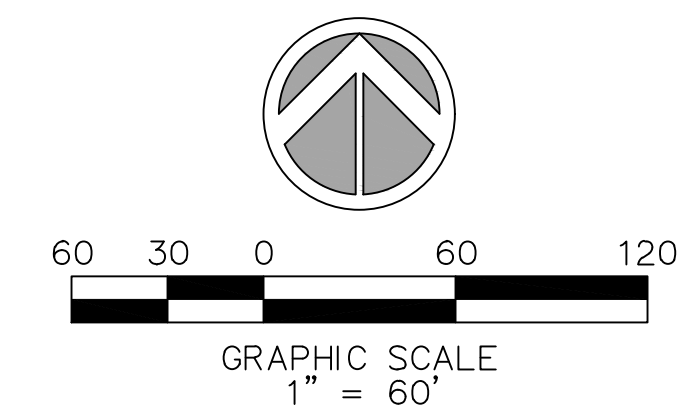
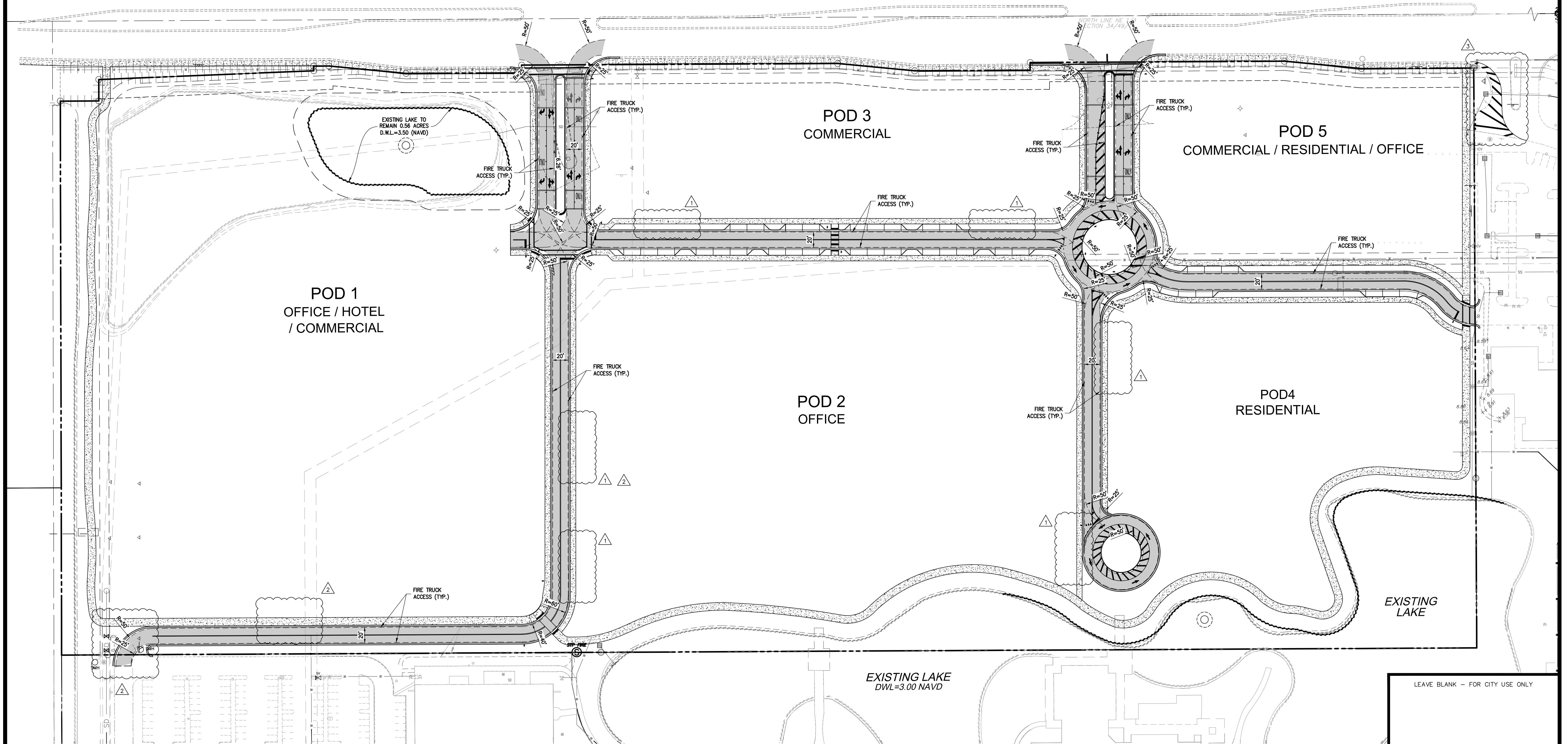


SUNRISE BOULEVARD

NORTHEAST CORNER
SECTION 34/49/40



LEAVE BLANK - FOR CITY USE ONLY



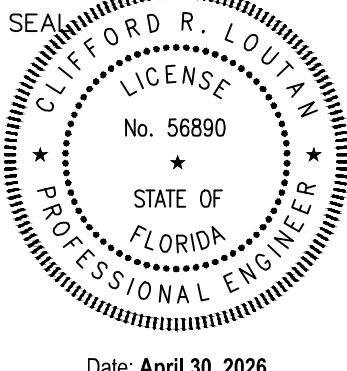
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/24/25	AMENDMENT #1
2	02/17/26	AMENDMENT #2

WESTERRA PHASE I
SUNRISE, FLORIDA

PROJECT NO. 22-4152

FIRE ACCESS/TRAFFIC CIRCULATION PLAN



DATE:
02/17/25
DRAWING NO.
FA1

ALTA/NSPS LAND TITLE SURVEY
WESTERRA, A PORTION OF
SUNRISE INDUSTRIAL PARK, PHASE I
SUNRISE, FLORIDA
SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST

NOTES AS TO TITLE EXCEPTIONS

THIS SURVEY ADDRESSES THE FOLLOWING EXCEPTIONS TO TITLE FROM SCHEDULE BII OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE NUMBER GL COMMERCIAL, LLC/SAWGRASS, HAVING AN EFFECTIVE DATE OF MAY 6, 2022 AT 8:00 A.M., AFFECTED BY REVISION NUMBER "1", HAVING AN EFFECTIVE DATE OF MAY 23, 2022. THE EXCEPTION ITEM NUMBERS SHOWN HEREON CORRESPOND TO THE SAME NUMBERED ITEMS IN THE COMMITMENT. ALL DOCUMENTS REFERENCED ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- 1 - 5. NOT APPLICABLE
6. DEDICATIONS AND EASEMENTS AS SHOWN ON THE PLAT OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25.
- (AFFECTS PARCELS 1 AND 2 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
- AGREEMENTS TO PLACE NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 39452, PAGE 1010.
- (AFFECTS PARCELS 1 AND 2 - CANNOT GRAPHICALLY DEPICT)
- AGREEMENTS TO PLACE NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 42311, PAGE 1813.
- (AFFECTS PARCELS 1 AND 2 - CANNOT GRAPHICALLY DEPICT)
- AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 115579146.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT)
7. CANAL EASEMENT TO BROWARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4904, PAGE 60.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
8. DEVELOPER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10431, PAGE 88. ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 28253, PAGE 655.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
9. DEED GRANTING FLOWAGE EASEMENT TO CITY OF SUNRISE RECORDED IN OFFICIAL RECORDS BOOK 14537, PAGE 897.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
10. TERMS AND CONDITIONS OF THE AGREEMENT BY AND BETWEEN WEST SUNRISE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND RACAL DATA COMMUNICATIONS, INC., A DELAWARE CORPORATION, THROUGH ITS RACAL-MILGO DIVISION RECORDED IN OFFICIAL RECORDS BOOK 14673, PAGE 47.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
11. EASEMENT(S) IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 16385, PAGE 613.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
12. TERMS AND CONDITIONS OF THE PERPETUAL NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN SHELL OIL COMPANY, A DELAWARE CORPORATION AND RACAL DATA COMMUNICATIONS, INC., A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33.
- (AFFECTS PARCEL 2 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
13. DECLARATION OF RESTRICTIONS AND EASEMENT AGREEMENT FILED BY RACAL DATACOM, INC., A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 28074, PAGE 966, AND AMENDED RECORDED IN OFFICIAL RECORDS BOOK 39866, PAGE 1094.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
14. EASEMENT(S) IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC. SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 31046, PAGE 970.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
15. EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 31046, PAGE 976.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
16. INTENTIONALLY DELETED
17. NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HARRISON PARK DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 37134, PAGE 728.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
18. EASEMENT AGREEMENT BY AND BETWEEN ACP OFFICE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACP OFFICE II LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 37824, PAGE 1845 AND ASSIGNMENT OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 37825, PAGE 348.
- (AFFECTS PARCEL 1 - PLOTTABLE MATTERS GRAPHICALLY DEPICTED ON SURVEY)
19. TERMS, CONDITIONS AND AGREEMENTS SHOWN IN THE MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 46938, PAGE 287.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
20. ORDINANCE NO. 237-X-18-A RECORDED IN OFFICIAL INSTRUMENT NO. 115049207.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
21. TERMS, COVENANTS, CONDITIONS, AGREEMENTS AND EASEMENTS SHOWN IN THE DEVELOPMENT AGREEMENT FOR WESTERRA PHASE I, RECORDED IN OFFICIAL INSTRUMENT NO. 115087889.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
22. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS WESTERRA AS RECORDED IN OFFICIAL RECORDS BOOK 47245, PAGE 37, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 115525784, AS MAY BE SUBSEQUENTLY AMENDED.
- (AFFECTS PARCEL 1 - CANNOT GRAPHICALLY DEPICT ON SURVEY)
23. MASTER DRAINAGE EASEMENT, MAINTENANCE AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 116657660, AS AMENDED BY FIRST AMENDMENT TO MASTER DRAINAGE EASEMENT, MAINTENANCE AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 117143076.
- (AFFECTS - CANNOT GRAPHICALLY DEPICT ON SURVEY)
24. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS AND NOT INSURED.
- (NOT APPLICABLE)
25. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- (NOT APPLICABLE)

END

DESCRIPTION:

EXHIBIT "A"

PARCEL 1:

A PORTION OF PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 348.86 FEET;

THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;

THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;

THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;

THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;

THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;

THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;

THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";

THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 762.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N659090.45 AND E717071.26 (EAST ZONE);

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;

THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;

THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;

THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 60.00 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;

THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;

THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 87°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;

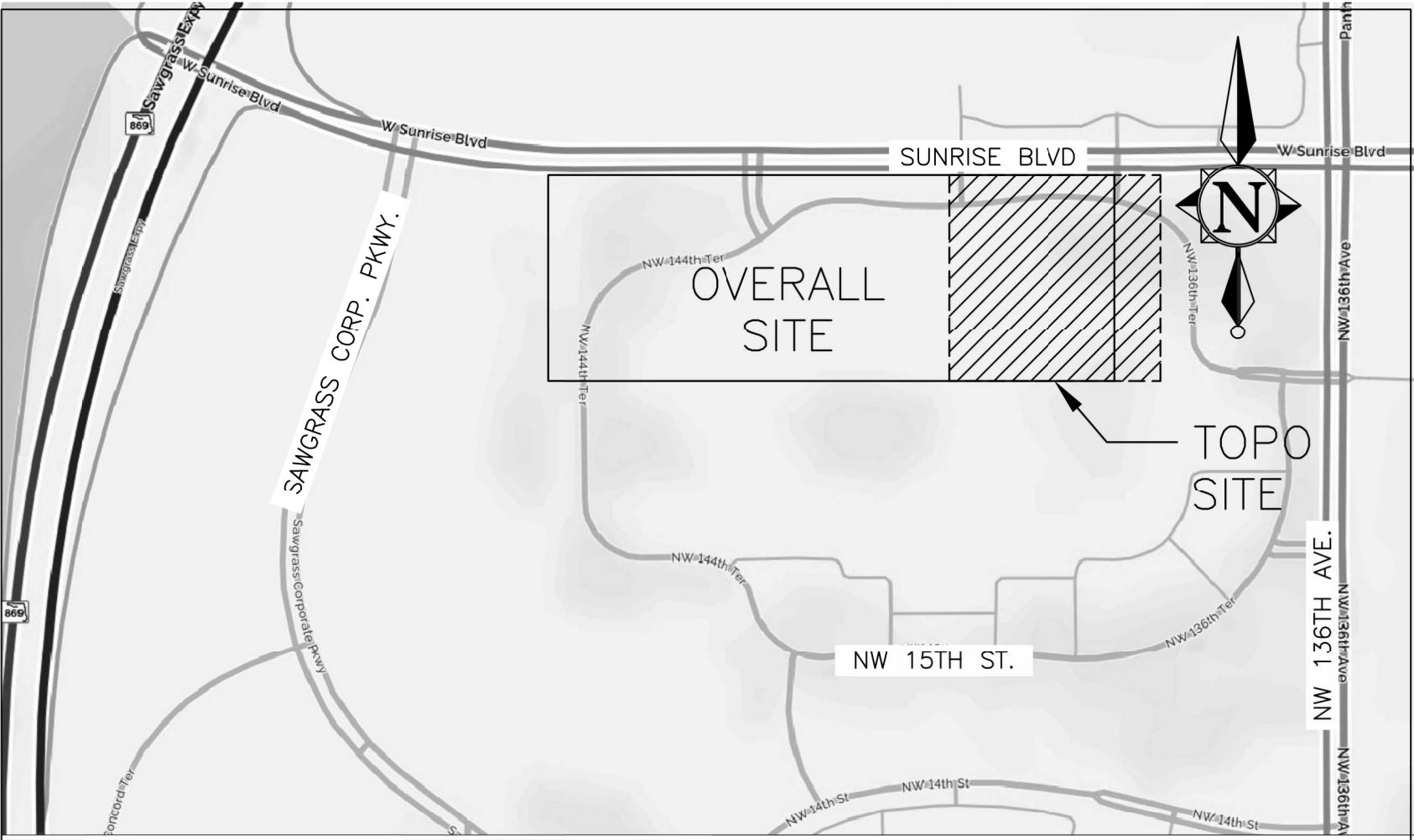
THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

FIR	●	FOUND 5/8" IRON ROD (UNNUMBERED) (UNLESS OTHERWISE NOTED)	○SDMH	STORM SEWER MANHOLE
FIR&C	-	FOUND 5/8" IRON ROD AND CAP	⊙	STAND PIPE-FIRE
FN/D	○	FOUND NAIL AND DISK 'LB 3110'	■	CONCRETE POWER POLE
B/D	-	FOUND BRASS DISK IN 4"x4" CONCRETE MONUMENT (BROWARD COUNTY EXPRESSWAY MONUMENT)	⊙	METAL POST
[10 SPACES]	-	NUMBER OF IRREGULAR PARKING SPACES	⊙	WATER METER
2ND	-	LIMIT OF SECOND STORY	⊙	WOOD POWER POLE
N	-	BACKFLOW PREVENTER	⊙	ANCHOR/GUY WIRE
o	-	CLEAN OUT	⊙	NON-VEHICULAR ACCESS LINE (PB 114, PG 25)
CONC	-	CONCRETE	⊙	PLAT BOOK
■	-	CATCH BASIN	ORB	OFFICIAL RECORD BOOK
■	-	ELECTRIC SERVICE BOX	PG	PAGE
⊙	-	FIRE HYDRANT	BCR	BROWARD COUNTY RECORDS
⊙	-	GATE VALVE	POB	POINT OF BEGINNING
⊙	-	IRRIGATION CONTROL VALVE	POC	POINT OF COMMENCEMENT
⊙	-	UNLESS OTHERWISE NOTED	⊙	SIGN
⊙	-	LIGHT POLE	⊙	GENERIC TREE (TRGN)
⊙	-	LANDSCAPE LIGHT	⊙	OAK TREE (TRO)
⊙	-	MONITORING WELL	⊙	PALM TREE (TRPL)
○SDMH	-	SANITARY SEWER MANHOLE	(D)	DESCRIPTION
HH FOC	-	FIBEROPTIC HANDHOLE	(C)	CALCULATED
FIBO	-	FIBEROPTIC RISER POST	INS#	INSTRUMENT NUMBER
CB	-	CATCH BASIN	ESMT	EASEMENT
SV	-	SEWER VALVE	ICV	IRRIGATION CONTROL VALVE
EW	-	EDGE OF WATER	UNK	UNKNOWN
TOB	-	TOP OF BANK	EJB	ELECTRIC JUNCTION BOX
FPL	-	FLORIDA POWER & LIGHT	PR	PHONE RISER
AT&T	-	ATLANTIC TELEGRAPH & TELEPHONE	R/W	RIGHT OF WAY
			OHW	OVERHEAD WIRES
			⊙	CONCRETE UTILITY POLE
			⊙	WOOD UTILITY POLE
			⊙	GUY WIRE



LOCATION MAP

NOT TO SCALE

NOTES:

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS UNDERTAKEN FOR EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS OR OTHER RECORDED OR EVIDENCE OF UNRECORDED DOCUMENTS BY THIS FIRM. ALL SUCH INFORMATION SHOWN HEREON IS PER THE EXCEPTIONS TO TITLE CONTAINED IN SCHEDULE B-II OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE NUMBER GL COMMERCIAL, LLC/SAWGRASS, HAVING AN EFFECTIVE DATE OF MAY 6, 2022 AT 8:00 A.M., AFFECTED BY REVISION NUMBER "1", HAVING AN EFFECTIVE DATE OF MAY 23, 2022.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SHOWN TO BEAR NORTH 89° 42' 48" EAST).
- SITE BENCHMARK ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON BROWARD COUNTY PUBLISHED BENCHMARK NO. 3246, HAVING AN ELEVATION OF 7.57 FEET. ONSITE AND OFFSITE ELEVATIONS SHOWN HEREON ARE PER THE PREVIOUS TOPOGRAPHIC SURVEY PERFORMED BY CRAIG A. SMITH AND ASSOCIATES DATED MARCH 15, 2004. THESE ELEVATIONS WERE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND CONVERTED TO NAVD 88 USING A FACTOR OF -1.56 FEET. (NGVD 29 - 1.56 = NAVD 88).
- PARCEL IS LOCATED IN FLOOD ZONE X, WITH THE RETENTION PONDS AND CANAL LYING IN FLOOD ZONE AE (BASE ELEVATION 7 FEET NAVD 88), AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120328 0340 H, MAP NUMBER 12011C0340H, EFFECTIVE DATE: AUGUST 18, 2014. THE FLOOD ZONE DELINEATION LINES SHOWN HEREON ARE APPROXIMATE AS SCALED FROM SAID FLOOD INSURANCE RATE MAP (FIRM).
- THERE MAY BE UNDERGROUND 'FOOTINGS', DRAINAGE, UTILITIES, ETC. NOT SHOWN OR INDICATED HEREON. NO SURFACE MARKS FOR UNDERGROUND UTILITIES WERE EVIDENCED AT THE TIME OF THE SURVEY.
- ONSITE ABOVE GROUND, VISIBLE UTILITY AND DRAINAGE FEATURES SHOWN HEREON, IE CATCH BASINS, MANHOLES, VALVES, METERS, ETC. WERE PLOTTED BASED ON THE CRAIG A. SMITH AND ASSOCIATES SURVEYS DATED OCTOBER 12, 1994 AND UPDATED ON APRIL 16, 1998. SPOT CHECKS WERE PERFORMED ON THE VISIBLE FEATURES FOR THE PURPOSES OF THIS SURVEY.
- THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PREMISE OF THIS SURVEY IS THE PURCHASE OF THE PROPERTY. A TRIMBLE R6 GNSS INSTRUMENT WITH TRIMBLE TSC-3 DATA COLLECTION WAS UTILIZED TO ESTABLISH HORIZONTAL SURVEY CONTROL AND LOCATE MISC. FEATURES IN AREAS REQUESTED. A TOPOCON ES-102 INSTRUMENT WITH RANGERS (TDS) DATA COLLECTION WAS UTILIZED TO COLLECT DATA IN BOTH THE HORIZONTAL AND VERTICAL PLANES. A TOPOCON GTS 2 DIFFERENTIAL LEVEL WAS USED TO TRANSFER THE BENCHMARK ELEVATION TO THE SITE BASED ON A 3 WIRE LEVEL RUN. SAID LEVEL RUN MET OR EXCEEDED THE MINIMUM REQUIREMENTS SET FORTH IN THE FLORIDA STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
- THE TREE TABLE SHOWN HEREON WAS PROVIDED BY: ARCHITECTURAL ALLIANCE LANDSCAPE AND THE TREE NUMBERS AND LOCATIONS PROVIDED BY CRAIG A. SMITH AND ASSOCIATES. THE TREE SURVEY AND SUBSEQUENT TABLE IS AS OF APRIL 17, 2017.
- NET ACREAGE OF THE SITE = 31.86 ACRES OR 1,387,879 SQUARE FEET, MORE OR LESS.
- NO ZONING SETBACK OR RESTRICTIONS WERE PROVIDED TO THE SURVEYOR.
- AS OF THE DATE OF THE SURVEY, THERE WAS NO EVIDENCE OF ONSITE EARTH MOVING, CONSTRUCTION OR RIGHT OF WAY CHANGES FOR SUNRISE BOULEVARD.
- ADJOINING PROPERTY OWNERS ARE PER THE BROWARD COUNTY PROPERTY APPRAISERS WEBSITE AS OF AUGUST 8, 2019. THE SITE SHOWS NO ADDRESS FOR THE SUBJECT PARCEL.
- THE DIGITAL DATA PROVIDED IS INTENDED TO BE VIEWED AT A SCALE OF 1"= 60' ON A STANDARD 24" X 36" SHEET.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET AND DECIMALS THEREOF.
- ALL CONCRETE UTILITY POLES LOCATED ALONG THE NORTH RIGHT OF WAY OF SUNRISE BOULEVARD HAVE STREET LIGHTS UNLESS NOTED OTHERWISE.
- OFFSITE TREES LYING WITHIN THE RIGHT OF WAY OF SUNRISE BOULEVARD ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
- THE INTENT OF THIS SURVEY IS TO PROVIDE UPDATED TOPOGRAPHIC INFORMATION IN THE AREAS SHOWN PER THE CLIENT'S REQUEST (NO OTHER AREAS ARE INCLUDED AT THIS TIME). THE OVERALL BOUNDARY OF THE PROPERTY IS SHOWN FOR CLARITY AND HAS NOT BEEN UPDATED. THE NOTES ABOVE STILL PERTAIN TO THIS SURVEY.

SURVEYORS' CERTIFICATE:

SURVEYORS' CERTIFICATE:
TO: RUBY CENTRE ASSOCIATES, LLC, GL COMMERCIAL, LLC, POLSINELLI PC, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, AND 4, 6(a), 7(a), 8, 11(a), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1, 2022.

DATE OF PLAT OR MAP: _____
FOR THE FIRM BY:

ROBERT D. KEENER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4846

PREPARED FOR:
GL COMMERCIAL

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1425 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 782-8222
CERTIFICATE NO. LB. 3110

MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY

A PORTION OF
SUNRISE INDUSTRIAL
PARK, PHASE 1

SCALE

N/A

PROJECT
NUMBER

19-13236
-G2LS

SHEET

1

of

9

SHEET

ALTA/NSPS LAND TITLE SURVEY
WESTERRA, A PORTION OF
SUNRISE INDUSTRIAL PARK, PHASE I SUNRISE, FLORIDA
SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST

PARCEL "A"
WEST SUNRISE CORPORATE PARK
(P.B. 139, PG. 46, B.C.R.)

PARCEL "A"
SAWGRASS COMMERCE CENTER
(P.B. 134, PG. 32, B.C.R.)

OWNER:
IP3 ASSOCIATES, LLP
R & R SUNRISE
LAND, LLC.
WEST LINE NE 1/4 SECTION 34/49/40
782.20' (D)
N00°07'53"W
718.43' (C)
60' CANAL EASEMENT
(ORB 4904, PG. 80, B.C.R.)
12' BELL SOUTH EASEMENT
(ORB 31046, PG. 970 BCR)
12' BELL SOUTH ESMT RELEASE
(INS# 119216817 BCR)

OWNER:
EXETER 1655
NORTHWEST 136, LLC

PREPARED FOR:
GL COMMERCIAL

10/22/25	N/A	JBF	UPDATE BOUNDARY SURVEY	RDK
07/05/25	N/A	YW	UPDATE SURVEY WITH LIMITED TOPOGRAPHY	RDK
09/09/24	1958-56	WDK	ADD FLOOD ZONE LIMITS, ASBUILT STORM MH	RDK
01/16/24	N/A	WDK	ADD NORTH HALF SUNRISE BLVD. R/W	RDK
11/08/23	N/A	WDK	ADD ATT & FPL EASEMENT RELEASES	RDK
08/04/22	N/A	MRL	ADD NORTHWEST LAKE ELEVATIONS	RDK
05/24/22	N/A	JBF	REVISED NEW TITLE AND NOTES	RDK
04/27/22	N/A	JBF	UPDATE BOUNDARY & TOPOGRAPHIC SURVEY	RDK
10/07/19	N/A	MRL	REVISED PER ATTORNEYS COMMENTS	RDK
10/02/19	N/A	MRL	REVISED NEW TITLE & NOTES/CERTS	RDK
08/20/19	N/A	SEE	REVISED PER ATTORNEYS COMMENTS	RDK
08/14/19	N/A	SEE	REVISED PER ATTORNEYS COMMENTS	RDK
08/07/19	1915/16	SEE	MAP OF BOUNDARY & TOPOGRAPHIC SURVEY	RDK
DATE	FB/PG	DWN	REVISION	CKD

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1425 E. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 782-8222
CERTIFICATE NO. LB. 3110

MAP OF BOUNDARY &
TOPOGRAPHIC SURVEY

A PORTION OF
SUNRISE INDUSTRIAL
PARK, PHASE 1

SCALE

1"= 60'

PROJECT
NUMBER

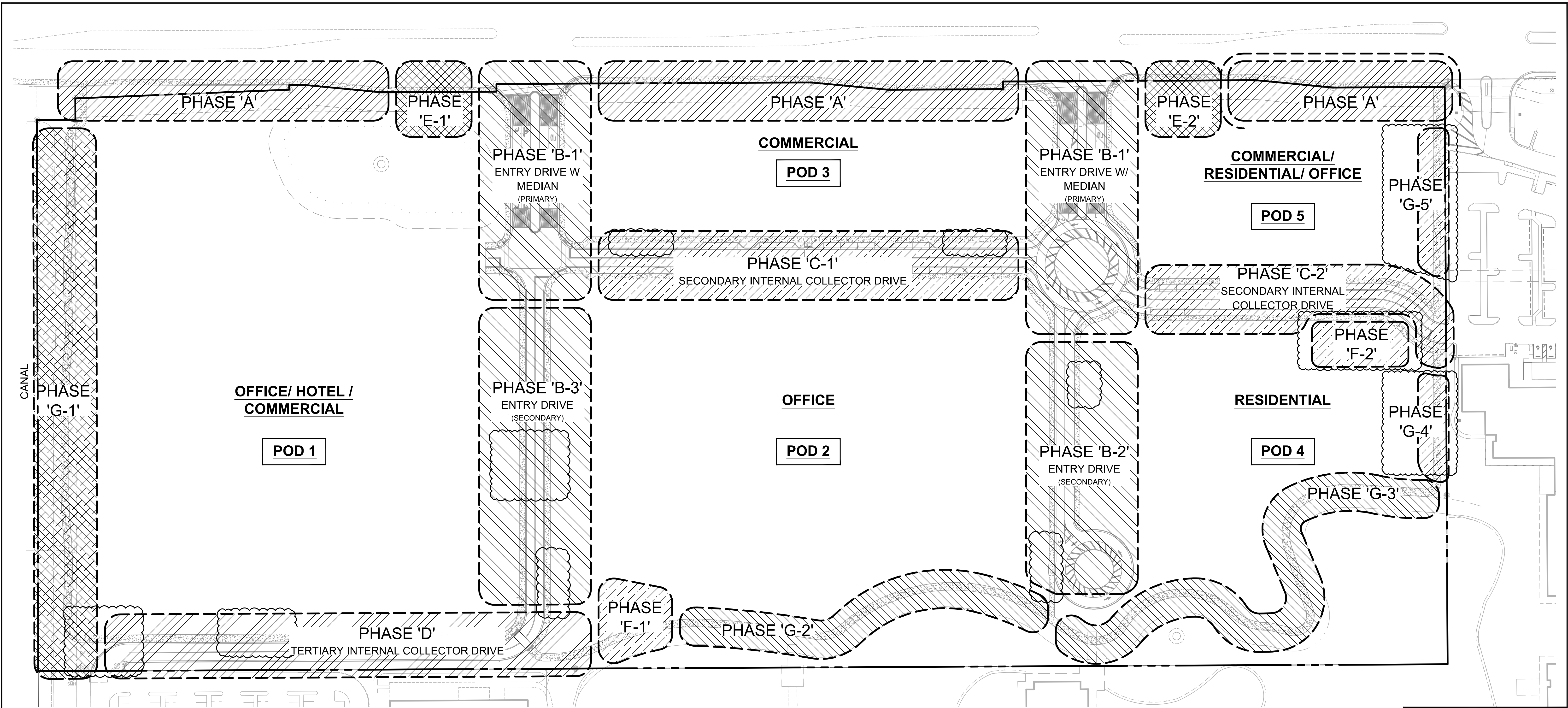
19-13236
-G2LS

SHEET

2

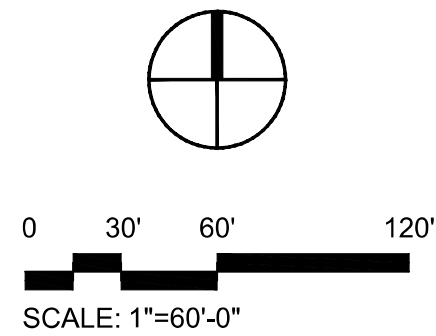
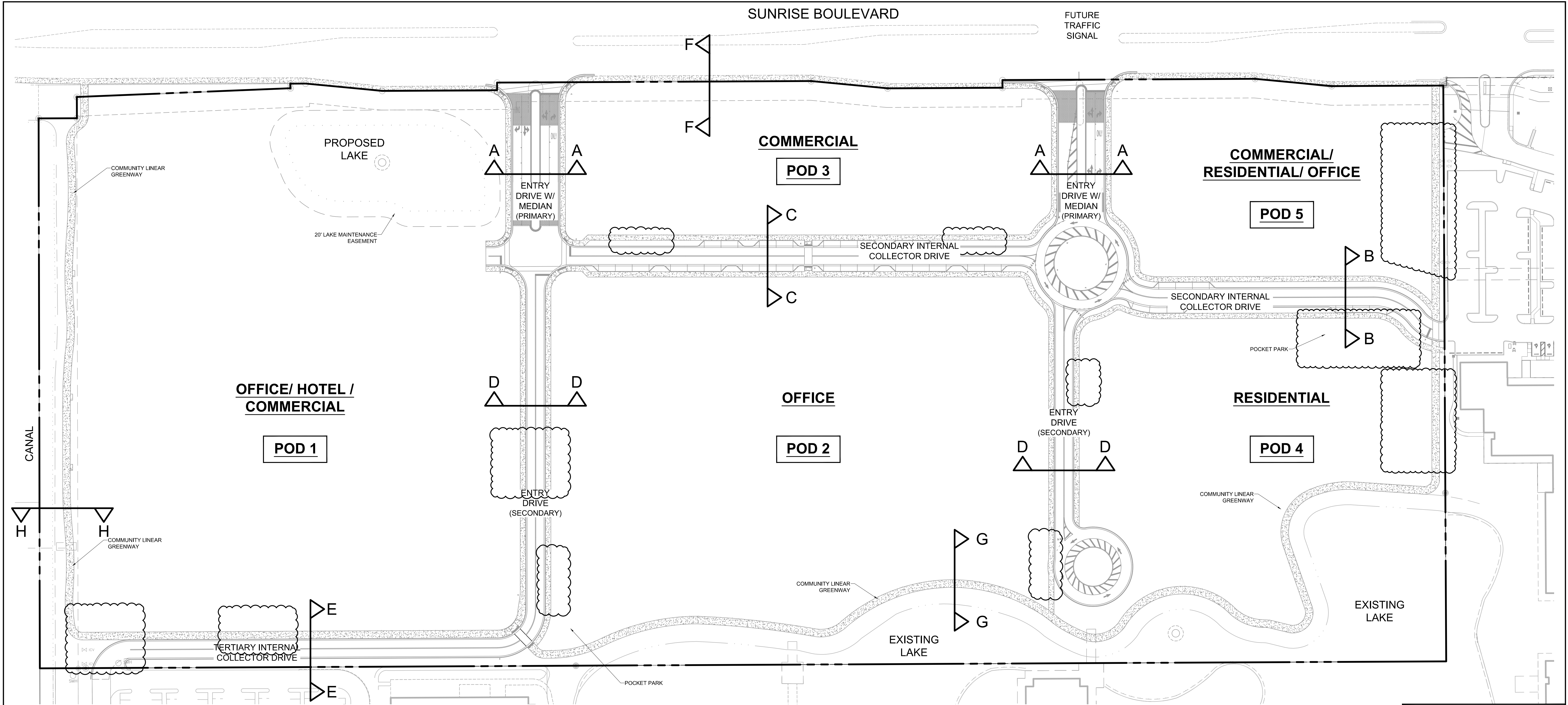
9

SHEET



WESTERRA PHASE 1 LANDSCAPE AND HARDSCAPE PHASING SCHEDULE						LEAVE BLANK - FOR CITY USE ONLY	
PHASE	DESCRIPTION						
A	SUNRISE BOULEVARD LANDSCAPE BUFFER (25' Width)						
Hardscape							
INSTALL A 6'-6" SIDEWALK (INCLUDES CURBING)							
Landscaping							
INSTALL 25' WIDE LANDSCAPE BUFFER CONTAINING THE FOLLOWING: TREES AND PALMS TO BE PLANTED BEYOND THE UTILITY EASEMENT, HOWEVER, ALL MID-LEVEL AND LOW-LEVEL PLANTINGS CAN BE WITHIN THE UTILITY EASEMENT							
LANDSCAPING SHALL CONSIST OF LARGE CANOPY SHADE TREES AND OR LARGE PALMS BASED ON THE CALCULATION OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE ONE (1) LARGE RELOCATED OAK TREE, WITH AT LEAST AN SIXTEEN (16) INCH CALIPER, TO BE PLANTED AT ONE (1) TREE PER FIFTY (50) LINEAL FOOT. ALL TREES WITHIN THE VICINITY OF THE SIDEWALK SHALL HAVE A MIN. OF CLEAR TRUNK. CLUSTERING OF THE TREES AND OR PALMS IS ACCEPTABLE TO BE LIT.							
SHRUBS AND GROUND-COVER PLANTINGS WITH BUFFER: HEIGHT OF AT LEAST 30" IN HEIGHT SHALL BE INSTALLED ALONG THE BUFFER WITH OPPORTUNITIES TO ALLOW NEW CORRIDORS ONTO THE SITE. THE INSTALLATION OF MID-LEVEL AND LOW-LEVEL LANDSCAPING SHALL BE INSTALLED FOR AT LEAST 50% OF THE BUFFER LENGTH.							
Phasing							
THE ENTRY BUFFER IS TO BE INSTALLED WITH THE DEVELOPMENT OF THE FIRST POD THAT IS DEVELOPED.							
B	POCKET ENTRY DRIVES AND FEATURES						
Hardscape and Lighting							
HARDSCAPE TO INCLUDE ENTRY DRIVES AND ADJACENT SEVEN (7) FOOT SIDEWALK. ENTRY DRIVE AND SIDEWALK TO BE LIT.							
Landscaping							
LANDSCAPING SHALL CONSIST OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF REQUIRED LANDSCAPING. THE MINIMUM NUMBER OF SHRUBS IN THE MID-LEVEL LANDSCAPING SHALL BE ONE (1) SHRUB PER TWO (2) LINEAL FEET OF ENTRY FEATURE LANDSCAPING. THE MINIMUM QUANTITY OF LOW-LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER ONE HUNDRED (100) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MID-LEVEL LANDSCAPING. THE MINIMUM NUMBER OF SHRUBS OR SMALL TREES REQUIRED FOR UPPER LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER FIFTY (50) PERCENT OF THE LENGTH OF ADJACENT REQUIRED MID-LEVEL LANDSCAPING. SHRUBS OR SMALL TREES USED FOR UPPER LEVEL LANDSCAPING SHALL HAVE A MINIMUM SPREAD EQUAL TO SEVENTY-FIVE (75) PERCENT OF THE SPACING. REQUIRED PERIMETER SHRUBS MAY BE USED TO SATISFY THE MID-LEVEL LANDSCAPING REQUIREMENT.							
Phasing							
TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1							
C	SECONDARY INTERNAL COLLECTOR DRIVES						
Hardscape and Lighting							
HARDSCAPE TO INCLUDE DRIVES, PARALLEL PARKING AND ADJACENT SEVEN (7) FOOT SIDEWALK DRIVE, PARKING AND SIDEWALK TO BE LIT.							
Landscaping							
LANDSCAPING SHALL CONSIST OF LARGE CANOPY SHADE TREES OR LARGE CANOPY PALMS TO BE PLANTED IN EACH OF THE LANDSCAPE ISLANDS SITUATED BETWEEN THE PARALLEL ON-STREET PARKING SPACES AND A COMBINATION OF LOW AND MID-LEVEL LANDSCAPING THAT ENCOMPASSES A MINIMUM OF FIFTY (50) PERCENT OF THE LANDSCAPE ISLAND AREA.							
Phasing							
C-1 INCLUDES THE ROADWAY, PARALLEL PARKING, SIDEWALK LANDSCAPING AND LIGHTING FOR THE WESTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE WHICH INCLUDES LANDSCAPING WITHIN THE ISLANDS BETWEEN THE PARALLEL SPACES. TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2 OR POD 3. ROADWAY MUST BE BUILT WITH THE FIRST POD.							
C-2 INCLUDES THE ROADWAY, PARALLEL PARKING, SIDEWALK LANDSCAPING AND LIGHTING FOR THE EASTERN EAST-WEST SECONDARY INTERNAL COLLECTOR DRIVE WHICH INCLUDES LANDSCAPING WITHIN THE ISLANDS BETWEEN THE PARALLEL SPACES. TO BE INSTALLED WITH THE DEVELOPMENT OF POD 4 OR POD 5.							
D	TERTIARY INTERNAL COLLECTOR DRIVES						
Hardscape and Lighting							
HARDSCAPE TO INCLUDE DRIVES AND ADJACENT TEN (10) FOOT SIDEWALK, DRIVE AND SIDEWALK TO BE LIT.							
Landscaping							
LANDSCAPING SHALL CONSIST OF STREET TREES (LARGE CANOPY SHADE TREES OR LARGE CANOPY PALMS) BASED ON THE CALCULATION OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OF FRONTAGE AND A COMBINATION OF LOW AND MID-LEVEL LANDSCAPING THAT ENCOMPASSES A MINIMUM OF FIFTY (5) PERCENT OF THE STREET FRONTAGE AREA.							
Phasing							
TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1							
E	ICONIC CORNER FEATURE						
Iconic Feature and Lighting							
ICONIC CORNER FEATURE SHALL BE SIMILAR TO REPRESENTATIVE IMAGES AS SHOWN IN EXHIBIT "F" OF THE DEVELOPMENT AGREEMENT. THE TWO ICONIC FEATURES DO NOT HAVE TO BE EXACTLY LIKE EACH OTHER BUT NEED TO FORM A COHESIVE IMAGE.							
Landscaping							
ICONIC CORNER FEATURE LANDSCAPING SHALL CONSIST OF LOW, MID AND UPPER LEVEL LANDSCAPING. ICONIC CORNER FEATURE LANDSCAPING SHALL EXTEND 30 FEET BOTH DIRECTIONS FROM THE CORNER OF THE PROPERTY.							
The iconic corner shall consist one (1) tree per twenty-five (25) lineal foot or one (1) tree per thirty-five (35) lineal foot with a palm planted in between of landscape provided. The minimum number of shrubs in the mid-level landscaping shall be one (1) shrub per two (2) lineal feet of feature landscaping. The minimum quantity of low-level landscaping shall be sufficient to cover 50 percent of the length of adjacent required mid-level landscaping. The minimum number of shrubs or small trees required for upper level landscaping shall be sufficient to cover fifty (50) percent of the length of adjacent required mid-level landscaping. Shrubs or small trees used for upper level landscaping shall have a minimum spread equal to seventy-five (75) percent of the spacing. Required perimeter shrubs may be used to satisfy the mid-level landscaping requirement.							
Phasing							
E-1 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1, POD 2, OR POD 3							
E-2 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
F	POCKET PARK						
Hardscape and Amenities							
ALL HARDSCAPE AND AMENITIES, INCLUDING LIGHTING, SHALL BE INSTALLED FOR EACH POCKET PARK. THE LOCATIONS OF THE TWO REQUIRED POCKET PARKS ARE CONCEPTUAL AND CAN MOVE DURING THE SITE PLAN PROCESS. IT IS THE INTENT TO HAVE ONE POCKET PARK WITHIN THE EASTERN HALF AND ONE POCKET PARK WITHIN THE WESTERN HALF.							
Landscaping							
POCKET PARK LANDSCAPING SHALL CONSIST OF LOW, MID AND UPPER LEVEL LANDSCAPING.							
POCKET PARK LANDSCAPING - SHALL CONSIST ONE (1) SHADE TREE OR (1) LARGE CANOPY PALM PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA PROVIDED. THE MAXIMUM SQUARE FOOTAGE AREA OF 500 PROVIDED SHALL BE 50% OF THE LANDSCAPE AREA PROVIDED. THE REMAINING LANDSCAPE AREA SHALL BE PLANTED WITH UPPER-LEVEL, MID-LEVEL AND LOW-LEVEL PLANTINGS. THE TOTAL QUANTITY OF LOW-LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER 50% PERCENT OF MID-LEVEL PLANTINGS, 50% REDUCTION OF THE REQUIRED SHADE TREES IF PEDESTRIAN SHADING IS PROVIDED IN THE FORM OF SHADING STRUCTURES (GAZEBOS OR TRELLIS) AT THE PLAZA.							
Phasing							
F-1 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1, POD 2, OR POD 3							
F-2 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
G	COMMUNITY LINEAR GREENWAY						
Hardscape and Amenities							
COMMUNITY LINEAR GREENWAY SHALL INCLUDE A TEN (10) FOOT MULTIPURPOSE PATH WITH A BENCH OR OTHER SEATING PROVIDED FOR EVERY TWO HUNDRED AND FIFTY (250) LINEAR FEET. THE LANDSCAPING SHALL BE COORDINATED WITH THE SEATING LOCATIONS IN ORDER TO PROVIDE SHADE FOR THE SEATING. FOR G-1, THE PATH IS PERMITTED TO BE CONSTRUCTED WITHIN THE CANAL EASEMENT. THE BENCHES, AND ANY LIGHTING, SHALL BE LOCATED A MINIMUM OF TWENTY (20) FEET FROM THE EDGE OF WATER.							
Landscaping							
COMMUNITY LINEAR GREENWAY LANDSCAPING SHALL INCLUDE, AS A MINIMUM, ONE (1) CANOPY TREE PER FORTY (40) LINEAL FOOT AND A COMBINATION OF LOW AND MID-LEVEL LANDSCAPING. CLUSTERING OF TREES MAY BE PERMITTED. A GROUPING OF THREE (3) PALMS SHALL COUNT AS ONE (1) CANOPY TREE BUT SHALL NOT EXCEED TWENTY-FIVE (25) PERCENT OF THE REQUIREMENT. MID-LEVEL SHRUBS SHALL BE SPACED AT NO GREATER THAN TWO (2) FEET ON CENTER. A WALL SHALL NOT BE REQUIRED. ALL TREE AND PALM PLANTINGS SHALL BE OUTSIDE OF ANY PROPOSED OR EXISTING UTILITY EASEMENT UNLESS UTILITY PROVIDER APPROVAL IS OBTAINED. ALL LANDSCAPING SHALL BE A MINIMUM OF TWENTY (20) FEET FROM THE CANAL EDGE OF WATER.							
COMMUNITY LINEAR GREENWAY LANDSCAPING SHALL INCLUDE, AS A MINIMUM, ONE (1) CANOPY TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OR FRACTION THEREOF, AND A COMBINATION OF LOW AND MID-LEVEL LANDSCAPING. CLUSTERING OF TREES MAY BE PERMITTED. MID-LEVEL SHRUBS SHALL BE SPACED AT NO GREATER THAN TWO (2) FEET ON CENTER. A WALL SHALL NOT BE REQUIRED. ALL TREE PLANTINGS SHALL BE OUTSIDE OF ANY PROPOSED OR EXISTING UTILITY EASEMENT LAKE MAINTENANCE EASEMENT.							
LANDSCAPING ABUTTING A LAKE SHALL INCLUDE A MINIMUM ONE (1) TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OR FRACTION THEREOF. CLUSTERING OF TREES SHALL BE PERMITTED. MID-LEVEL SHRUBS SHALL BE SPACED AT NO GREATER THAN TWO (2) FEET ON CENTER. TOTAL QUANTITY OF LOW-LEVEL LANDSCAPING SHALL BE SUFFICIENT TO COVER 50% PERCENT OF MID-LEVEL PLANTINGS. A WALL SHALL NOT BE REQUIRED. ALL TREE PLANTINGS SHALL BE OUTSIDE OF ANY UTILITY EASEMENT AND OUTSIDE ANY LAKE MAINTENANCE EASEMENT.							
TREES OR PALMS SHALL INCLUDE A MINIMUM OF ONE (1) CANOPY TREE OR ONE (1) LARGE CANOPY PALM PER TWENTY-FIVE (25) LINEAL FEET AND PLANTED WITHIN TEN (10) FEET OF THE MULTIPURPOSE PATH. UP TO FIFTY (50) PERCENT OF THE REQUIRED TREES SHALL BE PERMITTED TO BE PALMS. PALMS TO BE LOCATED ADJACENT TO ANY EXISTING OR PROPOSED UTILITY EASEMENT OR TO THE LAKE. AMENITY FOCUSED AREAS INCLUDE THE MAIN POOL, AMENITY AREA AND ONE SECONDARY AMENITY FOCUSED AREA.							
COMMUNITY LINEAR GREENWAY LANDSCAPING SHALL INCLUDE, AS A MINIMUM, ONE (1) CANOPY TREE PER TWENTY-FIVE (25) LINEAL FOOT OR ONE (1) TREE PER THIRTY-FIVE (35) LINEAL FOOT WITH A PALM PLANTED IN BETWEEN OR FRACTION THEREOF, AND A COMBINATION OF LOW AND MID-LEVEL LANDSCAPING. CLUSTERING OF TREES MAY BE PERMITTED. MID-LEVEL SHRUBS SHALL BE SPACED AT NO GREATER THAN TWO (2) FEET ON CENTER. A WALL SHALL NOT BE REQUIRED.							
Phasing							
G-1 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 1, POD 2, OR POD 3							
G-2 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
G-3 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
G-4 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
G-5 TO BE INSTALLED WITH THE DEVELOPMENT OF POD 2, POD 3, POD 4, OR POD 5							
NOTE: LARGE CANOPY PALM SHALL BE EITHER ROYAL PALM OR DATE PALM							

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1	AMENDMENT #1		10/24/25	SWP	
No.		REVISIONS	DATE	BY	

SCALE: 1" = 60'-0"
DESIGNED BY: SWP
DRAWN BY: SWP
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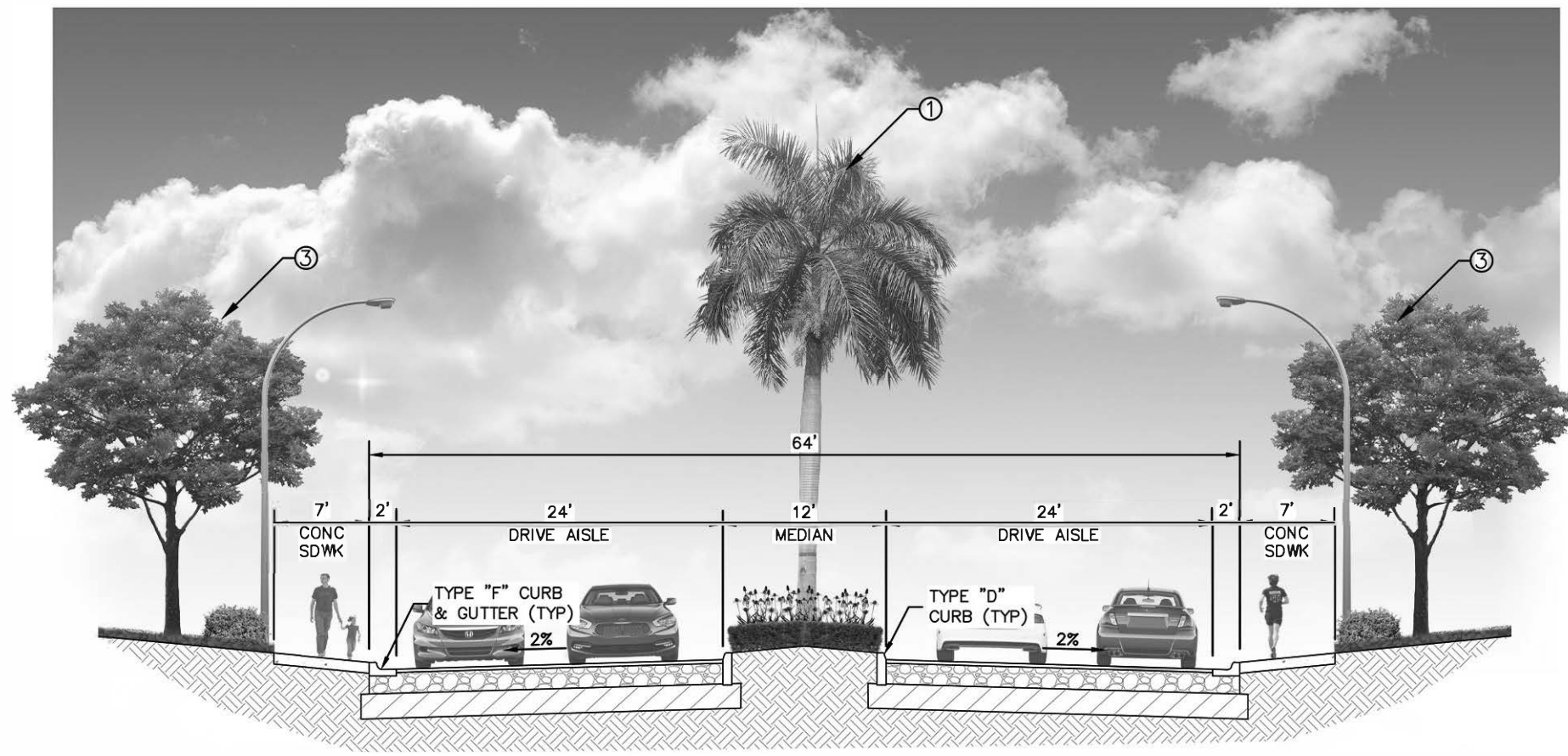
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ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. CD00114

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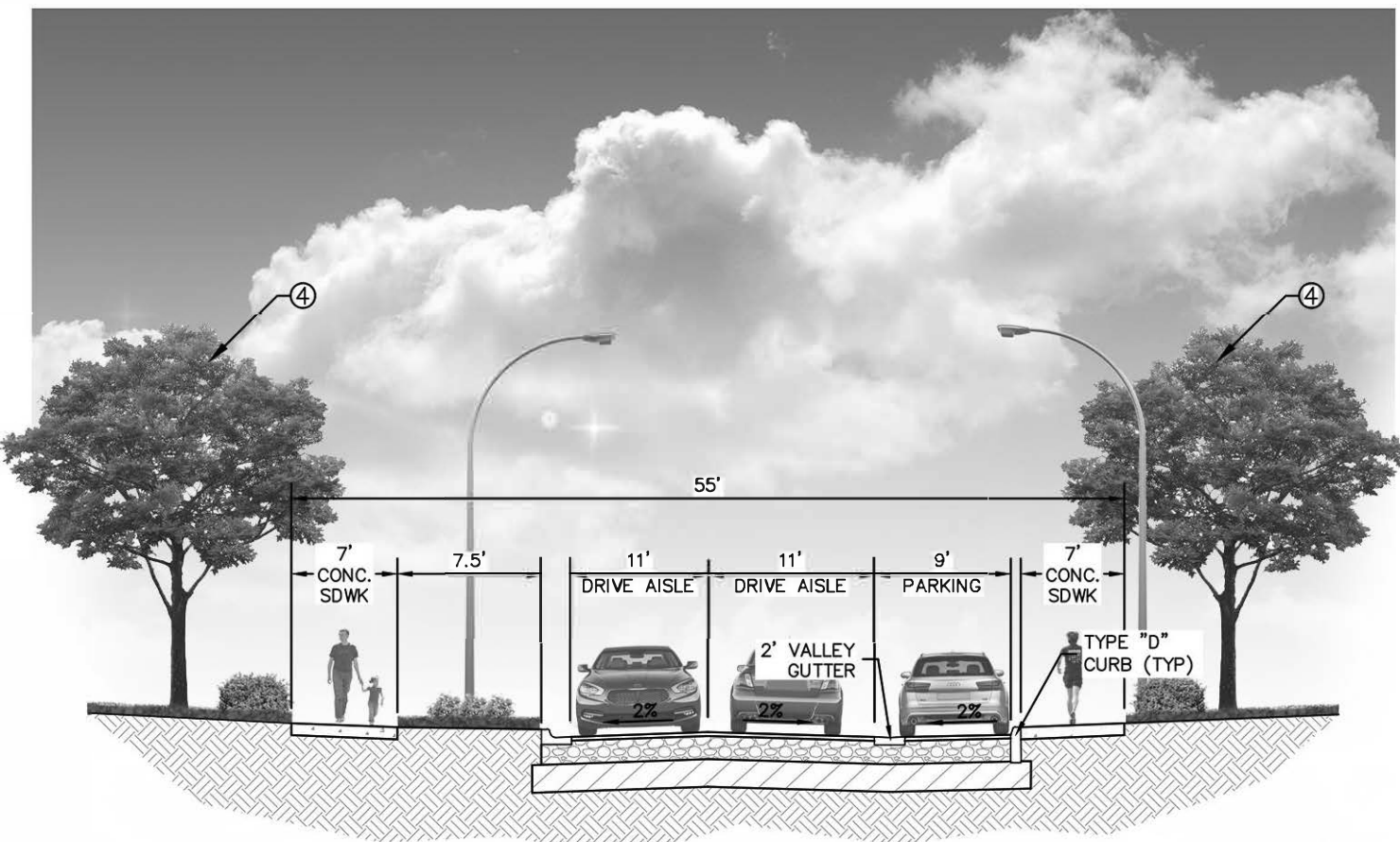
WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

LANDSCAPE
SECTION CALLOUTS

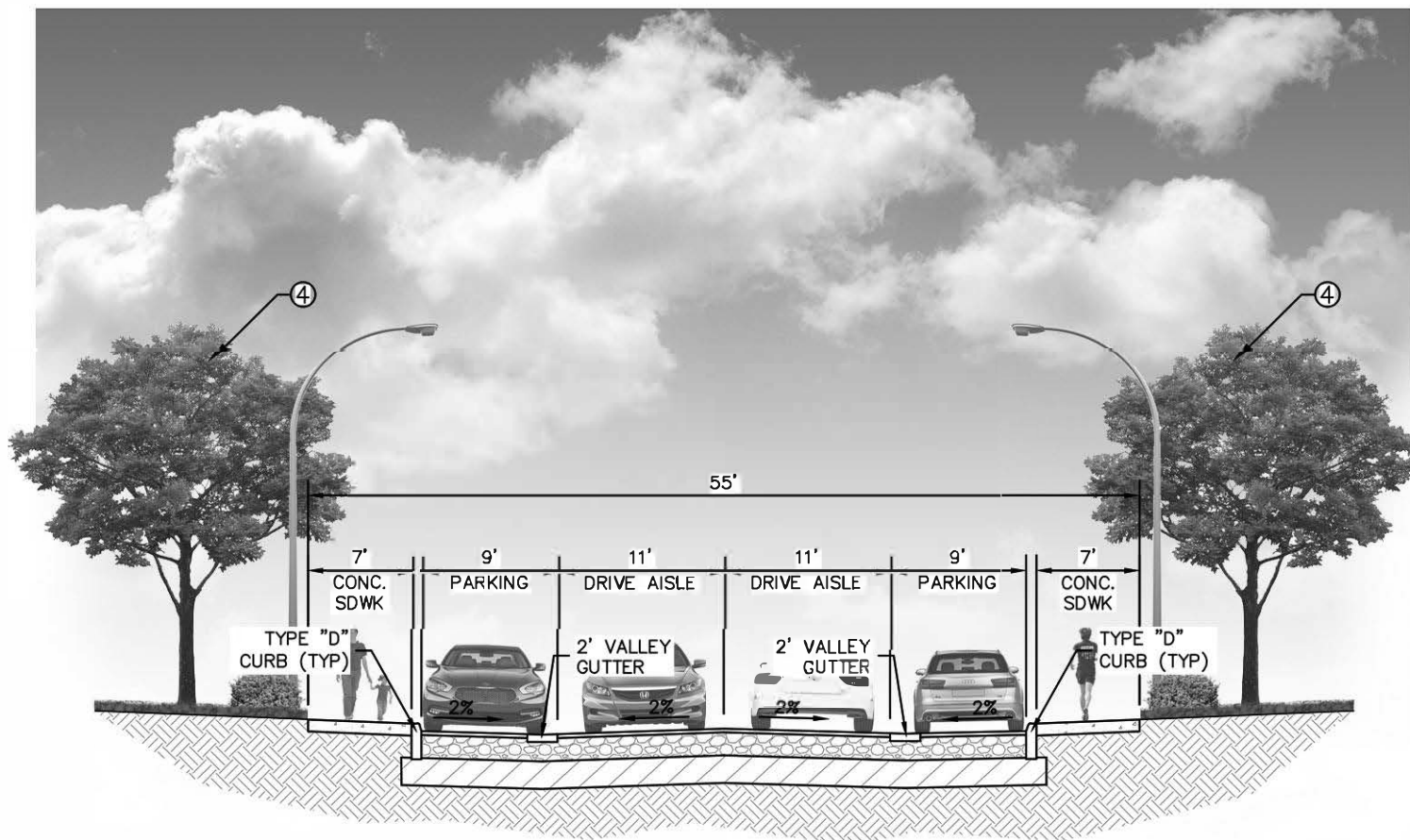
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PROJECT NO. 21-0061-001-01	



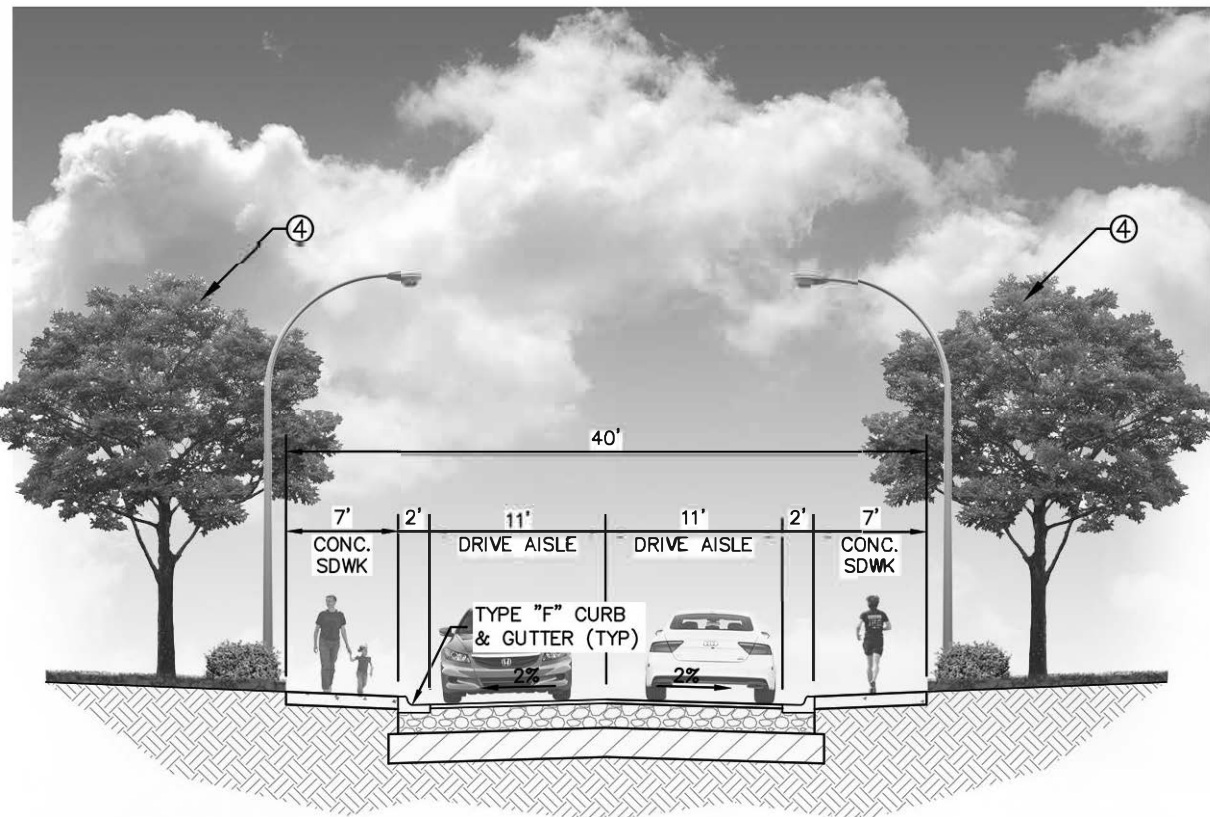
SECTION A-A
(ENTRY DRIVE WITH MEDIAN)
N.T.S



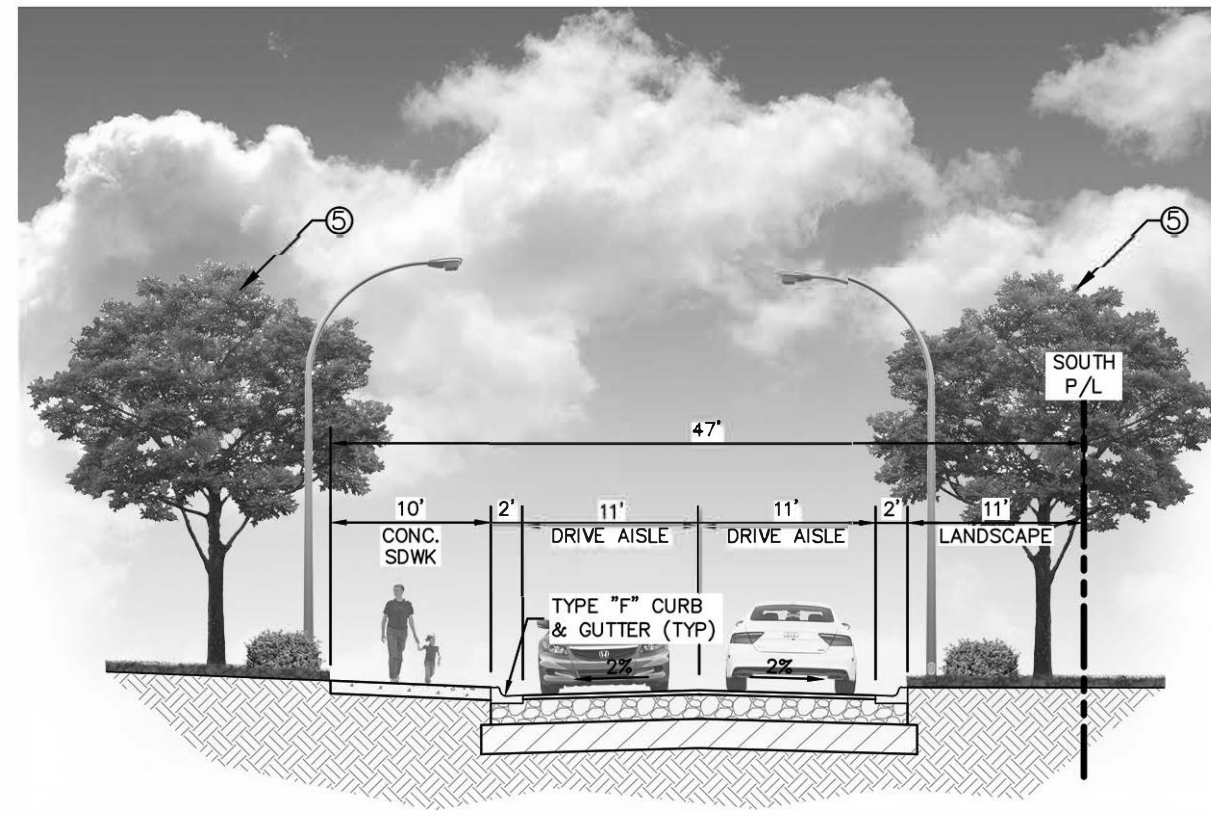
SECTION B-B
(SECONDARY INTERNAL COLLECTOR DRIVE)
N.T.S



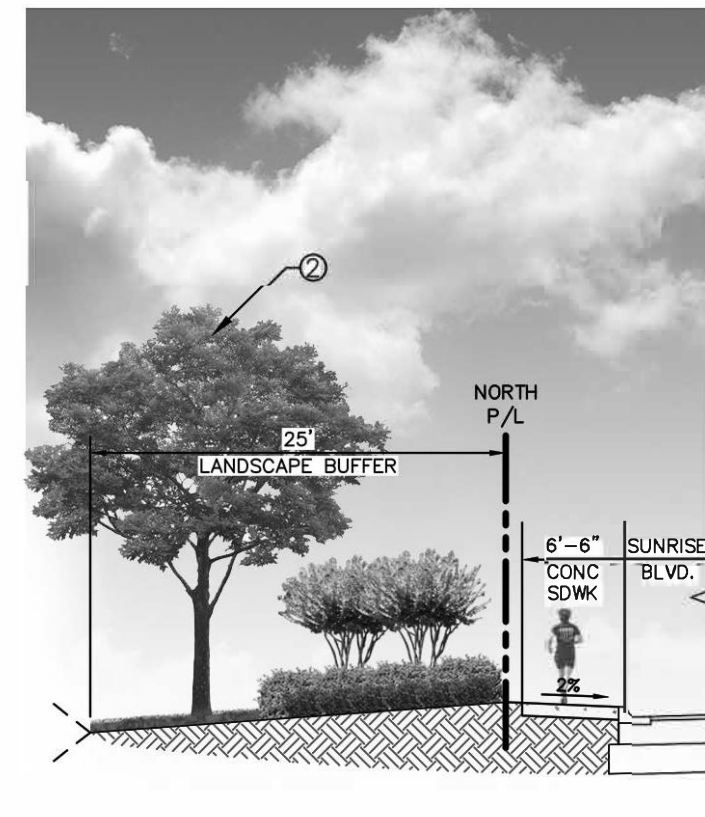
SECTION C-C
(SECONDARY INTERNAL COLLECTOR DRIVE AND PARALLEL PARKING)
N.T.S



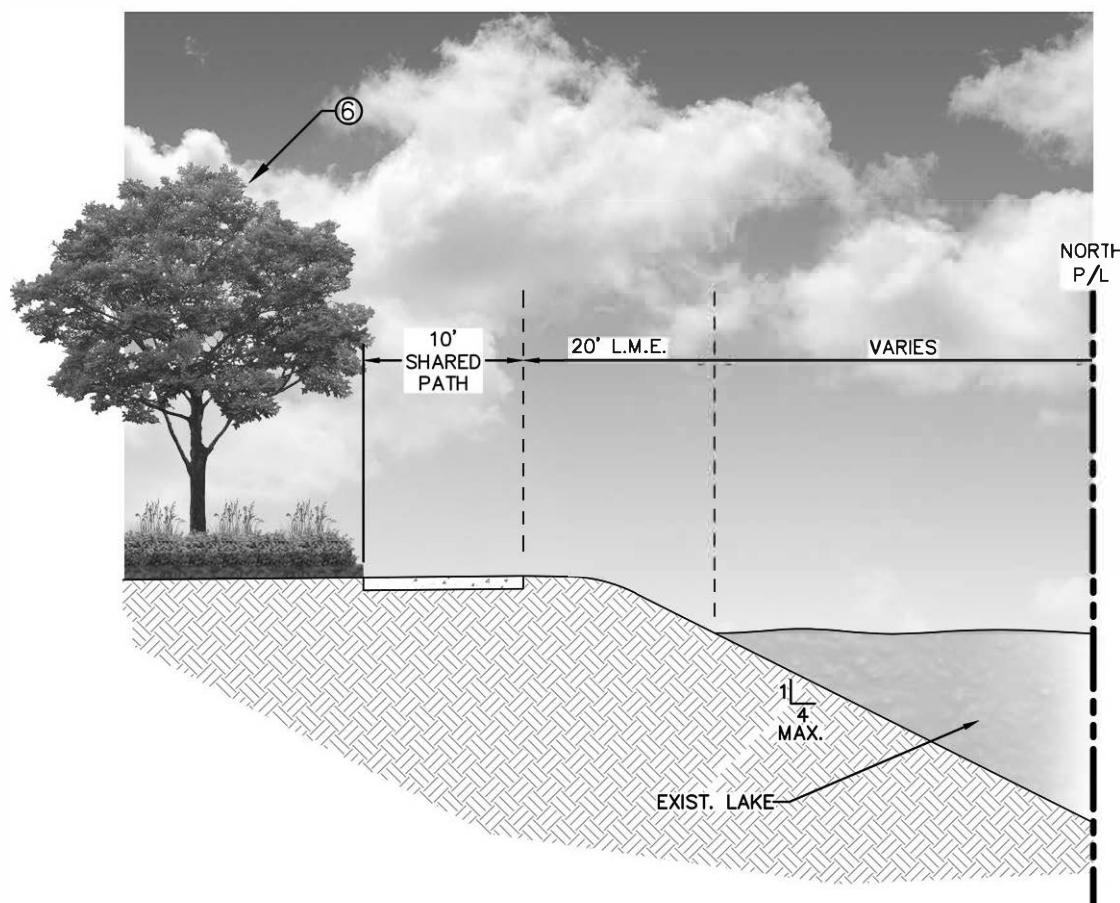
SECTION D-D
(ENTRY DRIVE)
N.T.S



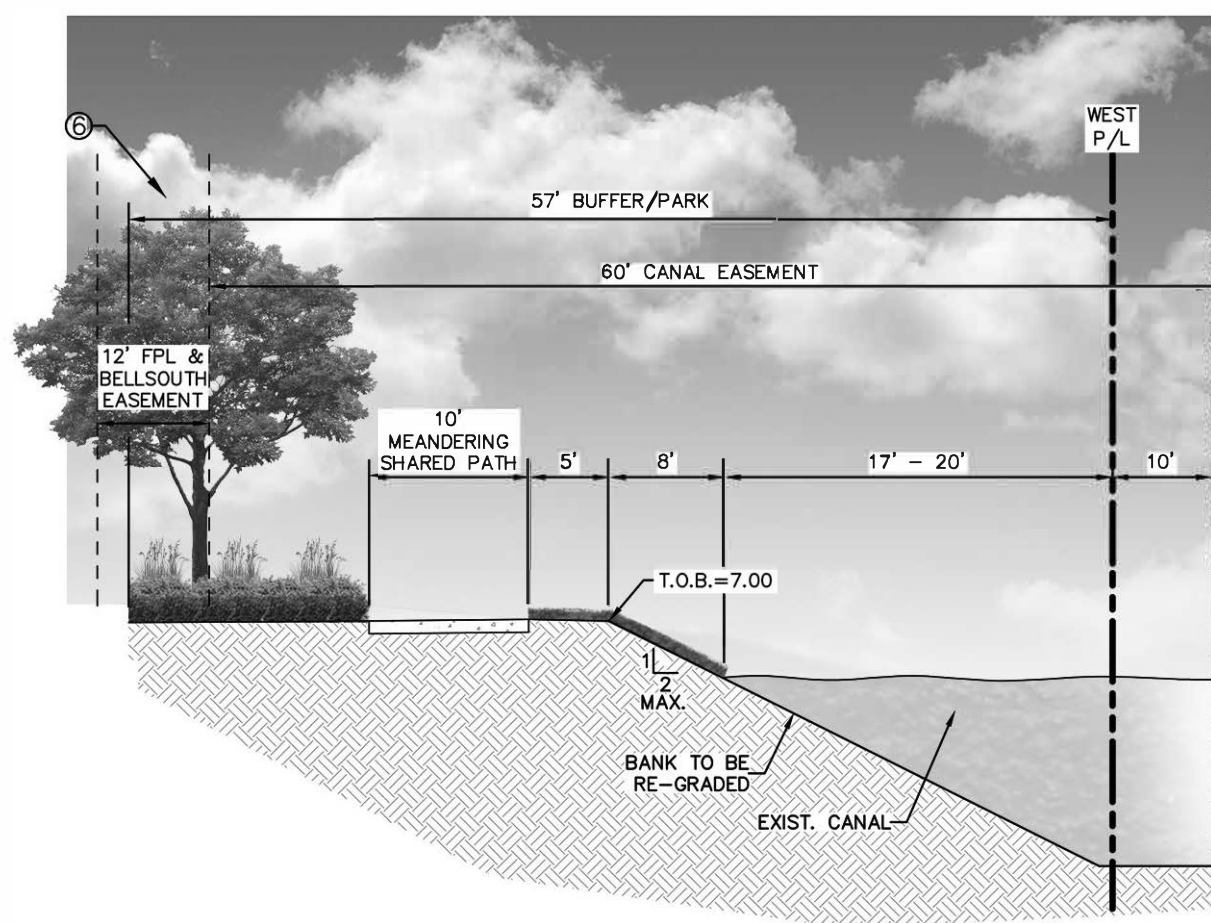
SECTION E-E
(TERTIARY INTERNAL COLLECTOR DRIVE AT SOUTH PROPERTY LINE)
N.T.S



SECTION F-F
(BUFFER AT SUNRISE BOULEVARD)
N.T.S



SECTION G-G
(COMMUNITY LINEAR GREENWAY- EXISTING LAKE)
N.T.S



SECTION H-H
(COMMUNITY LINEAR GREENWAY- CANAL)
N.T.S

- LEGEND:
- MEDIAN PLANTINGS- REFER TO PHASE 'B-1' AND OR PHASE 'B-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
 - SUNRISE BOULEVARD LANDSCAPE BUFFER- REFER TO PHASE 'A' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
 - PROJECT ENTRY DRIVE LANDSCAPING- REFER TO PHASE 'B-1' AND OR PHASE 'B-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
 - SECONDARY INTERNAL COLLECTOR DRIVE LANDSCAPING- REFER TO PHASE 'C-1' AND OR PHASE 'C-2' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
 - TERTIARY INTERNAL COLLECTOR DRIVE LANDSCAPING- REFER TO PHASE 'D' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.
 - COMMUNITY LINEAR PARK LANDSCAPING- REFER TO PHASE 'G-1', 'G-2,' AND OR PHASE 'G-3' OF THE LANDSCAPE PHASING SCHEDULE ON SHEET LP-1.

NOTE:
ALL SELECTED PLANT MATERIAL SHALL BE FROM THE CITY OF SUNRISE
APPROVED PLANT LIST.

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No.	REVISIONS	DATE	BY

SCALE:
NTS

DESIGNED BY:
SWP

DRAWN BY:
SWP

CHECKED BY:
JDH

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0006114
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WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

**LANDSCAPE
SECTIONS**

SEAL:	DATE: 10/24/2025
Scott W. Peavler Florida R.L.A. No. 6666876	DRAWING NO. LP-3
PROJECT NO. 21-0061-001-01	

SUNRISE BOULEVARD

FUTURE
TRAFFIC
SIGNAL

COMMERCIAL

POD 3

COMMERCIAL/
RESIDENTIAL/ OFFICE

POD 5

OFFICE/ HOTEL /
COMMERCIAL

POD 1

OFFICE

POD 2

RESIDENTIAL

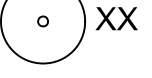
POD 4

PROPOSED
LAKE

EXISTING
LAKE

EXISTING
LAKE

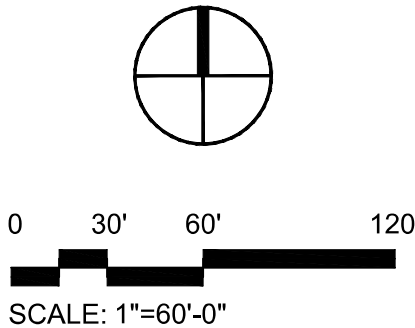
LEGEND

-  TREES/ PALMS TO REMAIN
-  XX TREES/ PALMS TO BE REMOVED
-  XX TREES/ PALMS TO BE RELOCATED

TREE DISPOSITION LIST:

No.	Botanical Name	Common Name	Native	DBH (in.)	Canopy (Dia.)	Condition	Disposition	Canopy Loss (SF)
2023	QUERCUS VIRGINIANA	LIVE OAK	YES	25	35	FAIR	REMOVE	962
2024	QUERCUS VIRGINIANA	LIVE OAK	YES	25	35	FAIR	REMOVE	962
2037	MALALEUCA QUINQUENERVIA	MALALEUCA	NO	14	25	POOR	REMOVE	
2046	CORDIA SEBESTENA	ORANGE GIEGER	YES	4	10	POOR	REMOVE	79
2051	SABAL PALMETTO	SABAL PALM	YES	10	10	POOR	REMOVE	79
2054	ACACIA AURICULIFORMIS	EARLEAF ACACIA	NO	3	10	POOR	REMOVE	
2055	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2056	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2057	SABAL PALMETTO	SABAL PALM	YES	8	10	POOR	REMOVE	79
2058	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	NO	27	30	POOR	REMOVE	
2060	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	NO	24	30	POOR	REMOVE	
2063	QUERCUS VIRGINIANA	LIVE OAK	YES	17	28	GOOD	REMOVE	616
2065	QUERCUS VIRGINIANA	LIVE OAK	YES	14	25	FAIR	REMOVE	491
2066	QUERCUS VIRGINIANA	LIVE OAK	YES	16	23	FAIR	REMOVE	415
2067	QUERCUS VIRGINIANA	LIVE OAK	YES	4	9	FAIR	RELOCATE, 50% CANOPY	32
2068	QUERCUS VIRGINIANA	LIVE OAK	YES	3	9	FAIR	REMOVE	64
2069	JACARANDA MIMOSIFOLIA	JACARANDA	NO	8	13	POOR	REMOVE	
2070	ACACIA AURICULIFORMIS	EARLEAF ACACIA	NO	30	40	FAIR	REMOVE	
2071	QUERCUS VIRGINIANA	LIVE OAK	YES	13	28	GOOD	REMOVE	616
2072	QUERCUS VIRGINIANA	LIVE OAK	YES	13	28	FAIR	REMOVE	616
2075	QUERCUS VIRGINIANA	LIVE OAK	YES	19	30	GOOD	REMOVE	707
2076	QUERCUS VIRGINIANA	LIVE OAK	YES	9	20	GOOD	RELOCATE, 50% CANOPY	157
2077	QUERCUS VIRGINIANA	LIVE OAK	YES	14	28	GOOD	REMOVE	616
2079	QUERCUS VIRGINIANA	LIVE OAK	YES	11	24	POOR	REMOVE	452
2080	QUERCUS VIRGINIANA	LIVE OAK	YES	10	15	FAIR	RELOCATE, 50% CANOPY	88

No.	Botanical Name	Common Name	Native	DBH (in.)	Canopy (Dia.)	Condition	Disposition	Canopy Loss (SF)
2081	QUERCUS VIRGINIANA	LIVE OAK	YES	16	28	GOOD	REMOVE	616
2082	QUERCUS VIRGINIANA	LIVE OAK	YES	15	30	GOOD	REMOVE	707
2083	QUERCUS VIRGINIANA	LIVE OAK	YES	15	30	GOOD	REMOVE	707
2085	QUERCUS VIRGINIANA	LIVE OAK	YES	19	33	GOOD	REMOVE	855
2086	QUERCUS VIRGINIANA	LIVE OAK	YES	12	27	FAIR	REMOVE	573
2087	QUERCUS VIRGINIANA	LIVE OAK	YES	7	16	POOR	REMOVE	201
2088	QUERCUS VIRGINIANA	LIVE OAK	YES	15	40	GOOD	REMOVE	1,257
2089	QUERCUS VIRGINIANA	LIVE OAK	YES	14	33	GOOD	REMOVE	855
2090	QUERCUS VIRGINIANA	LIVE OAK	YES	23	35	GOOD	REMOVE	962
2091	QUERCUS VIRGINIANA	LIVE OAK	YES	19	40	GOOD	REMOVE	1,257
2092	QUERCUS VIRGINIANA	LIVE OAK	YES	23	38	GOOD	REMOVE	1,134
2093	QUERCUS VIRGINIANA	LIVE OAK	YES	4	10	FAIR	REMAIN	
2094	QUERCUS VIRGINIANA	LIVE OAK	YES	10	20	FAIR	REMAIN	
2096	ROYSTONEA REGIA	ROYAL PALM	YES	15	15	FAIR	REMAIN	
2097	ROYSTONEA REGIA	ROYAL PALM	YES	15	15	FAIR	REMAIN	
2101	FICUS SP.	FICUS	NO	36	60	FAIR	REMAIN	
2104	CORDIA SEBESTENA	ORANGE GEIGER	YES	6	10	POOR	REMOVE	79
2106	SIMAROUBA GLAUCA	PARADISE TREE	NO	3	6	FAIR	REMAIN	
2107	SIMAROUBA GLAUCA	PARADISE TREE	NO	4	10	FAIR	REMOVE	79
2108	SIMAROUBA GLAUCA	PARADISE TREE	NO	3	6	FAIR	REMAIN	
TOTAL CANOPY LOSS=								16,467



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				SCALE: 1" = 60'-0"
				DESIGNED BY: SWP
				DRAWN BY: SWP
				CHECKED BY: JDH
1	AMENDMENT #1	10/24/25	SWP	
No.	REVISIONS	DATE	BY	



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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. CD00114

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WESTERRA PHASE 1
CITY OF SUNRISE, FLORIDA

TREE DISPOSITION
PLAN

SEAL:

Scott W. Peavler
Florida R.L.A. No. 6666976

PROJECT NO.

21-0061-001-01

DATE:

10/24/2025

DRAWING NO.

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