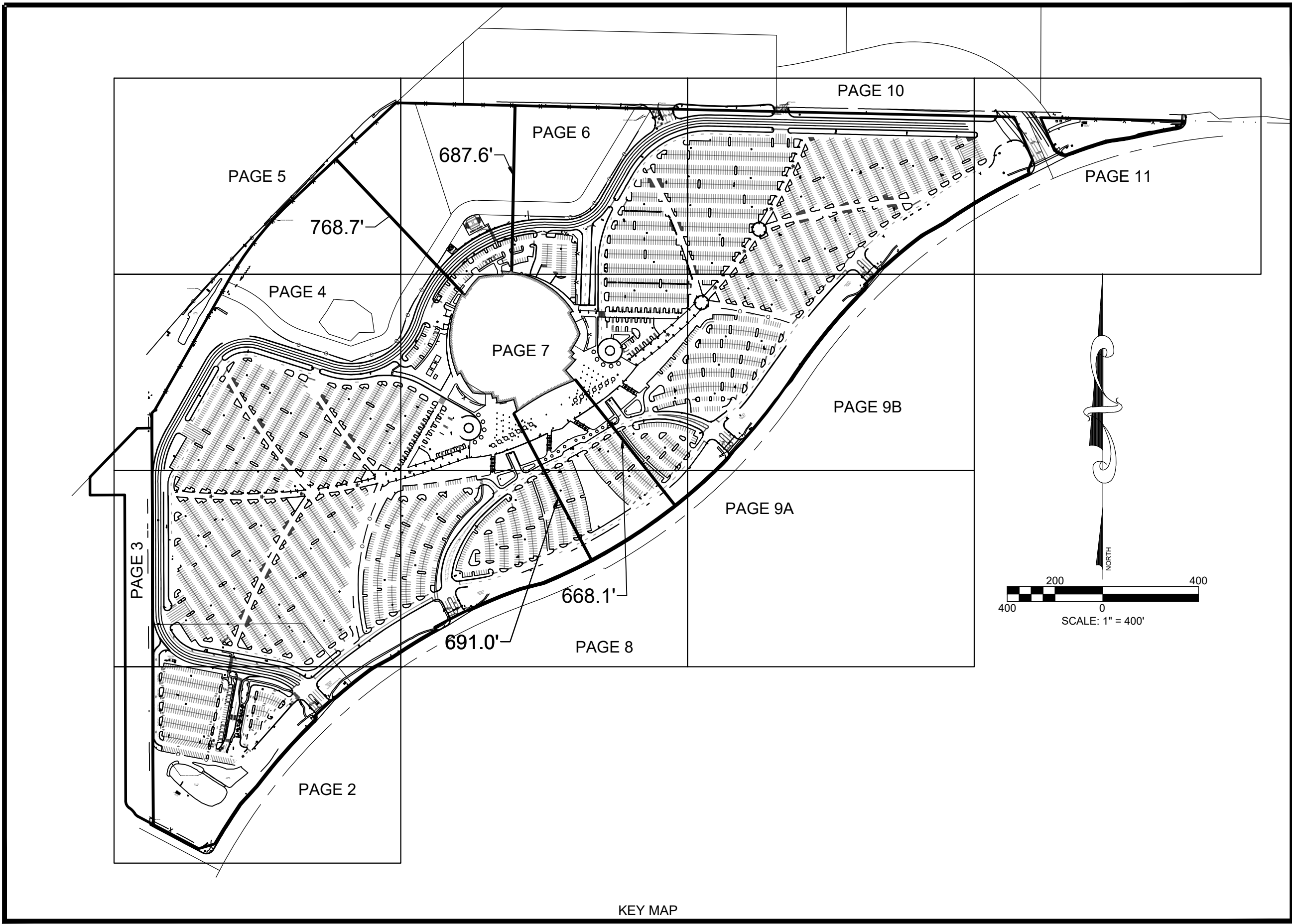


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SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY STATEWIDE LAND TITLE, INC., PROPERTY INFORMATION REPORT, FILE NO. 18-15700, WITH AN EFFECTIVE DATE OF SEARCH OF MARCH 1, 1988 THROUGH MARCH 20, 2018 AT 8:00 AM. FOR THE PURPOSE OF THIS SURVEY, THE LOCATION OF TOPOGRAPHIC FEATURES AND IMPROVEMENTS HAVE INTENTIONALLY BEEN LIMITED TO PARCEL 1 SHOWN THEREON.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 40 EAST, BEING SOUTH 88°40'46" EAST.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE BASED ON THE FOLLOWING NATIONAL GEODETIC SURVEY BENCHMARKS: BENCHMARK DESIGNATION F 664 (PID DL2176), A STAINLESS STEEL ROD WITH AN NGS LOGO CAP LOCATED 160' SOUTH OF THE SOUTH CURB, OAKLAND PARK BOULEVARD EASTBOUND LANES, 63' WEST OF THE WEST TOP OF BANK OF CANAL C-42; ELEVATION 6.94'; AND BENCHMARK DESIGNATION G 664 (PID DL2178), A BRASS DISK SET IN A BRIDGE ABUTMENT, LOCATED 270' EAST OF THE INTERSECTION OF NW 113TH AVE. AND NW 29TH MANOR, 18.4' SOUTH OF THE CENTERLINE OF NW 29TH MANOR, ELEVATION 8.93'.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83NSRS11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.1'$ FOR HARD SURFACE ELEVATIONS AND $\pm 0.3'$ FOR SOFT SURFACE ELEVATIONS.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/40 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS $\pm 0.1'$.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 40' OR SMALLER.
- MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE PROVIDED BY GPI GEOSPACIAL INC., 423 S KELLER RD #300 ORLANDO, FL 32810, USING PHOTOGRAMMETRIC AND LIDAR METHODS, AUG., 2018. HORIZONTAL CONTROL, VERTICAL CONTROL AND BOUNDARY SURVEY PERFORMED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- THE CITY OF SUNRISE WATER WELLS SHOWN HEREON ARE SUBJECT TO BROWARD COUNTY LAND USE, DEVELOPMENT, AND CONSTRUCTION CONSTRAINTS RELATED TO WATER WELL FIELDS.
- LAND USE DESIGNATIONS SHOWN ON SHEETS 12-14 HEREON AS PROVIDED BY THE CLIENT.



ABBREVIATIONS:

L ARC LENGTH
BM BENCHMARK
B.C.R. BROWARD COUNTY RECORDS
A CENTRAL ANGLE
CLF CHAIN LINK FENCE
CONC. CONCRETE
C&G CURB AND GUTTER
ELEV. ELEVATION
ID IDENTIFICATION
L.B. LICENSED BUSINESS
NO. NUMBER
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
(P) PLAT DIMENSION
R RADIUS
TYP. TYPICAL
W.E. WATER ELEVATION

LEGEND:

- ANTENNA
- BENCH
- BOLLARD
- CATCH BASIN
- ELECTRIC METER
- FIRE HYDRANT
- FLAG POLE
- FLOOD LIGHT
- GUY ANCHOR
- GUY POLE
- HIGH MAST LIGHT
- TRASH CAN
- LIGHT POLE
- ORNAMENTAL TREE
- PALM TREE
- PEDESTRIAN SIGNAL HEAD
- POST
- POST/BOLLARD LIGHT
- POWER POLE
- BACK FLOW PREVENTER
- ELECTRIC BOX
- CURB INLET
- COLUMN
- GENERATOR
- TRANSFORMER
- NON-POTABLE WATER VALVE
- NATURAL GAS VALVE
- WATER VALVE
- FLOOD LIGHT
- BENCHMARK
- POWER/TRANSFORMER POLE
- ELECTRIC CABINET
- SINGLE POST SIGN
- SIGNAL MAST ARM
- ACCESSIBLE PARKING
- LEFT TURN ARROW
- RIGHT TURN ARROW
- STRAIGHT ARROW
- STRAIGHT/LEFT TURN ARROW
- STRAIGHT/RIGHT TURN ARROW
- UTILITY BOX
- UNKNOWN HAND HOLE
- UNKNOWN MANHOLE
- UTILITY POLE
- UTILITY VALVE
- UTILITY VALVE COVER
- UNKNOWN VAULT
- UTILITY VENT
- ELEVATION LABEL
- ELECTRIC HAND HOLE
- FIBER OPTIC HAND HOLE
- TELEPHONE HAND HOLE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL HAND HOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- SEPTIC MANHOLE
- TELEPHONE MANHOLE
- 2 LAMP POLE
- NON-VEHICULAR ACCESS LINE (NVAL)
- CHAIN LINK FENCE (CLF)
- GUARD RAIL

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON MARCH 15, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6604
STATE OF FLORIDA

ENCUMBRANCES SHOWN ON PROPERTY INFORMATION REPORT PER STATEWIDE LAND TITLE, INC. CUSTOMER FILE NUMBER 3962163, SEARCH DATE: MARCH 1, 1988 - MARCH 20, 2018 @ 8:00 AM						
ENCUMBRANCE NUMBER	DESCRIPTION	BROWARD COUNTY OFFICIAL RECORDS	AFFECTS		PLOTTED ON SURVEY	
			YES	NO	YES	NO
1	PLAT OF SAVANNAH P.U.D. PLAT 7, AS RECORDED IN PLAT BOOK 149, PAGE 3, AS AFFECTED BY THAT RESOLUTION 96-0916, RECORDED IN OFFICIAL RECORDS BOOK 25877, PAGE 314, AND AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	P.B. 149, PG. 3	X		X	
2	RESERVATIONS IN FAVOR OF THE EVERGLADES DRAINAGE DISTRICT, AS CONTAINED IN THAT DEED RECORDED IN DEED BOOK 717, PAGE 606, AS AFFECTED BY THAT NON-USE COMMITMENT NO. 730, RECORDED IN OFFICIAL RECORDS BOOK 16710, PAGE 880, AND AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	D.B. 717, PG. 606 O.R.B. 16710, PG. 880 O.R.B. 25476, PG. 174	X			X
3	RESOLUTION NO. 85-105A, REGARDING CANAL RIGHTS-OF-WAY AND EASEMENTS FOR CANAL MAINTENANCE, RECORDED IN OFFICIAL RECORDS BOOK 12762, PAGE 556, AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 12762, PG. 556 O.R.B. 25476, PG. 174		X		X
4	RESOLUTION NO. 85-106, REGARDING EASEMENTS FOR DRAINAGE PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 12762, PAGE 574, AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 12762, PG. 574 O.R.B. 25476, PG. 174	X			X
5	ORDINANCE NO. 87-17, AMENDING THE MAP PORTION OF THE BROWARD COUNTY LAND USE PLAN, RECORDED IN OFFICIAL RECORDS BOOK 14444, PAGE 743, AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 14444, PG. 743	X			X
6	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT, RECORDED IN OFFICIAL RECORDS BOOK 17127, PAGE 215, AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 17127, PG. 215	X		X	
7	NON-EXCLUSIVE SIGNAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 17528, PAGE 454, AS MODIFIED IN O. R. BOOK 17975, PAGE 393, AND AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 17975, PG. 393	X		X	
8	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 25476, PAGE 181, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 25476, PG. 181				X
9	DEVELOPMENT AGREEMENT FOR THE BROWARD COUNTY CIVIC CENTER, RECORDED IN OFFICIAL RECORDS BOOK 25515, PAGE 650, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 25515, PG. 650	X			X
10	NOTICE OF ADOPTION OF DEVELOPMENT ORDER, RECORDED IN OFFICIAL RECORDS BOOK 26015, PAGE 286, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 26015, PG. 286	X			X
11	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 26473, PAGE 159, AS RE-RECORDED IN O. R. BOOK 27821, PAGE 740, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 27821, PG. 740	X			X
12	EASEMENT AGREEMENT, BY AND AMONG BROWARD COUNTY AND THE ARENA PARTIES, RECORDED IN OFFICIAL RECORDS BOOK 26473, PAGE 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 26473, PG. 164	X			X
13	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 28465, PAGE 125, AS RE-RECORDED IN O. R. BOOK 28574, PAGE 527, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28574, PG. 527	X		X	
14	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 28465, PAGE 130, AS RE-RECORDED IN O. R. BOOK 28574, PAGE 519, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28574, PG. 519	X		X	
15	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT, RECORDED IN OFFICIAL RECORDS BOOK 29590, PAGE 860, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 29590, PG. 860	X			X
16	EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 30173, PAGE 1687, AS RE-RECORDED IN O. R. BOOK 30209, PAGE 221, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 30209, PG. 221	X		X	
17	MEMORANDUM OF LEASE, BY AND BETWEEN ARENA OPERATING COMPANY, LTD., AND BELLSOUTH MOBILITY LLC, RECORDED IN OFFICIAL RECORDS BOOK 35908, PAGE 1677, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 35907, PG. 1677	X		X	
18	COMMUNICATIONS ANTENNA REMOVAL AGREEMENT, ORB 40719, PAGE 292, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 40719, PG. 292	X			X
19	COMMUNICATIONS ANTENNA REMOVAL AGREEMENT, ORB 40719, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 40719, PG. 299	X			X
20	MEMORANDUM OF LICENSE, RECORDED IN OFFICIAL RECORDS BOOK 46926, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 46926, PG. 561	X			X
21	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED AT INSTRUMENT # 112727940, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INST. 112727940	X		X	
22	BILL OF SALE, FROM BROWARD COUNTY TO CITY OF SUNRISE, RECORDED AT INSTRUMENT # 112728117, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INST. 112728117	X		X	
23	RESOLUTION NO. 2017-239, DESIGNATING THE GOODMAN ARCHAEOLOGICAL SITE, RECORDED AT INSTRUMENT #114380008, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INST. 114380008	X		X	
24	THE PLAT OF SAWGRASS PRESERVE, AS RECORDED IN PLAT BOOK 157, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	P.B. 157, PG. 4	X		X	
25	RESERVATIONS IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 139, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 2471, PG. 139				X
26	RESOLUTION NO. 85-106, REGARDING EASEMENTS FOR DRAINAGE PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 12762, PAGE 574, AS AFFECTED BY THAT ASSIGNMENT AS ASSUMPTION AGREEMENT, RECORDED IN O. R. BOOK 25476, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 12762, PG. 574	X			X
27	DEVELOPER AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22399, PAGE 513, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 22399, PG. 513	X			X
28	NON-EXCLUSIVE UTILITY EASEMENT, IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 24391, PAGE 226, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 24391, PG. 226	X		X	
29	BUFFER AND LANDSCAPE MAINTENANCE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 24743, PAGE 734, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 24743, PG. 734	X		X	
30	GRANT OF EASEMENT IN FAVOR OF COMCAST OF GREATER FLORIDA/GEORGIA, RECORDED IN OFFICIAL RECORDS BOOK 48700, PAGE 1029, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 48700, PG. 1029	X			X

DATE	REVISION	BY

DATE	03-23-2021
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FIELD BOOK	827 & 966
DRAWN BY	S.K.
CHECKED BY	T.G.

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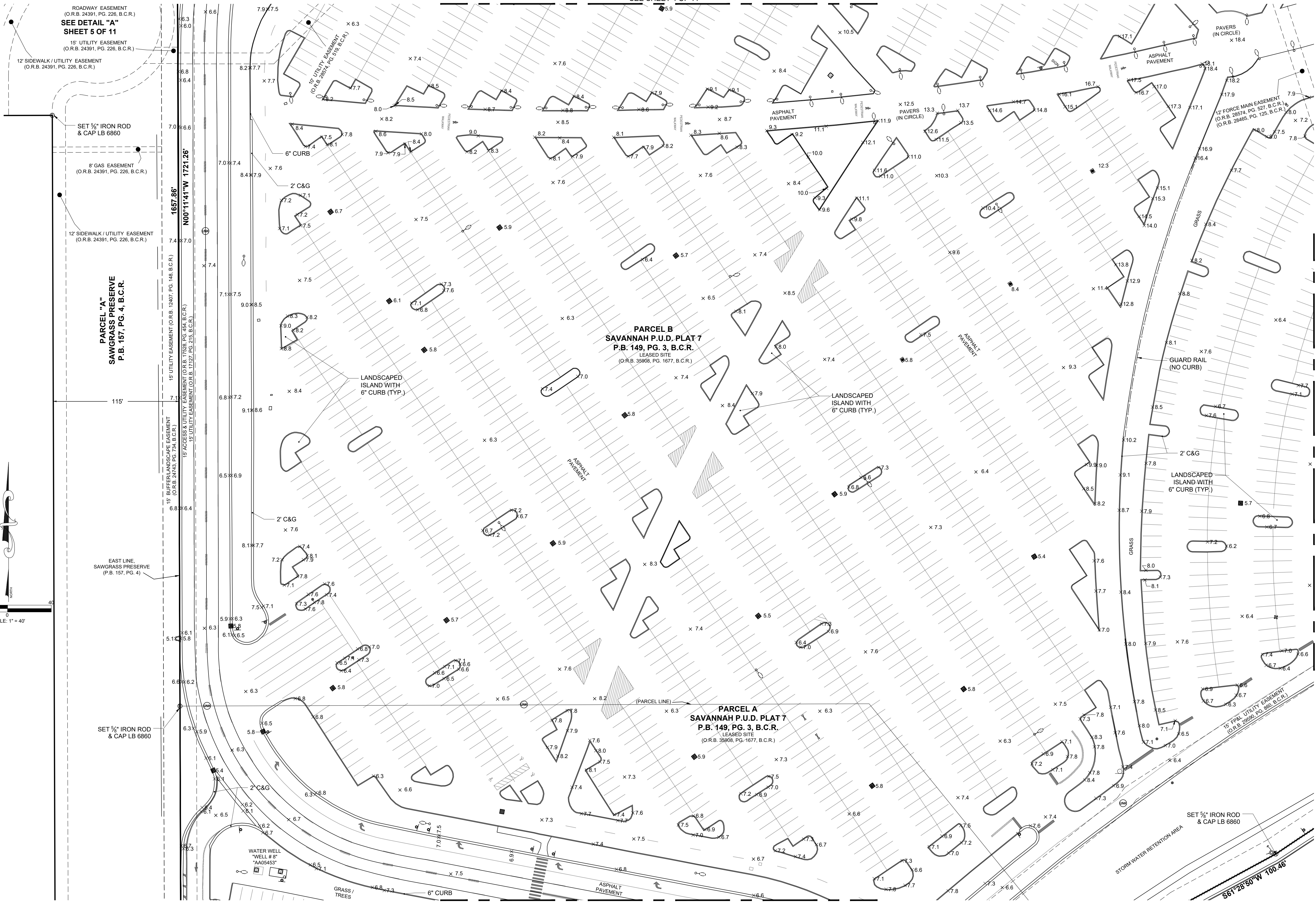
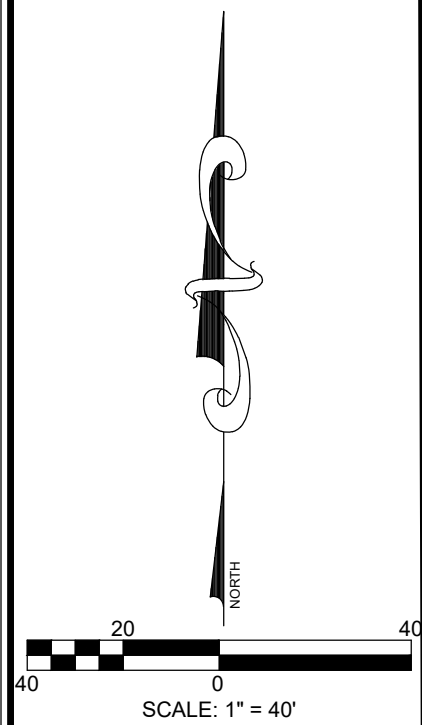
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EMAIL: mail@KEITHteam.com LB NO. 6860

**BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY**

SAVANNAH P.U.D. PLAT 7 (PB 149, PG. 3, BCR)
& A PORTION OF PARCELS A, SAWGRASS PRESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE BROWARD COUNTY FLORIDA

SHEET	1	OF	14
PROJECT NUMBER			
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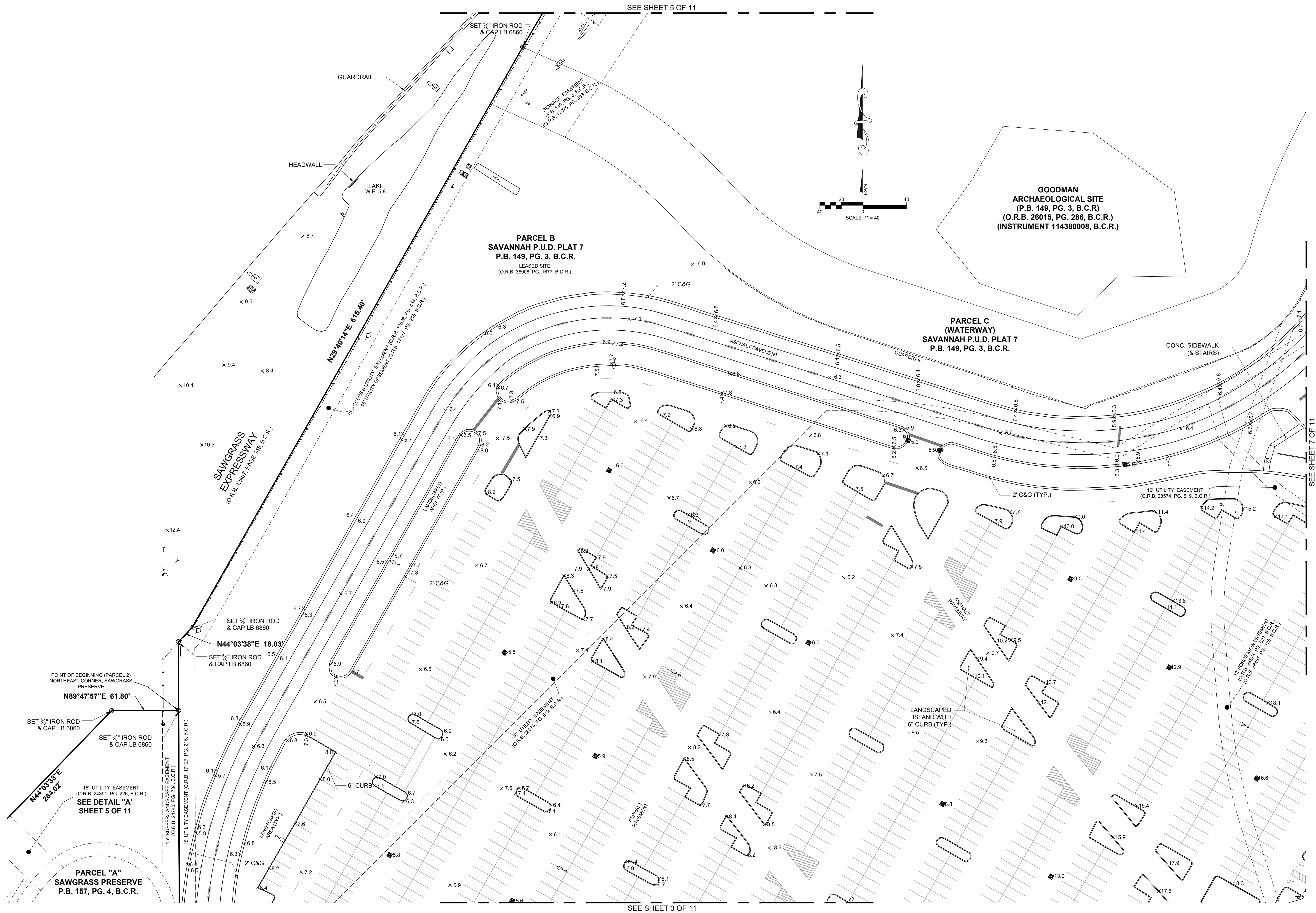
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SHEET 3 OF 14
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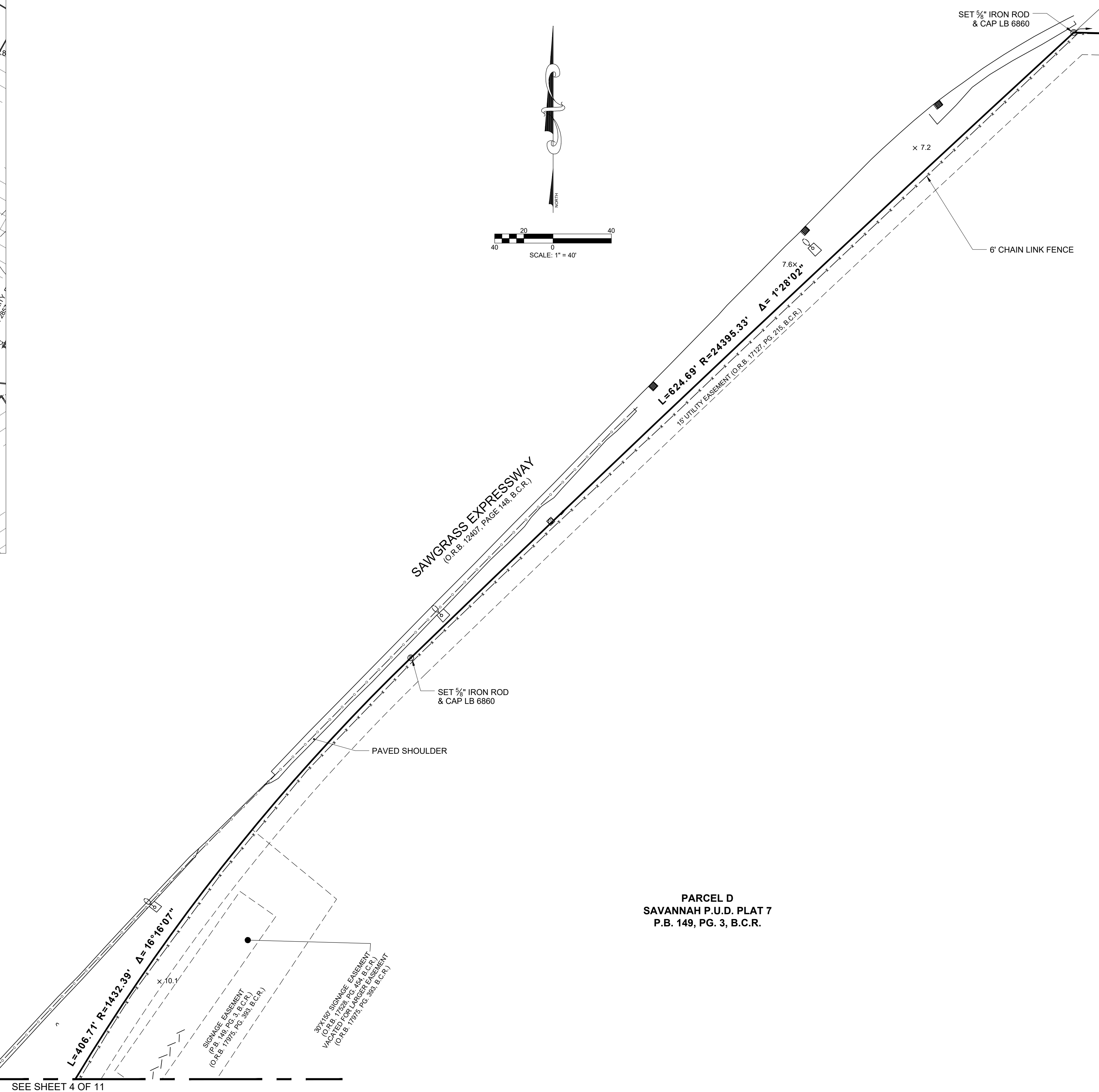
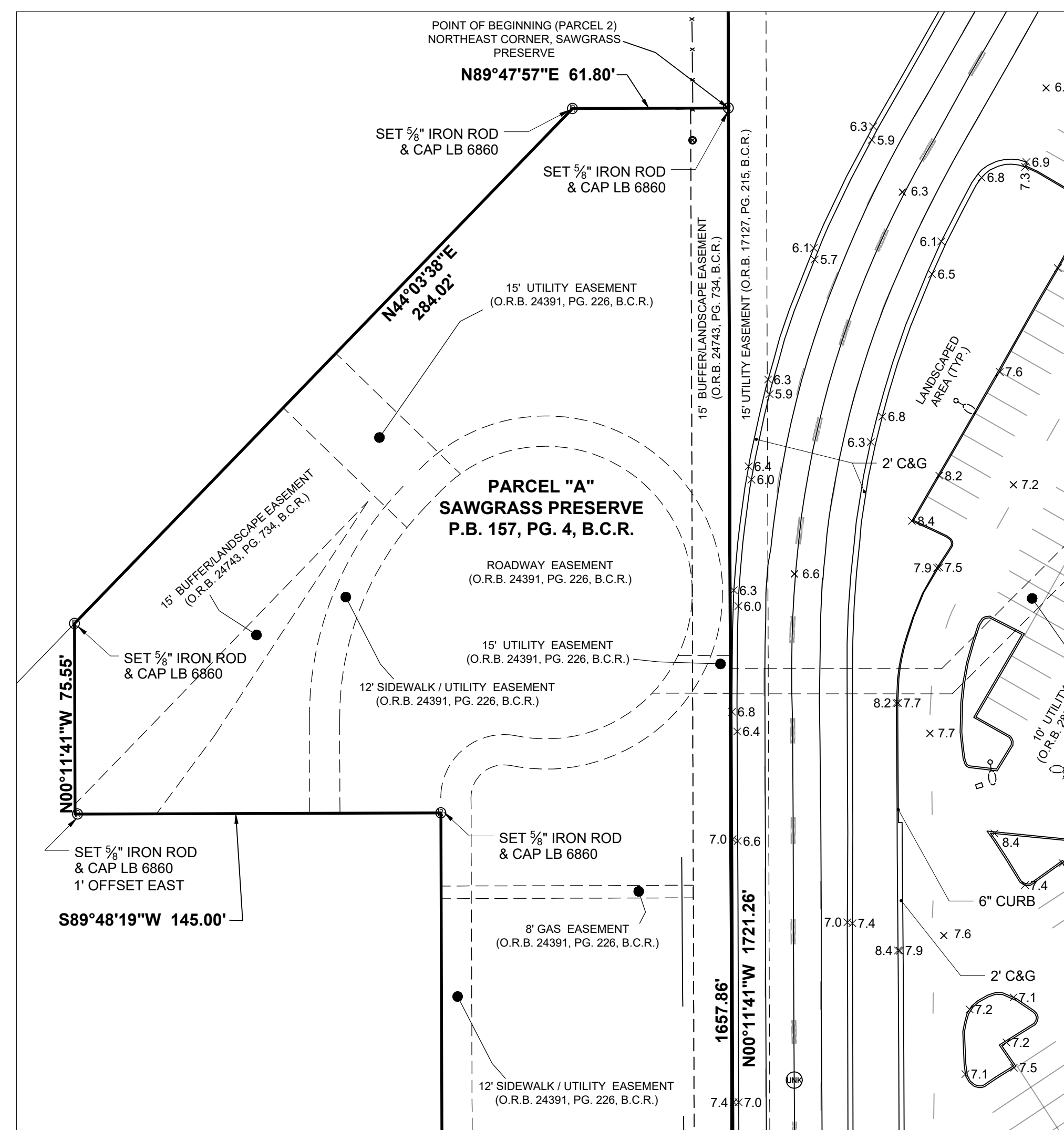
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SHEET 5 OF 14
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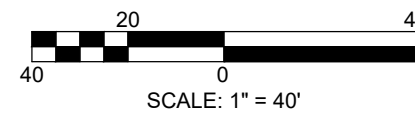
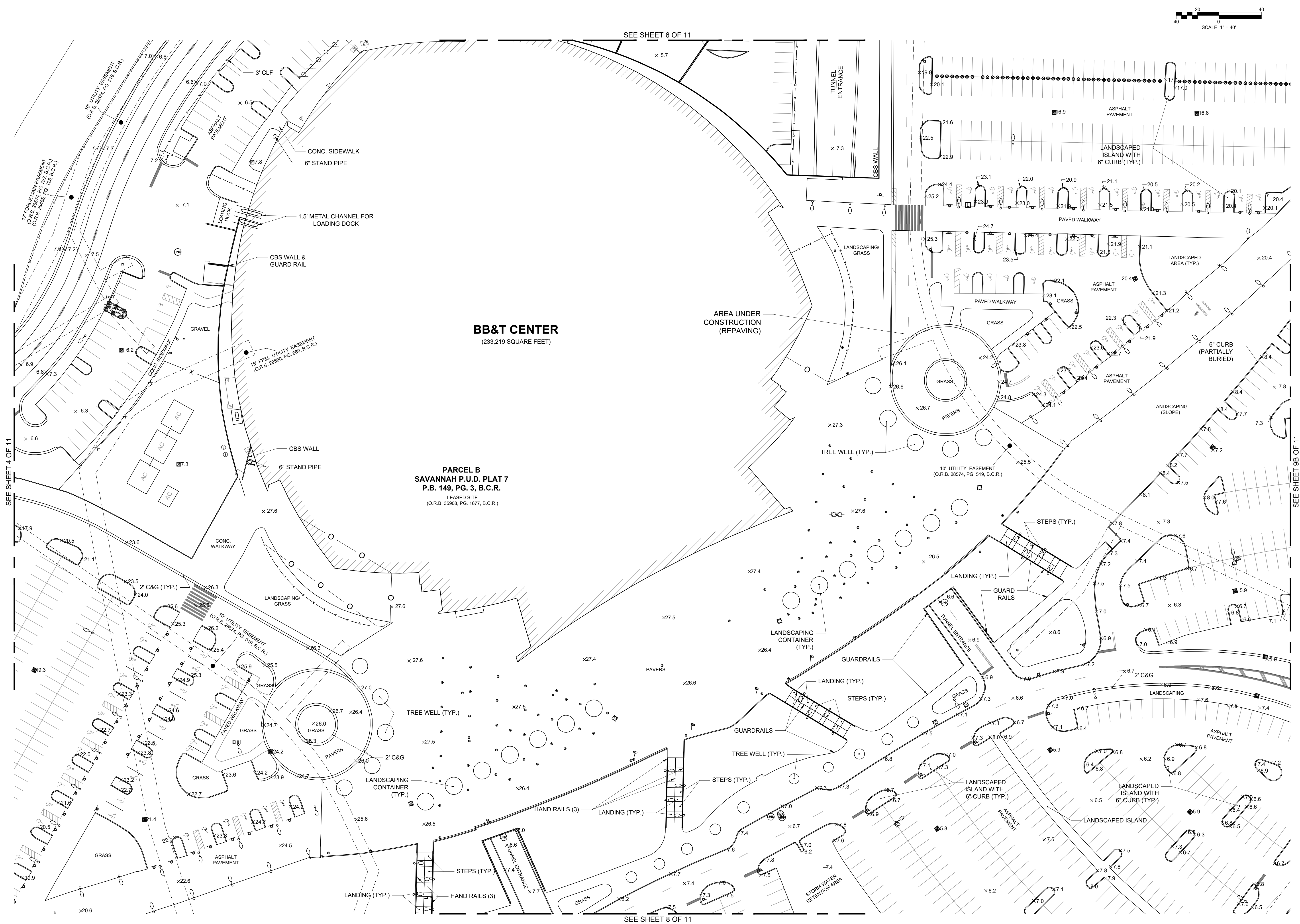
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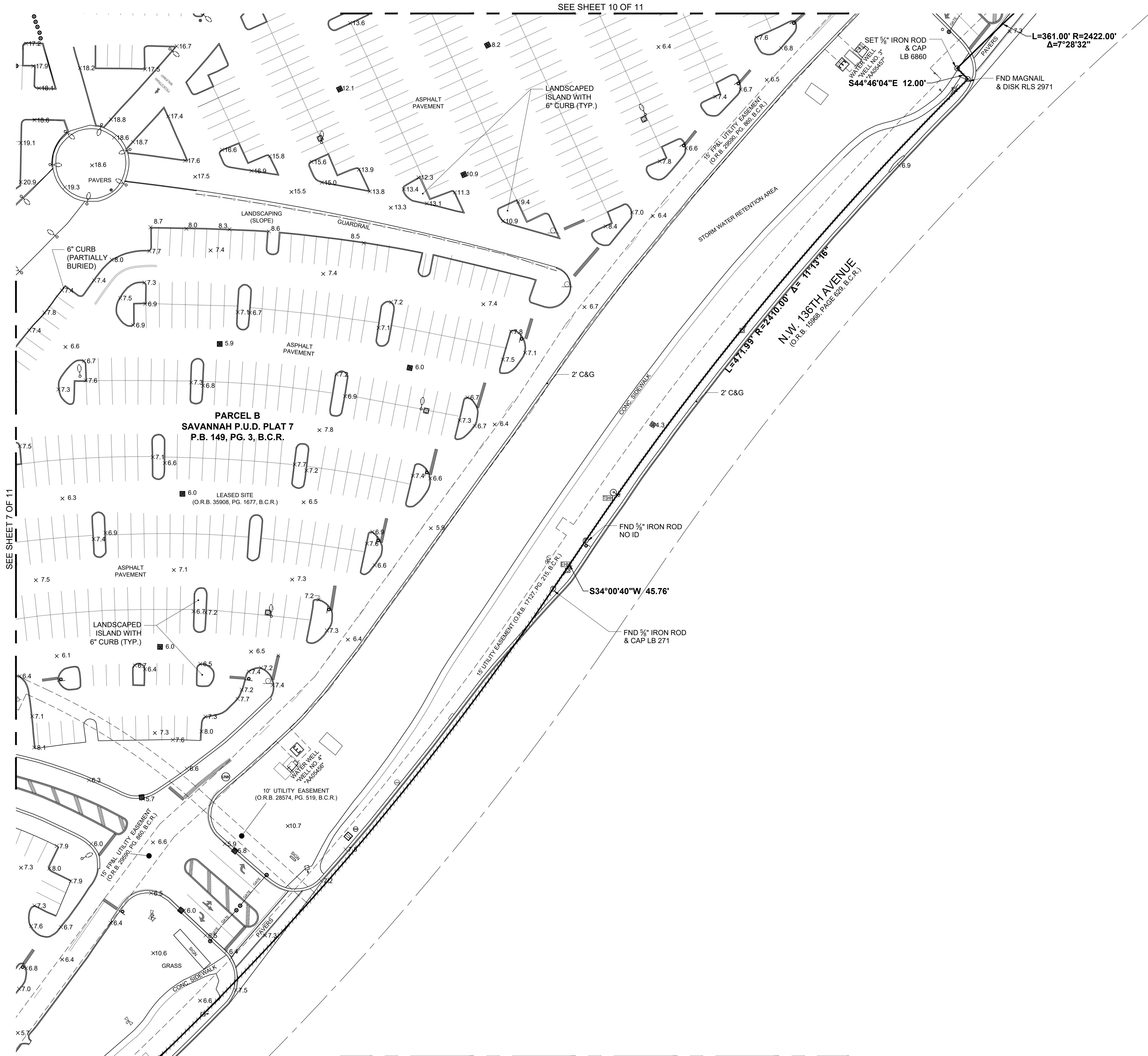
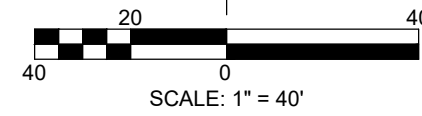
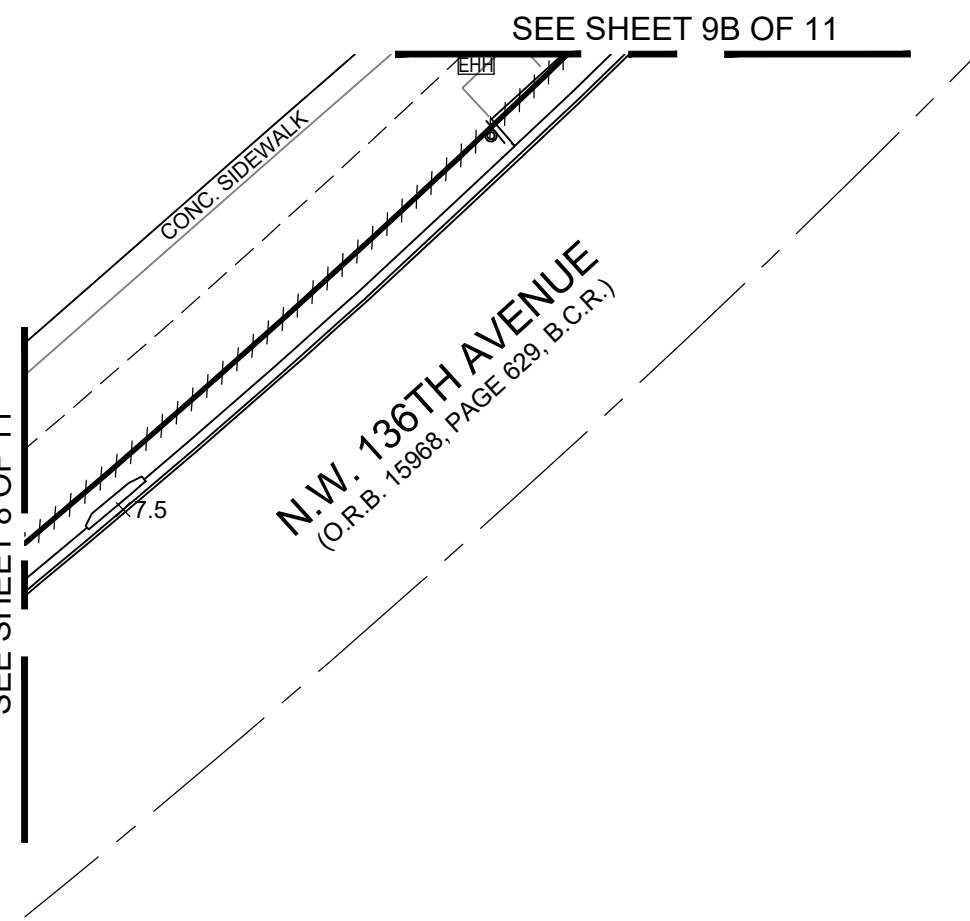
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SEE SHEET 8 OF 11



SEE SHEET 9A OF 11

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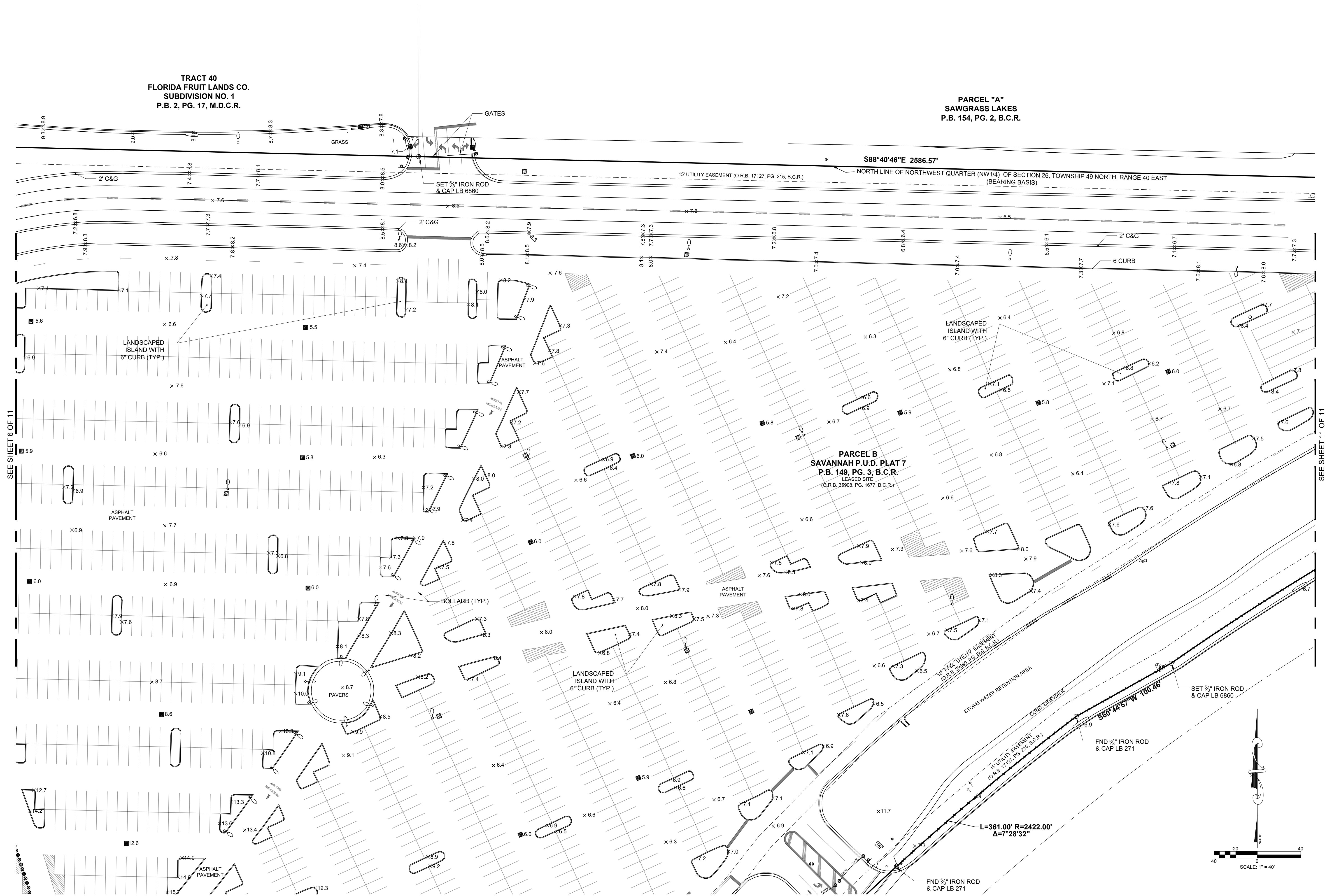
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SHEET 9 OF 14
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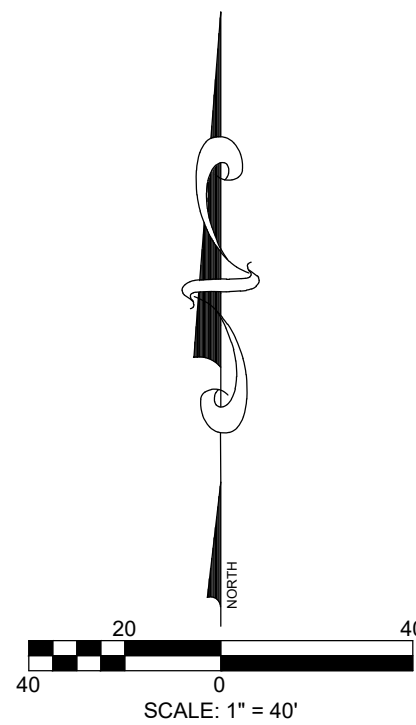
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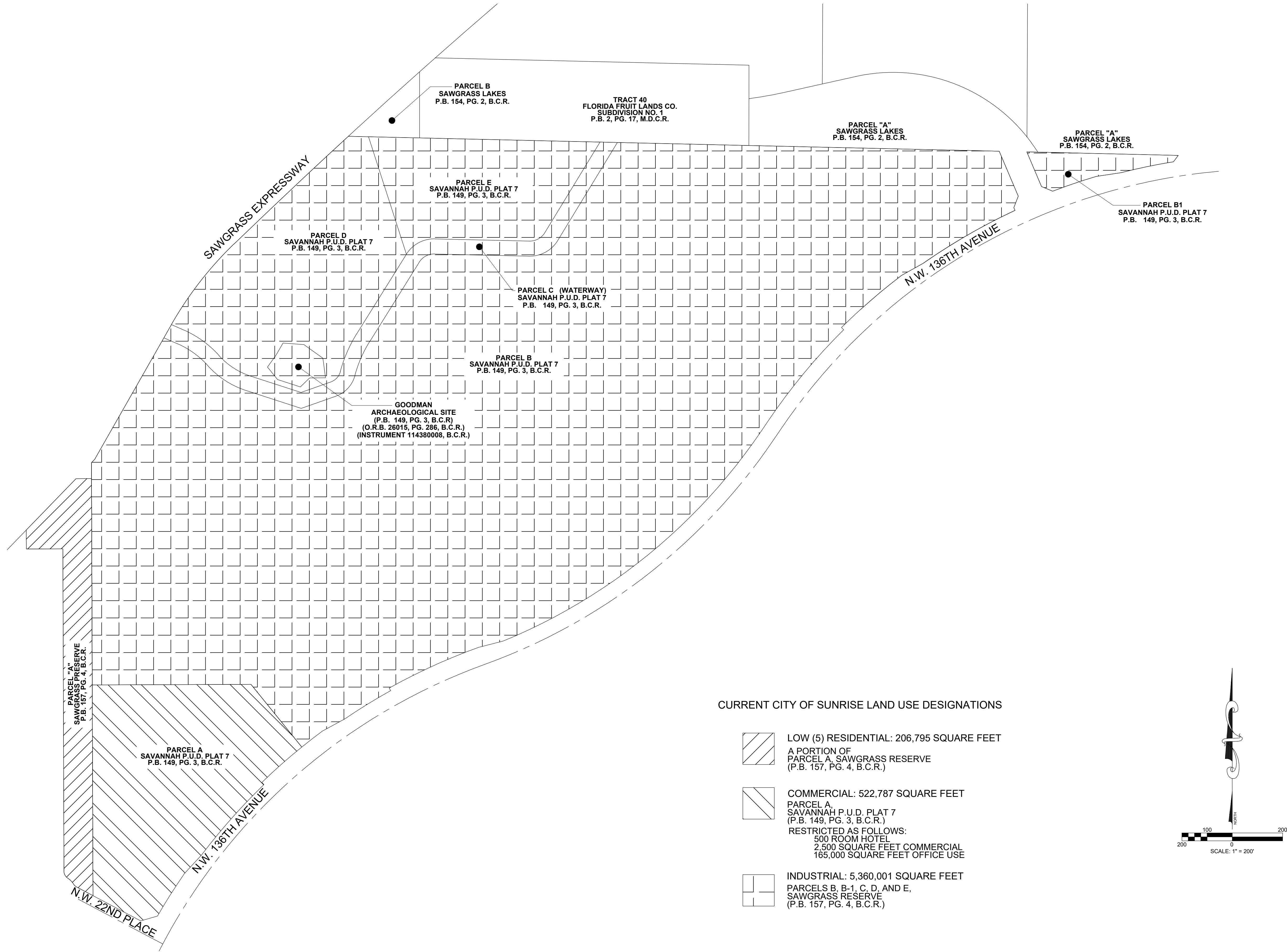


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& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE BROWARD COUNTY FLORIDA

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BB&T CENTER BOUNDARY AND TOPOGRAPHIC SURVEY

SAVANNAH P.U.D. PLAT 7 (PB 149, PG. 3, BCR)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)

CITY OF SUNRISE BROWARD COUNTY FLORIDA

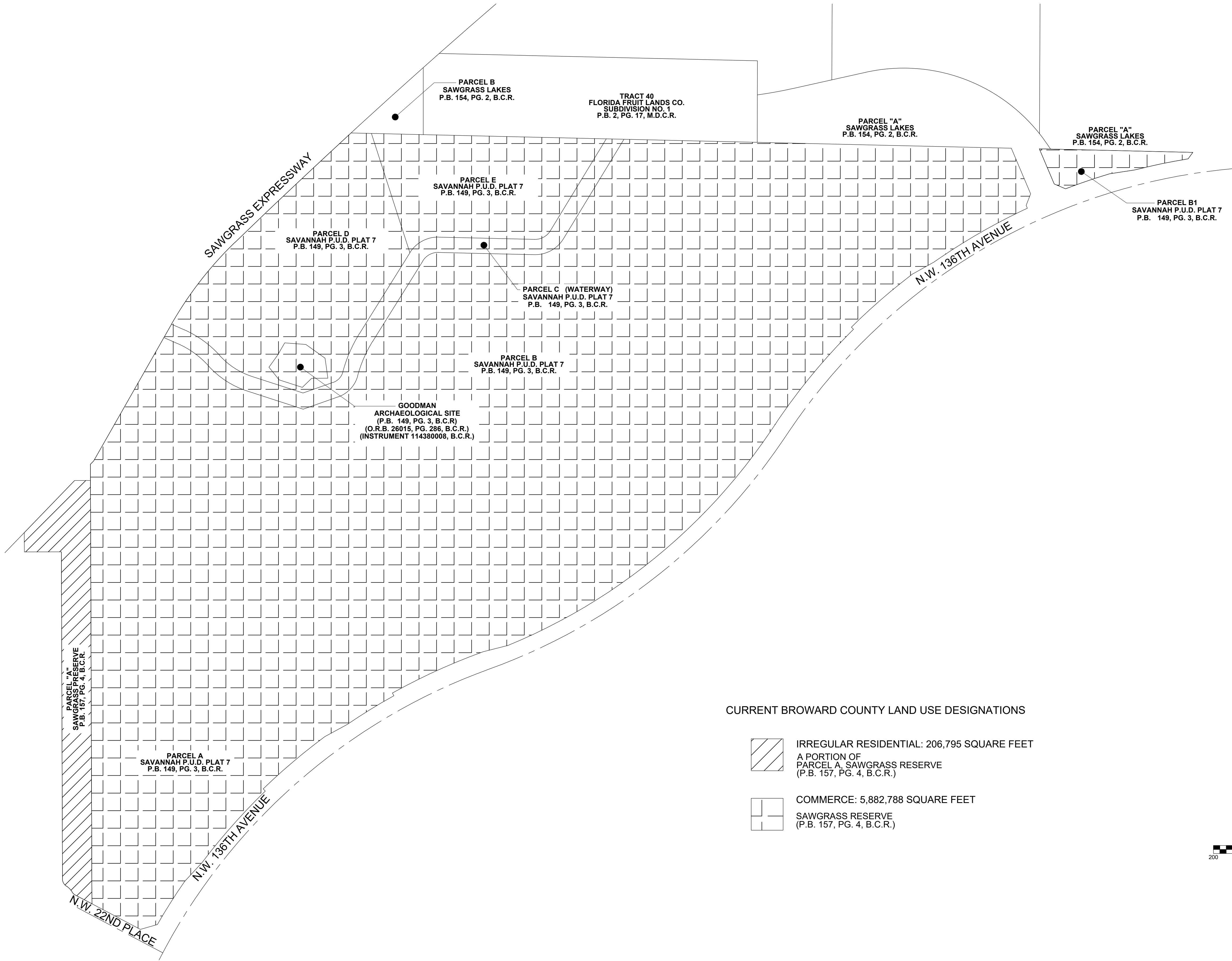
SHEET 12 OF 14
PROJECT NUMBER
10439.01

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE 03-23-2021
SCALE AS SHOWN
FIELD BOOK 827 & 966
DRAWN BY S.K.
CHECKED BY T.G.

DATE	REVISION	BY

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**KEITH**

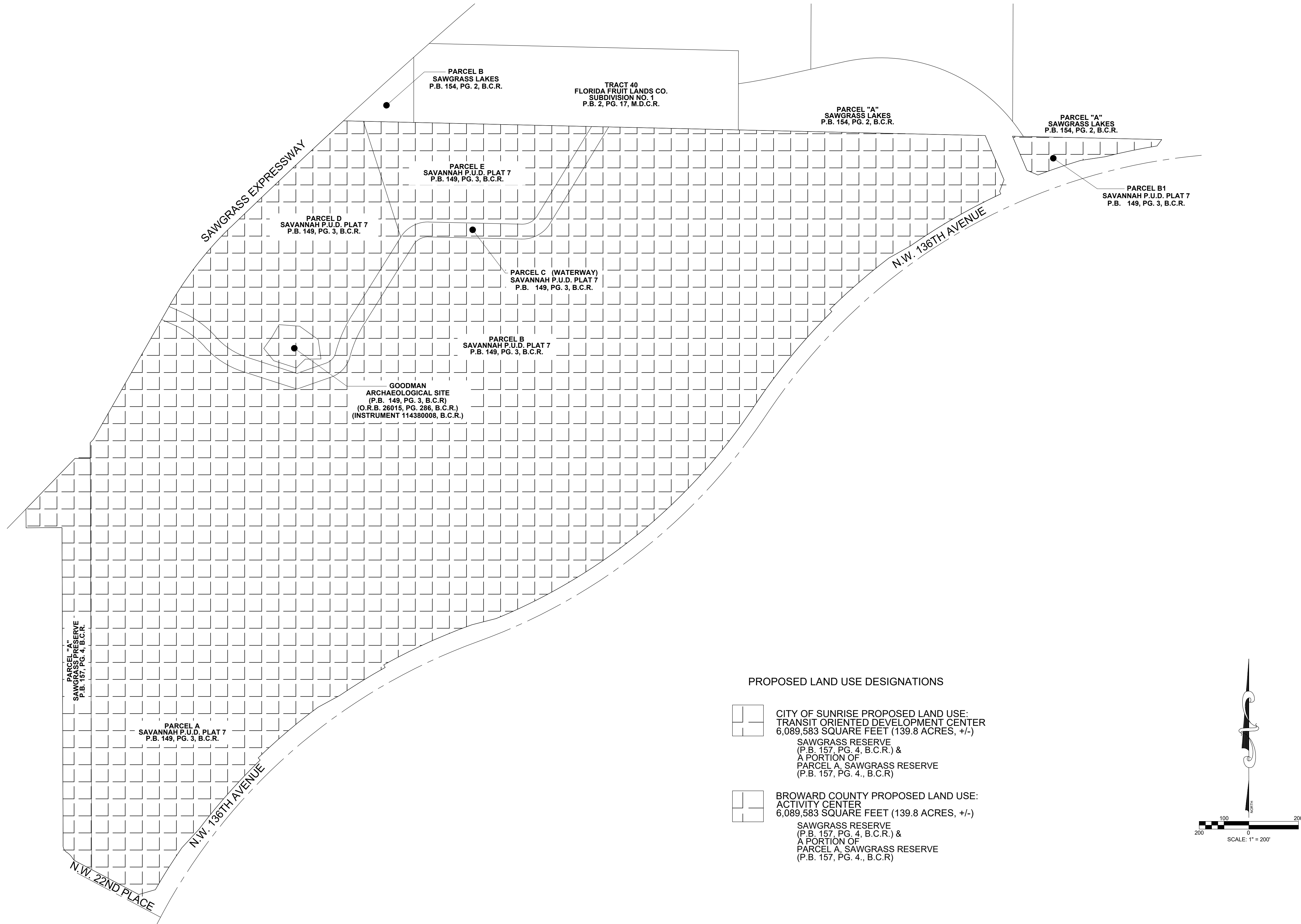
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SHEET 13 OF 14
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BOUNDARY AND TOPOGRAPHIC SURVEY**

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