

LEGAL DESCRIPTION:

PARCEL 1

THE PLAT OF SAVANNAH P. U. D. PLAT 7, AS RECORDED IN PLAT BOOK 149, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2

A PORTION OF PARCEL A AS SHOWN ON THE PLAT OF SAWGRASS PRESERVE, AS RECORDED IN PLAT BOOK 157, PAGE 4 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

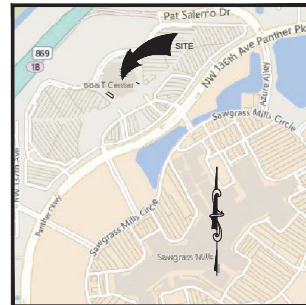
BEGIN AT THE NORTHEAST CORNER OF SAID PLAT OF SAWGRASS PRESERVE; THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST ALONG THE EAST LINE OF SAID PLAT OF SAWGRASS PRESERVE FOR 1657.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 22ND PLACE; THENCE NORTH 62 DEGREES 06 MINUTES 52 SECONDS WEST FOR 72.55 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 29 SECONDS FOR AN ARC DISTANCE OF 17.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET AND A CENTRAL ANGLE OF 22 DEGREES 57 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 32.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 39 MINUTES 36 SECONDS FOR AN ARC DISTANCE OF 34.00 FEET TO POINT OF TANGENCY; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST ALONG A LINE THAT IS 115.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT OF SAWGRASS PRESERVE FOR 1280.44 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST FOR 145.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST FOR 75.55 FEET; THENCE NORTH 44 DEGREES 03 MINUTES 38 SECONDS EAST FOR 284.02 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 57 SECONDS EAST FOR 61.80 FEET TO THE POINT OF BEGINNING (LAST TWO MENTIONED COURSES BEING ALONG THE BOUNDARY OF SAID PLAT OF SAWGRASS PRESERVE) LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 206,795 SQUARE FEET OR 4.747 ACRES MORE OR LESS. (BEARINGS BASED ON STATE PLANE AS SHOWN ON SAID PLAT OF SAWGRASS PRESERVE).

ALL SAID LANDS LYING A TOTAL OF 6,089,583 SQUARE FEET (139.8 ACRES), MORE OR LESS.



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 53-17 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. 18-10789, 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°40'40" 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 (NAVD83). SAID ELEVATIONS ARE BASED ON THE FOLLOWING NATIONAL GEODESIC SURVEY BENCHMARK: BENCHMARK DESIGNATION F 664 (IPD DL2176), A STAINLESS STEEL ROD WITH AN NGS LOGO CAP LOCATED 160' SOUTH OF THE SOUTH CURB, CANAL AND PARK BOULEVARD EASTBOUND LANES, 67 WEST OF THE WEST TOP OF BANK OF CANAL C-42; ELEVATION 6.64' AND BENCHMARK DESIGNATION G 664 (IPD DL2178), A BRASS DISK SET IN A BRIDGE ABUTMENT, LOCATED 210' EAST OF THE INTERSECTION OF NW 113TH AVE. AND NW 29TH MANOR, 18.4' SOUTH OF THE CENTERLINE OF NW 29TH MANOR, ELEVATION 8.97'.
- 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 53-17 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 (S3NRS11), 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 1/8" 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 $\pm 1.1'$.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 40' OR SMALLER.
- MAAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE PROVIDED BY GPR GEOSPACIAL, INC., 423 S KELLER RD #300 ORLANDO, FL 32815, 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:

+	BENCHMARK
+	POWER/TRANSFORMER POLE
+	ELECTRIC CABINET
+	SIGNAL 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 ELEVATION LABEL
+	ELECTRIC HAND HOLE
+	FIBER OPTIC HAND HOLE
+	TELEPHONE HAND HOLE
+	GUY WIRE ANCHOR
+	TRAFFIC SIGNAL HAND HOLE
+	DRAINAGE MANHOLE
+	ELECTRIC MANHOLE
+	SANITARY MANHOLE
+	TELEPHONE MANHOLE
+	2 LAMP POLE
+	NATURAL GAS VALVE
+	WATER VALVE
+	FLOOD LIGHT
+	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 53-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.



Digitally signed by
Timothy H Gray
Date: 2021.03.25
11:41:44-0400

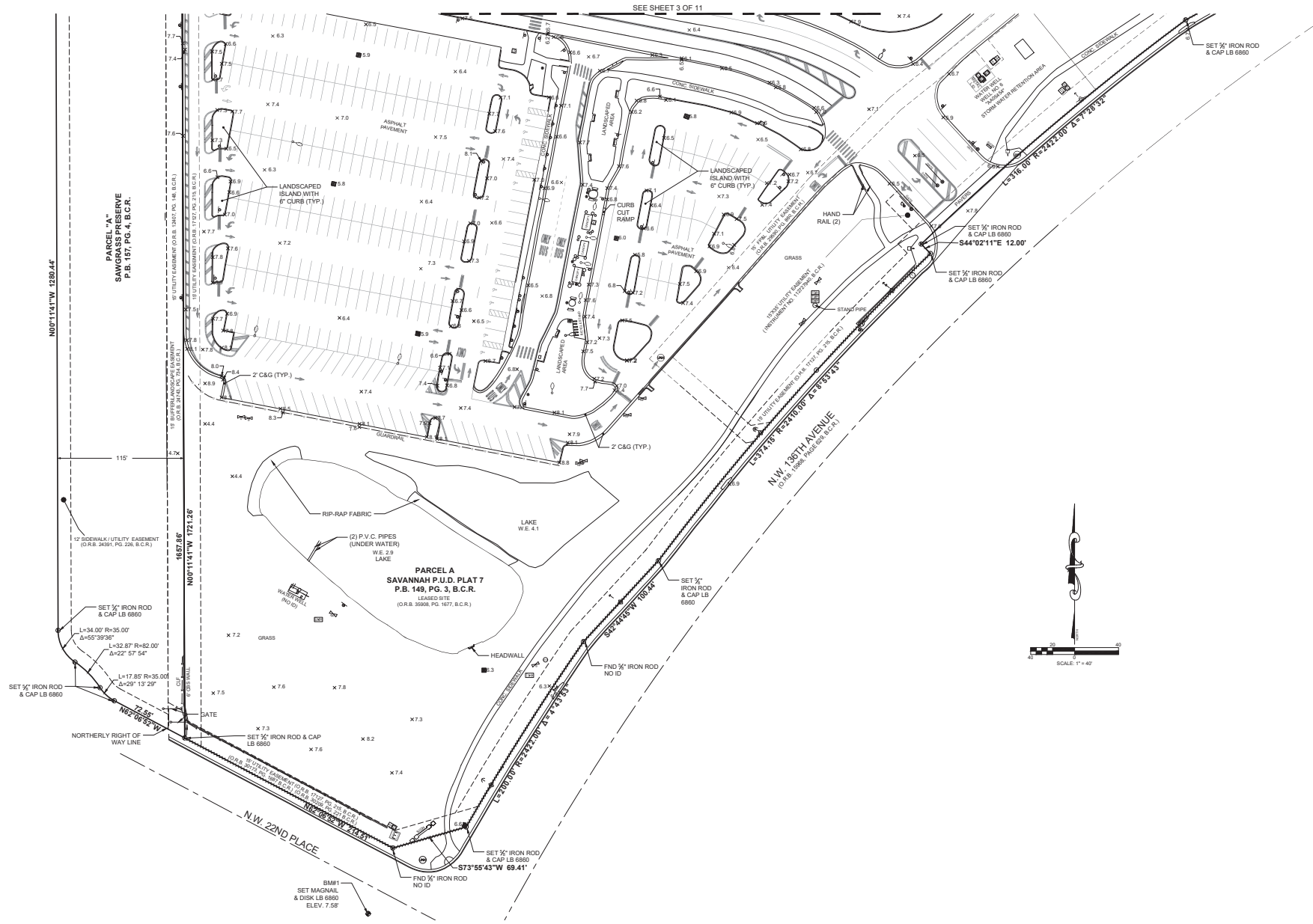
TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No.6604
STATE OF FLORIDA

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 RECORDS	AFFECTS		PLOTTED ON SURVEY		COMMENT		
			YES	NO	YES	NO			
1	PLAT OF SAVANNAH P.D. PLAT 7, AS RECORDED IN PLAT BOOK 149, PAGE 3, AS AFFECTED BY THAT RESOLUTION 96-0916, RECORDED IN OFFICIAL RECORDS BOOK 2887, 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. 148, PG. 3	X		X		PLOTTED TO THE EXTENT POSSIBLE (PLAT RESTRICTIONS NOT PLOTTABLE)		
2	RESERVATIONS IN FAVOR OF THE EVERGLADES DRAINAGE DISTRICT, AS CONTAINED IN THAT DEED RECORDED IN DEED BOOK 717, PAGE 698, AS AFFECTED BY THAT NON-USE COMMENT NO. 730, RECORDED IN OFFICIAL RECORDS BOOK 18710, 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.	O.R.B. 217, PG. 698 O.R.B. 25750, PG. 174 O.R.B. 25476, PG. 174	X				OIL, MINERAL RIGHTS, (NOT PLOTTABLE)		
3	RESOLUTION NO. 85-058, REGARDING CANAL, RIGHTS-OF-WAY AND EASEMENTS FOR CANAL MAINTENANCE, RECORDED IN OFFICIAL RECORDS BOOK 12782, PAGE 596, 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. 12782, PG. 596 O.R.B. 25476, PG. 174		X	X		CANAL EASEMENT, SOUTH OF SITE		
4	RESOLUTION NO. 85-106, REGARDING EASEMENTS FOR DRAINAGE PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 12782, 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. 12782, PG. 574 O.R.B. 25476, PG. 174		X	X		SUBJECT PARCEL, SUBJECT TO ASSIGNMENT; CANAL EASEMENT, SOUTH OF SITE		
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		NO PLOTTABLE MATTERS		
6	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT, RECORDED IN OFFICIAL RECORDS BOOK 17107, 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. 17107, PG. 215	X		X		AFFECTS AS SHOWN		
7	NON-EXCLUSIVE SIGNAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 17508, PAGE 424, AS MODIFIED IN O. R. BOOK 17195, 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. 17508, PG. 393	X				AFFECTS AS SHOWN		
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		LEGAL DESCRIPTION NOT FILED WITH RECORD		
9	DEVELOPMENT AGREEMENT FOR THE BROWARD COUNTY CIVIC CENTER, RECORDED IN OFFICIAL RECORDS BOOK 28816, PAGE 881, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28816, PG. 881	X				NO PLOTTABLE MATTERS		
10	NOTICE OF ADOPTION OF DEVELOPMENT ORDER, RECORDED IN OFFICIAL RECORDS BOOK 28816, PAGE 286, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28816, PG. 286	X		X		NO PLOTTABLE MATTERS		
11	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 28473, 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				BLANKET EASEMENT		
12	EASEMENT AGREEMENT, BY AND BETWEEN BROWARD COUNTY AND THE ARENA PARTIES, RECORDED IN OFFICIAL RECORDS BOOK 28473, PAGE 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28473, PG. 164	X		X		EASEMENT FOR WELLS (SEE NOTE NO. 17)		
13	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 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 28574, PG. 515	X		X		AFFECTS AS SHOWN		
14	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT, RECORDED IN OFFICIAL RECORDS BOOK 26860, PAGE 880, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 26860, PG. 880	X				AFFECTS AS SHOWN		
15	EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 30373, PAGE 1987, AS RE-RECORDED IN O. R. BOOK 30320, PAGE 221, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 30320, PG. 221	X				AFFECTS AS SHOWN		
16	MEMORANDUM OF LEASE, BY AND BETWEEN ARENA OPERATING COMPANY, LTD., AND BELL-SOUTH MOBILITY LLC, RECORDED IN OFFICIAL RECORDS BOOK 8608, PAGE 1877, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 8608, PG. 1877	X		X		BLANKET EASEMENT		
17	COMMUNICATIONS ANTENNA REMOVAL AGREEMENT, ONE 4274, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 4274, PG. 20	X		X		NO PLOTTABLE MATTERS		
18	COMMUNICATIONS ANTENNA REMOVAL AGREEMENT, ONE 4274, PAGE 209, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 4274, PG. 209	X		X		NO PLOTTABLE MATTERS		
19	MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 4888, PAGE 81, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 4888, PG. 81	X				NO PLOTTABLE MATTERS		
20	UTILITY EASEMENT IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN INSTRUMENT # 11727817, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INSTR. 11727817	X		X		AFFECTS AS SHOWN		
21	BLK. OF SALE, FROM BROWARD COUNTY TO CITY OF SUNRISE, RECORDED IN INSTRUMENT # 11727817, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INSTR. 11727817	X		X		AFFECTS PARCEL "A" OF PLAT		
22	RESOLUTION NO. 2017-236, DESIGNATING THE GOODMAN ARCHAEOLOGICAL SITE, RECORDED IN INSTRUMENT # 11436008, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	INSTR. 11436008	X				ARCHAEOLOGICAL SITE, AS SHOWN		
23	THE PLAT OF SAWGRASS PRESERVE, AS RECORDED IN PLAT BOOK 152, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	P.B. 152, PG. 4	X				PLOTTED TO THE EXTENT POSSIBLE (PLAT RESTRICTIONS NOT PLOTTABLE)		
24	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		DOCUMENT NOT PROVIDED/AVAILABLE		
25	RESOLUTION NO. 87-106, REGARDING EASEMENTS FOR DRAINAGE PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 12782, 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. 12782, PG. 574	X		X		SUBJECT PARCEL, SUBJECT TO ASSIGNMENT; CANAL EASEMENT, SOUTH OF SITE		
26	DEVELOPMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22386, PAGE 513, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 22386, PG. 513	X		X		NO PLOTTABLE MATTERS		
27	NON-EXCLUSIVE UTILITY EASEMENT, IN FAVOR OF THE CITY OF SUNRISE, RECORDED IN OFFICIAL RECORDS BOOK 24910, PAGE 226, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 24910, PG. 226	X		X		AFFECTS AS SHOWN		
28	BUFFER AND LANDSCAPE MAINTENANCE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2474, PAGE 734, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	O.R.B. 2474, PG. 734	X		X		AFFECTS AS SHOWN		
29	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		BLANKET EASEMENT		

DATE	REVISION	BY

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33069-6643
(954) 788-3400
EMAIL: mal@KEITHteam.com LB NO. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY
SAVANNAH P.D. PLAT 7 (PB 149, PG. 3, BCR)
& A PORTION OF PARCEL A, SAWGRASS PRESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY FLORIDA



DATE	REVISION	BY
03-22-2021		

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

KEITH

301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33066-6843
(954) 788-5400
EMAIL: mail@KEITHteam.com LB NO. 6860

BB&T CENTER

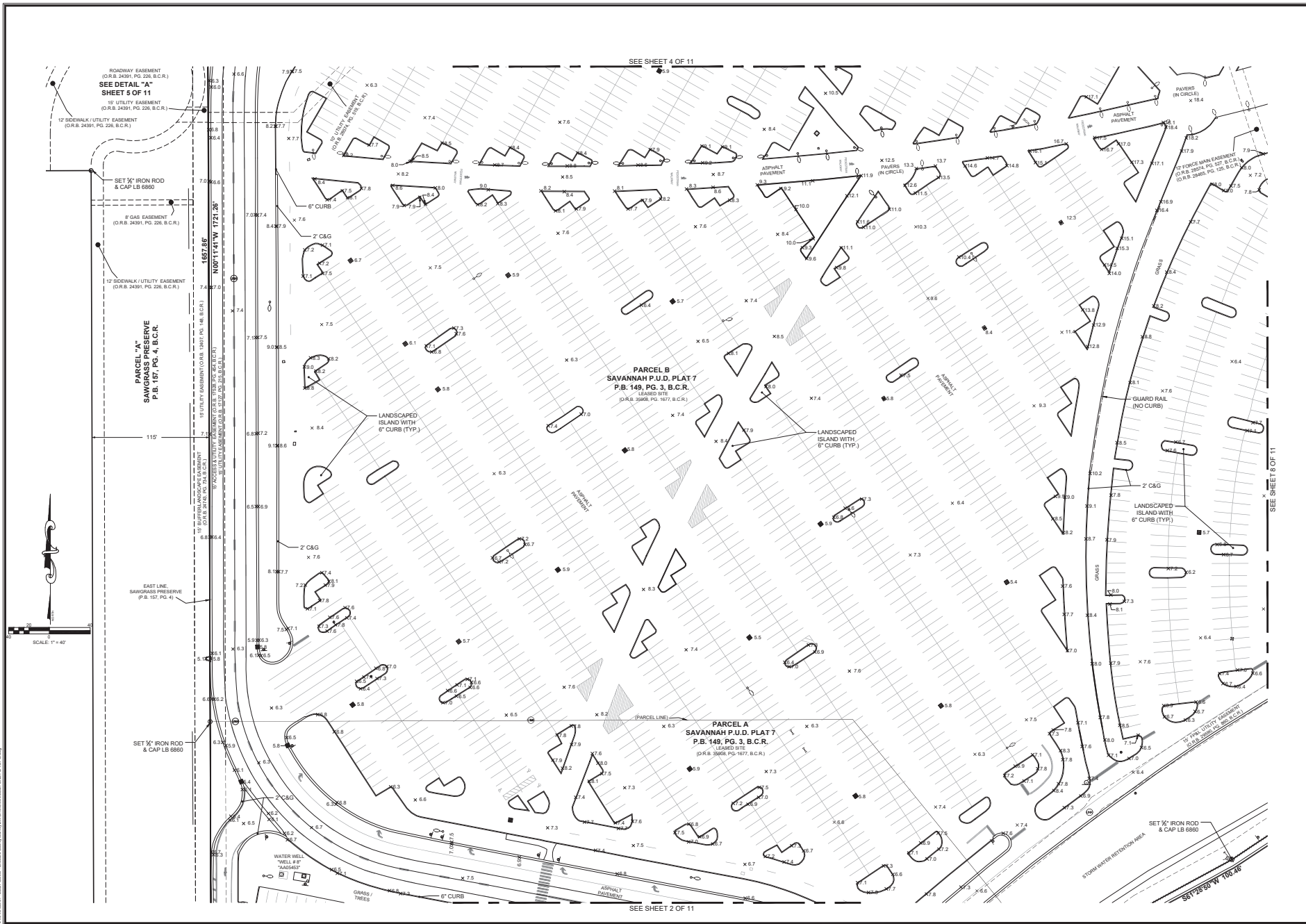
BOUNDARY AND TOPOGRAPHIC SURVEY

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

CITY OF SUNRISE - BROWARD COUNTY FLORIDA

SHEET	2	OF	14
PROJECT NUMBER	10439.01		

N:\10101000 D. B. B. Center - Boundry and Topographic Survey - 10101000.DWG



REVISION

DATE	05-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	SK
CHECKED BY	T.G.

KEITH

301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33066-6843
EMAIL: mal@KEITHteam.com LB NO. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY

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

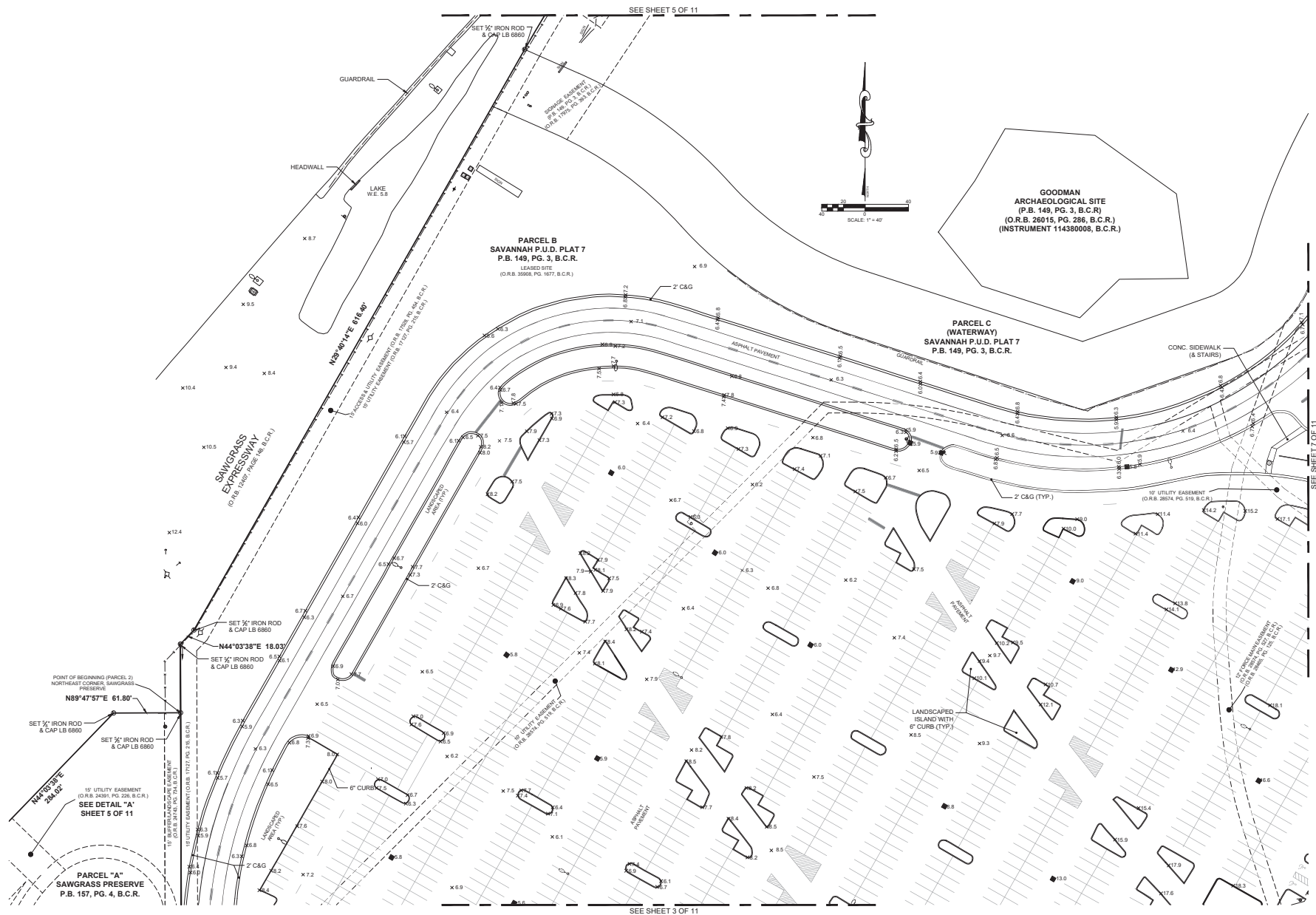
CITY OF SUNRISE - BROWARD COUNTY FLORIDA

SHEET 3 OF 14

PROJECT NUMBER
10439.01

[3.5 OF 14] Mar 25, 2021 15:56m

N:\10101000.DWG - RIBBET Center - BROWARD County\10101000.DWG - RIBBET CENTER - BROWARD COUNTY - BROWARD COUNTY - BROWARD COUNTY



DATE	REVISION	BY
03-22-2021		

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33066-6643
EMAIL: mal@KEITHteam.com LB No. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY
SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS PRESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET	4	OF	14
PROJECT NUMBER	10439.01		

[24 OF 14] Mar 23, 2021 15:25pm

N:\1010100.DWG - BB&T Center - Boundary and Topographic Survey - 1010100.DWG

SEE SHEET 5 OF 11



PARCEL "B"
SAWGRASS LAKES
P.B. 154, PG. 2, B.C.R.

TRACT 40
FLORIDA FRUIT LANDS CO.
SUBDIVISION NO. 1
P.B. 2, PG. 17, M.D.C.R.

S88°40'46"E 2586.57'

PARCEL E
SAVANNAH P.U.D. PLAT 7
P.B. 149, PG. 3, B.C.R.

PARCEL C
(WATERWAY)
SAVANNAH P.U.D. PLAT 7
P.B. 149, PG. 3, B.C.R.

PARCEL B
SAVANNAH P.U.D. PLAT 7
P.B. 149, PG. 3, B.C.R.

SEE SHEET 7 OF 11

SEE SHEET 10 OF 11

DATE	REVISION	BY

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

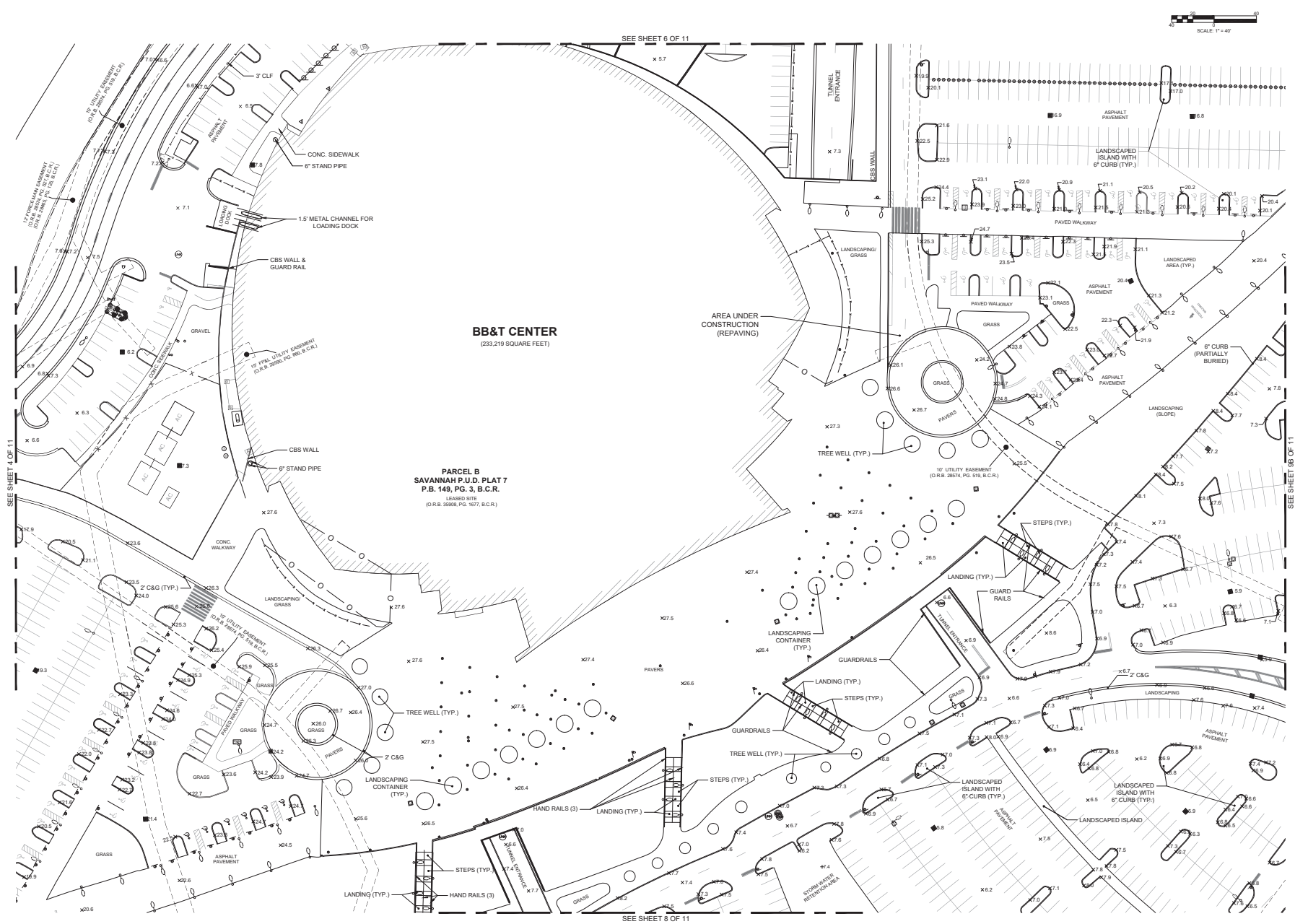
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
(954) 789-5400
EMAIL: mail@KEITHteam.com LB NO. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY
SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET	6	OF	14
PROJECT NUMBER	10439.01		

[14 OF 14] Mar 23, 2021 15:58m

N:\10101000 01 - BB&T Center - Boundary and Topographic Survey\DWG\1010100001.BB&T Center - Boundary and Topographic Survey.dwg



DATE	REVISION	BY
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		
03-22-2021		

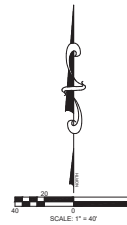
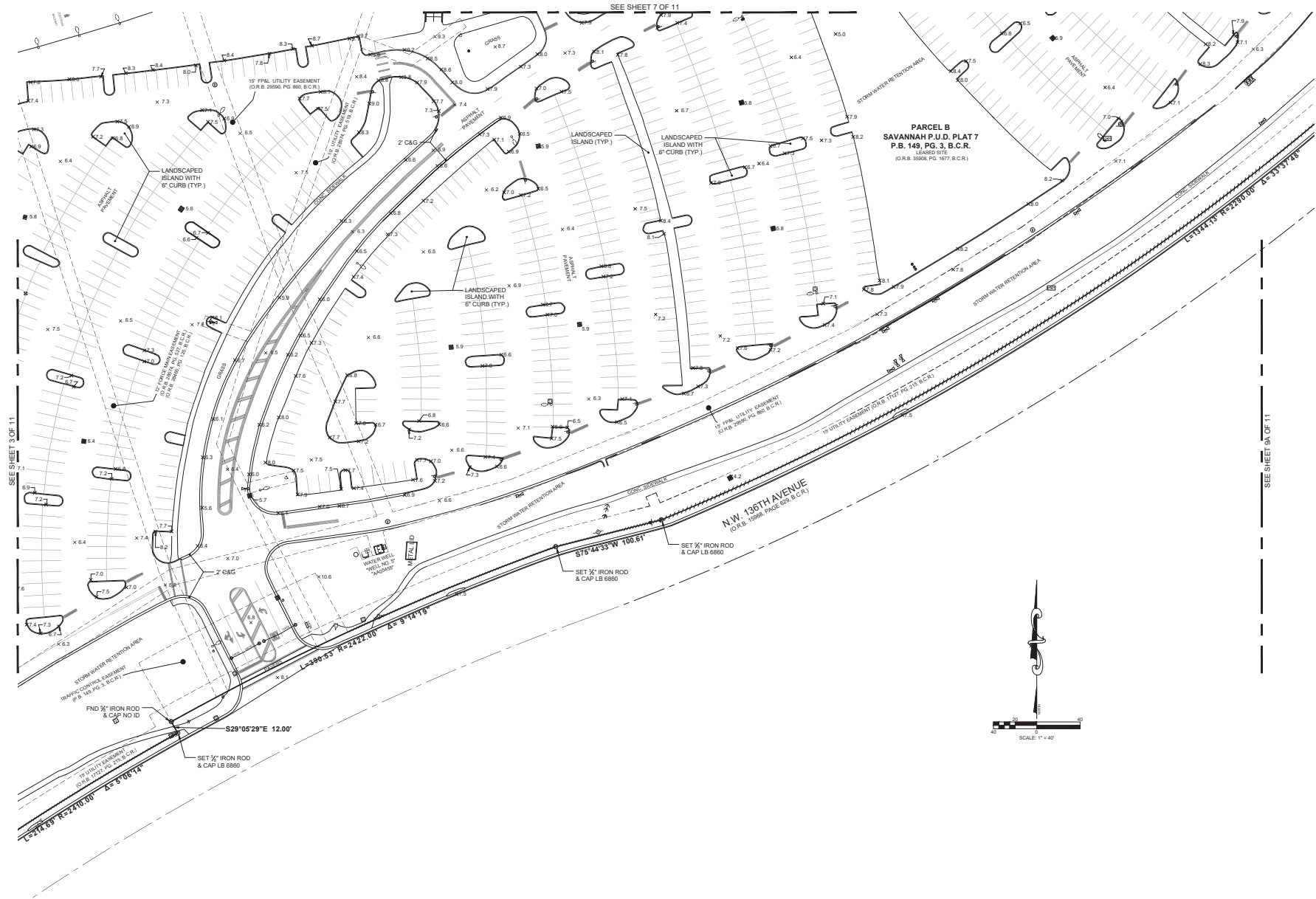
DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
EMAIL: mal@keithteam.com LB NO. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY
SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET	7	OF	14
PROJECT NUMBER	10439.01		

[37 OF 14] Mar 25, 2021 15:56m



DATE	REVISION	BY
03-22-2021		

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

**KEITH**

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
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 PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)

CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET	8	OF	14
PROJECT NUMBER	10439.01		



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

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
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 PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE BROWARD COUNTY FLORIDA

SHEET 9 OF 14
PROJECT NUMBER
10439.01

TRACT 40
FLORIDA FRUIT LANDS CO.
SUBDIVISION NO. 1
P.B. 2, PG. 17, M.D.C.R.

PARCEL "A"
SAWGRASS LAKES
P.B. 154, PG. 2, B.C.R.

S88°40'46"E 2556.57'

NORTH LINE OF NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 40 EAST
(BEARING BASIS)

PARCEL B
SAVANNAH P.U.D. PLAT 7
P.B. 149, PG. 3, B.C.R.
LEASED SITE
(O.R.S. 3008, PG. 167, B.C.R.)

DATE	REVISION	BY
03-22-2021		

SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33066-6843
(954) 788-5400
EMAIL: mal@keithteam.com LB NO. 6860

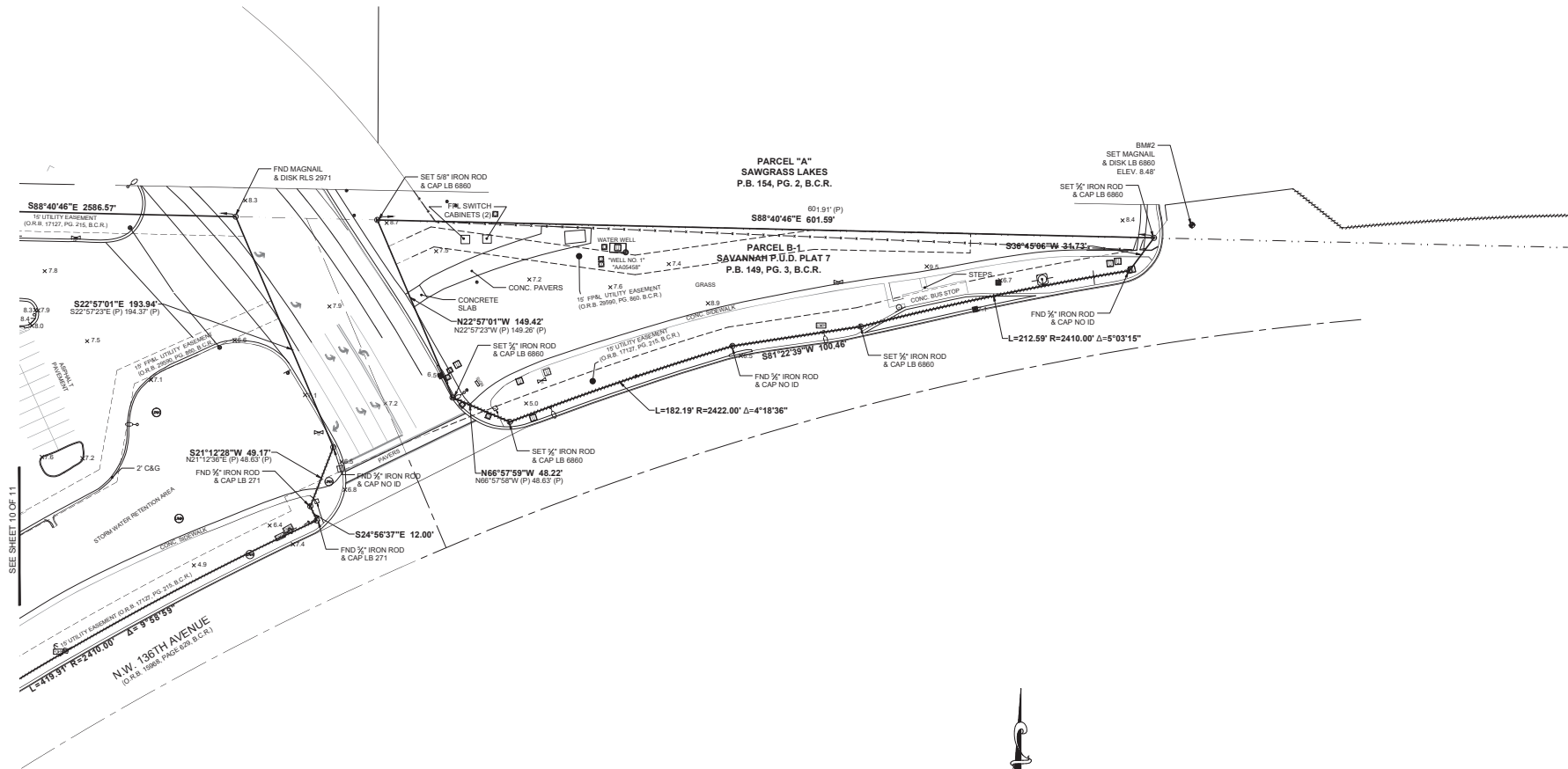
**BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY**

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

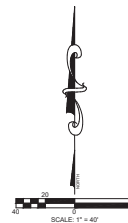
SHEET	10	OF	14
PROJECT NUMBER	10439.01		

[S-10 OF 14] Mar 23, 2021 11:08am

N:\10101040.DWG - BB&T Center - Boundary Drawing\Drawings\10101040.DWG - BB&T Center - Boundary Drawing



SEE SHEET 10 OF 11



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

SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET 11 OF 14
PROJECT NUMBER
10439.01

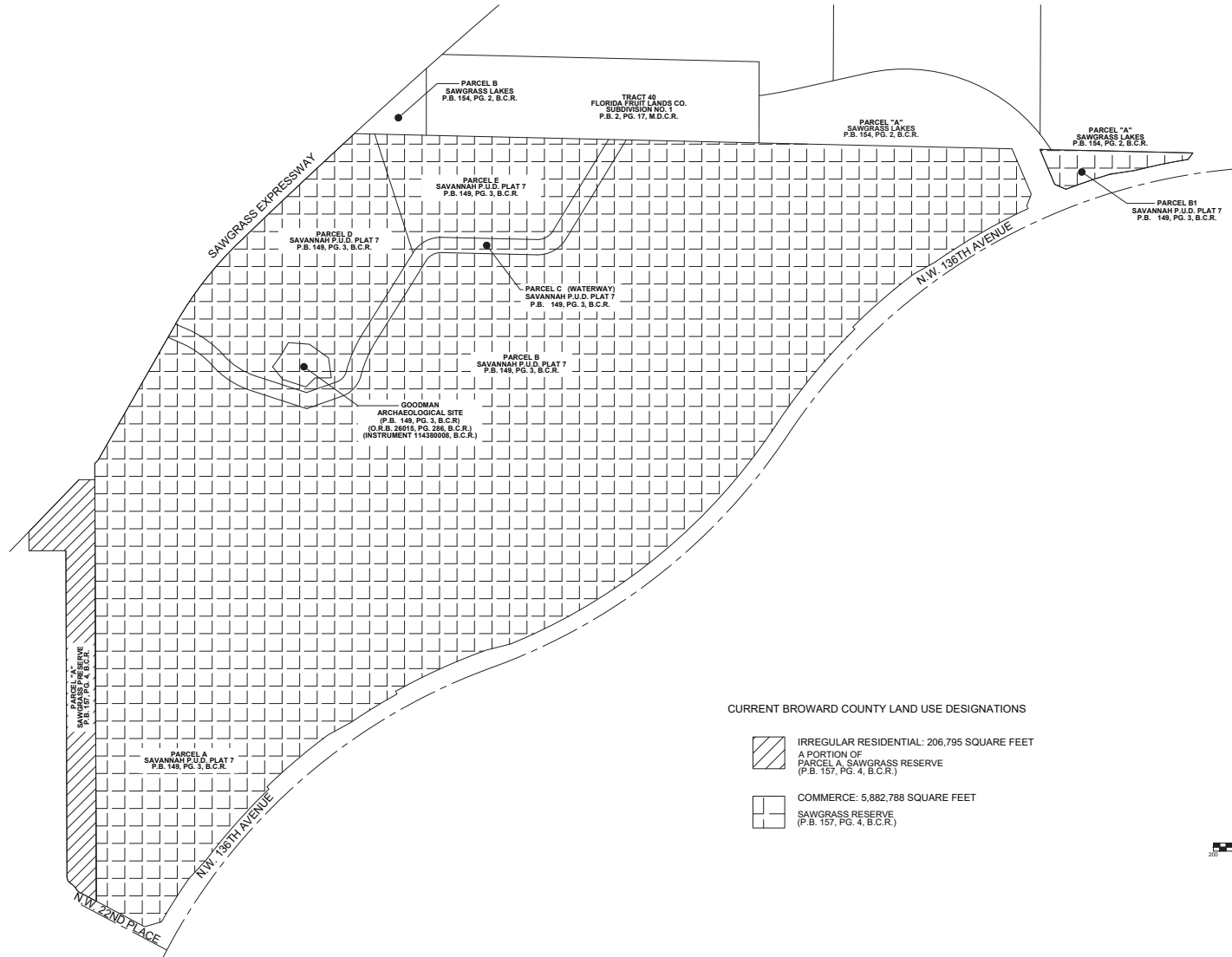
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
EMAIL: mail@KEITHteam.com LB NO. 6860

DATE 03-22-2021
SCALE AS SHOWN
FIELD BOOK 827 & 866
DRAWN BY S.K.
CHECKED BY T.G.

DATE	REVISION	BY

10101040.DWG 11 OF 14 Mar 23, 2021 11:01am

N:\10101408.DT - RIBBT Center - Eborard County\Drawings\DWG\10439.01\BB&T BOUNDARY & TOPO.MXD



CURRENT BROWARD COUNTY LAND USE DESIGNATIONS

-  IRREGULAR RESIDENTIAL: 206,795 SQUARE FEET
A PORTION OF
PARCEL A SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.)
-  COMMERCE: 5,882,788 SQUARE FEET
SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.)



DATE	REVISION	BY

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

**KEITH**

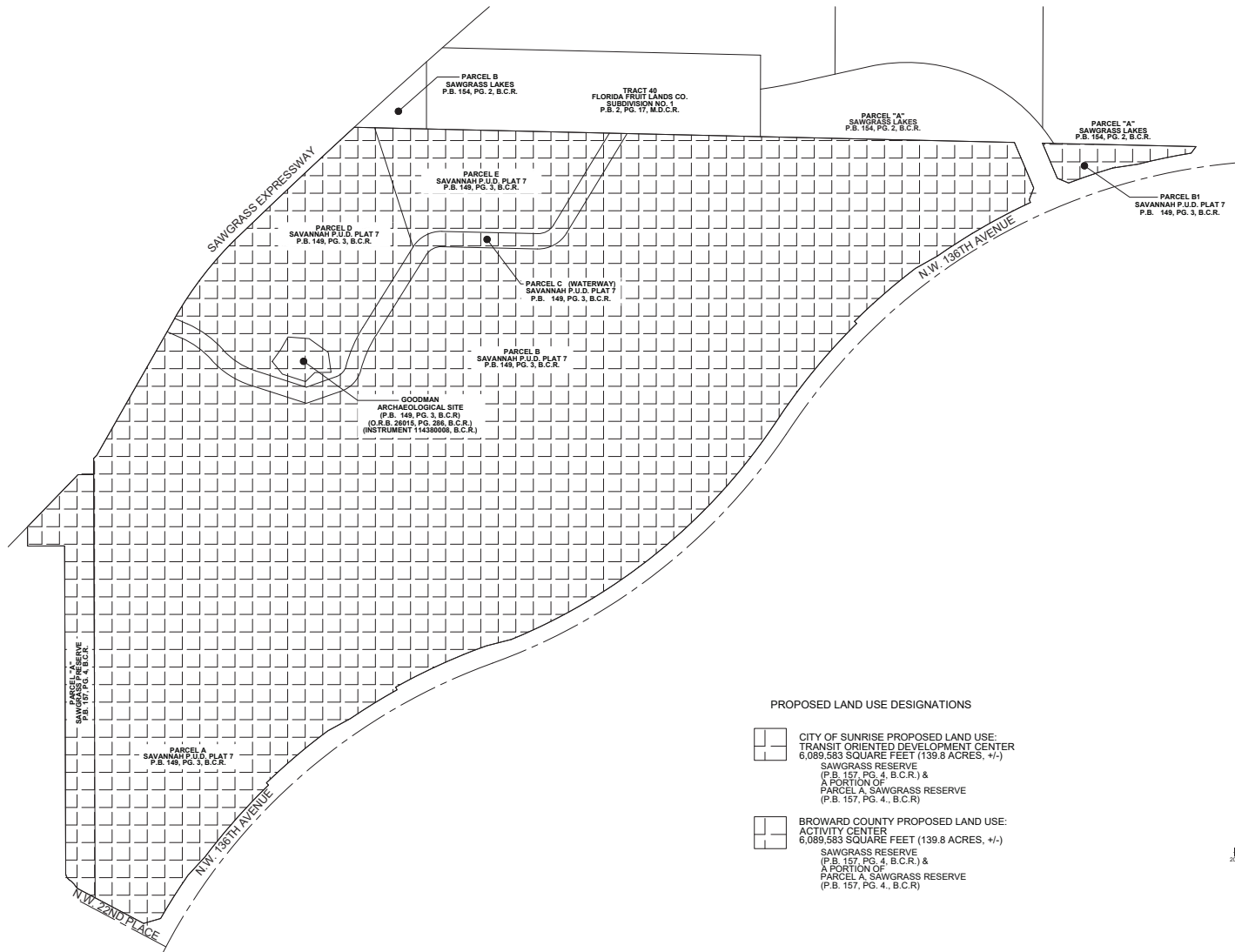
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

BB&T CENTER
BOUNDARY AND TOPOGRAPHIC SURVEY

SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET	13	OF	14
PROJECT NUMBER	10439.01		

[S:\10101408.DT - RIBBT Center - Eborard County\Drawings\DWG\10439.01\BB&T BOUNDARY & TOPO.MXD]



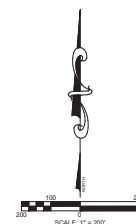
PROPOSED LAND USE DESIGNATIONS



CITY OF SUNRISE PROPOSED LAND USE:
TRANSIT ORIENTED DEVELOPMENT CENTER
6,089,583 SQUARE FEET (139.8 ACRES, +/-)
SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.) &
A PORTION OF
PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.)



BROWARD COUNTY PROPOSED LAND USE:
ACTIVITY CENTER
6,089,583 SQUARE FEET (139.8 ACRES, +/-)
SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.) &
A PORTION OF
PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.)



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

SAVANNAH P.U.D. PLAT 7 (P.B. 149, PG. 3, B.C.R.)
& A PORTION OF PARCEL A, SAWGRASS RESERVE
(P.B. 157, PG. 4, B.C.R.)
CITY OF SUNRISE - BROWARD COUNTY - FLORIDA

SHEET 14 OF 14
PROJECT NUMBER
10439.01

10:14 AM 14 Mar 2021 11:03am

DATE	REVISION	BY

DATE	03-22-2021
SCALE	AS SHOWN
FIELD BOOK	827 & 866
DRAWN BY	S.K.
CHECKED BY	T.G.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6843
EMAIL: mal@KEITHteam.com LB NO. 6860