX</b>	<b>ORDER NO.: 73097</b>



P.R.M. COORDINATE POINT VALUES		
No.	North	East
(1)	643206.186	709179.334
(2)	643346.247	709194.021
(3)		
(4)	644380.662	709229.706
(5)		
(6)	644142.462	710169.133
(7)	643348.181	709670.305

**NOTES**  
 © P.R.M. - indicates Permanent Reference Monument  
 B.M. - indicates Bench Mark  
 Coordinates and bearings, as shown, refer to Transverse Mercator Grid System, Florida East Zone per Misc. R.B. 4, P. 21, B.C.R.  
 This plat contains 17.4620 acres.  
 This plat is restricted to 195,000 sq. ft. of Commercial P.O.B. - indicates Point of Beginning  
 ##### - indicates Non-Vehicular Access Line



**DESCRIPTION**  
 A portion of the Southwest one-quarter (S.W. 1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17, of the public records of Dade County, Florida, more fully described as follows: Commencing at the Southwest corner of said Section 9; thence North 0°07'42" West along the West line of said Section 9, a distance of 140.00 feet; thence North 89°46'02" East a distance of 15.00 feet to the Point of Beginning; thence North 0°07'42" West; along a line 15 feet East of and parallel with the said West line of Section 9, a distance of 1161.32 feet; thence South 87°07'42" East, a distance of 38.05 feet; thence South 0°07'42" East, along a line 53 feet East of and parallel with the said West line of Section 9, a distance of 125.00 feet; thence North 89°52'18" East, a distance of 434.95 feet to a point of curve; thence Easterly along a curve to the right, with a radius of 354.39 feet, and a central angle of 26°00'00", an arc distance of 160.82 feet to a point of Tangency; thence South 64°07'42" East, a distance of 22.30 feet to a point of curve; thence Southeasterly along a curve to the right, with a radius of 2357.21 feet and a central angle of 9°17'33", an arc distance of 382.30 feet; thence Southwesterly and Westerly along the Westerly right-of-way line of Interstate 75, the following two (2) courses and distances; Southwesterly along a curve to the left whose tangent bears South 35°09'51" West, with a radius of 8859.37 feet and a central angle of 6°04'07" an arc distance of 938.37 feet; thence South 89°46'02" West along a line 140 feet North of (as measured at right angles) and parallel with the South line of said Section 9, a distance of 476.29 feet to the Point of Termination of the said two (2) courses and distances and the Point of Beginning.

**NEW RIVER ESTATES, SECTION NINE**  
**A RESUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4)**  
**SECTION 9, TOWNSHIP 50 SOUTH, RANGE 40 EAST,**  
**FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, P.B. 2, P. 17, D.C.R.**  
**CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**



**DEDICATION**  
 STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That OSCAR WIND, Trustee, owner of the lands described and shown as included in this plat, has COUNTY OF BROWARD SS caused said lands to be subdivided and platted as shown, said plat to be known as "NEW RIVER ESTATES, SECTION NINE, being a resubdivision of a portion of the Southwest one-quarter (S.W. 1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the in the City of Fort Lauderdale, County of Broward, State of Florida, this 1<sup>st</sup> day of May, 1984.  
 Witness: [Signature] Witness: [Signature] Oscar Wind: [Signature] Trustee

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, OSCAR WIND, Trustee, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.  
 WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 1<sup>st</sup> day of May, 1984.  
 My commission expires the 11<sup>th</sup> day of August, 1986. NOTARY PUBLIC [Signature] STATE OF FLORIDA

**DEDICATION**  
 STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That the CITY OF SUNRISE, a Municipal Corporation of Broward County, Florida, owner of the lands COUNTY OF BROWARD SS described and shown as included in this plat, has caused said lands to be subdivided and platted as shown, said plat to be known as "NEW RIVER ESTATES, SECTION NINE", being a resubdivision of a portion of the Southwest one-quarter (S.W. 1/4) of Section 9, Township 50 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION, No. 1, recorded in Plat Book 2, Page 17, Dade County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: THE CITY OF SUNRISE has caused these presents to be signed by its MAYOR and attested by its CITY CLERK, and its corporate seal to be affixed hereto by and with the authority of the City Council this 8<sup>th</sup> day of August, 1985.  
 Witness: [Signature] Witness: [Signature] Robert A. Butterworth: [Signature] Mayor  
 Witness: [Signature] Witness: [Signature] Dorothy J. DeBenedictis: [Signature] City Clerk

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, COUNTY OF BROWARD SS ROBERT A. BUTTERWORTH & DOROTHY J. DE BENEDECTIS, MAYOR & CITY CLERK, respectively of the CITY OF SUNRISE, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Sunrise, County of Broward, State of Florida, this 13<sup>th</sup> day of August, 1985.  
 My commission expires the 12<sup>th</sup> day of May, 1986. NOTARY PUBLIC [Signature] STATE OF FLORIDA

**DEDICATION OF MORTGAGE HOLDER**  
 WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 8995, Page 380, Broward County Records, does hereby join in the dedication shown hereon.  
 IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Miami, County of Dade, State of Florida, this 19<sup>th</sup> day of June, 1984.  
 Witness: [Signature] Witness: [Signature] Roddy M. Nalven: [Signature] Executive Vice President

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, COUNTY OF DADE SS WESTFIELD FINANCIAL CORPORATION, a Delaware Corporation, to me well known to be the individual described in and who executed the foregoing dedication, and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.  
 WITNESS: My hand and official seal in the City of Miami, County of Dade, State of Florida, this 19<sup>th</sup> day of June, 1984.  
 My commission expires the 17<sup>th</sup> day of June, 1985. NOTARY PUBLIC [Signature] STATE OF FLORIDA

**CITY ENGINEER'S SIGNATURE**  
 This plat was approved by the City Engineer of the City of Sunrise, Broward County, Florida, this 8<sup>th</sup> day of August, 1985.  
 By: [Signature] City Engineer

**CITY COUNCIL**  
 This plat was approved by the City of Sunrise, Broward County, Florida, in and by resolution passed and adopted this 17<sup>th</sup> day of July, 1984, and accepted in this plat, all previous plats of said lands are hereby cancelled and superseded.  
 By: [Signature] Council President Attest: [Signature] City Clerk

**CENTRAL BROWARD DRAINAGE DISTRICT**  
 This plat has been approved this 1<sup>st</sup> day of May, 1984. By: [Signature] Chairman

**BROWARD COUNTY PLANNING COUNCIL**  
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 21<sup>st</sup> day of June, 1985. By: [Signature], this 21<sup>st</sup> day of June, 1985.

**BROWARD COUNTY ENGINEERING DIVISION**  
 This plat has been approved and accepted for record. By: [Signature] Robert L. Thompson, County Surveyor, Fla. P.L.S. Reg No 3869, Date 3-24-84  
 By: [Signature] Henry P. Cook, Director, Fla. P.E. Reg. No. 12506, this 24<sup>th</sup> day of March, 1986.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**  
 THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 3<sup>rd</sup> day of DECEMBER, 1985.  
 ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR  
 By: [Signature] Deputy By: [Signature] Chairperson - County Commission

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION**  
 This instrument was filed for record this 31<sup>st</sup> day of March, 1986, and recorded in Plat Book 126, Page 46, record verified  
 ATTEST: F.T. JOHNSON - COUNTY ADMINISTRATOR By: [Signature] Deputy

**SURVEYOR'S CERTIFICATE**  
 STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD SS responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 2<sup>nd</sup> day of January, 1986. The BENCH MARKS (B.M.'S) shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.  
 Mc LAUGHLIN ENGINEERING COMPANY  
 This plat dated at Fort Lauderdale, Florida, this 30<sup>th</sup> day of April, 1984. By: [Signature] James M. McLaughlin  
 Reg. Land Surveyor No. 2021, State of Florida