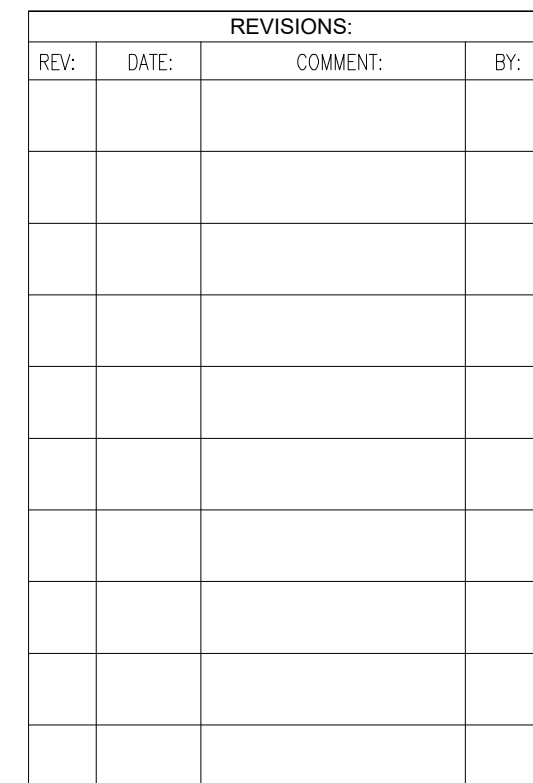


PROP. RESIDENTIAL BLDG
270 UNITS
F.F.E. 8.95 NAVD



- ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS THAT ARE TO BE PROVIDED ON THE SITE PLAN SHALL BE IN CONFORMANCE WITH MUTCD, BCTED AND CITY OF SUNSHINE STANDARDS.
- EXISTING SIGNAGE IS TO BE TESTED TO ENSURE THAT MINIMUM SIGN RETROREFLECTIVITY REQUIREMENTS ARE MET. IF ANY TESTING EXISTING SIGNAGE IS FOUND TO BE NON-COMPLIANT, THE SIGNAGE IS TO BE REPLACED.
- ALL PAVEMENT MARKINGS A STRIPING SHALL BE INSTALLED WITH SLIP RESISTANT THERMOPLASTIC OR PAINT.
- PAVEMENT MARKINGS LOCATED WITHIN AREAS OF VEHICULAR PAVERS SHALL EITHER BE PAINTED WITH SLIP-RESISTANT PAINT OR IMBUCKED WITH COLORED PAVERS
- ALL STRIPING AND PAVEMENT MARKINGS LEADING TO RIGHT-OF-WAY MUST BE THERMOPLASTIC.
- ALL SIGNAGE LEADING TO RIGHT-OF-WAY MUST BE HIGH INTENSITY

- "NO PARKING FIRE LANE BY ORDER OF THE FIRE/POLICE DEPARTMENTS" SIGNS ARE TO PROVIDED PURSUANT TO THE CITY OF SUNSHINE STD. DETAILS AND ARE TO FACE TRAFFIC FLOW AND BE NO GREATER THAN 75 FEET APART
- PROPOSED CURB ADJACENT TO NO PARKING FIRE LANE MARKINGS / SIGNAGE TO BE PAINTED TRAFFIC YELLOW, WHERE NO FIRE LINE PAVEMENT MARKING / SIGNAGE IS SPECIFIED, ADJACENT CURB TO BE PAINTED RED.
- PAVEMENT MARKINGS WITHIN PAVEMENT AREAS MAY UTILIZED COLORED PAVERS IN LIEU OF PAINT SHOWN ON PLAN.

R1-1	STOP SIGN
R5-1	DO NOT ENTER SIGN
R8-3A	NO PARKING
W11-2	PEDESTRIAN CROSSING
W16-7P	DOWNWARD ARROW
D.Y.	DOUBLE YELLOW
Y	YELLOW
W	WHITE
*	THERMOPLASTIC

→ SITE TRAFFIC FLOW

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD 88).

**EXISTING
CONCRETE**



KEY MAP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:

 6300 NW 31ST AVE. FT. LAUDERDALE, FLORIDA 33309 (t) 954.202.7000	 1502 W. FLETCHER AVE. SUITE 101 TAMPA, FLORIDA 33612	 840 SE OSCEOLA ST. STUART, FLORIDA 34994
--	--	---

MARLOWE SUNRISE
SITE PLAN
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

PAVEMENT MARKING & SIGNAGE PLAN

SEAL

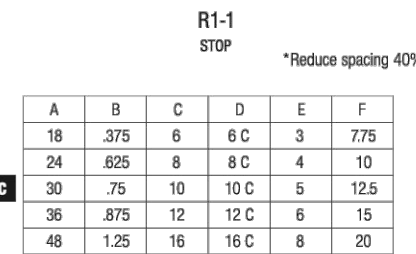
MICHAEL A. TROXELL
 LICENSE
 No. 50572
 July 29, 2026
 STATE OF
 FLORIDA
PROFESSIONAL ENGINEER

FLORIDA BUSINESS CERT. OF AUTH. NO. 27292

DATE:
04/10/2026

DRAWING NO.

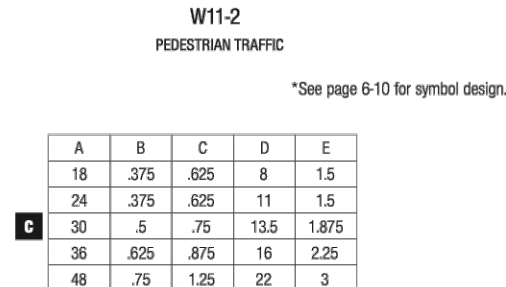
C-4.3



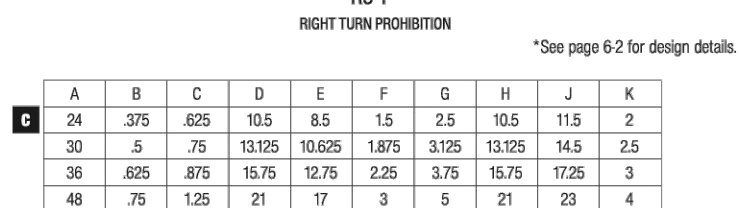
NOT A CITY DETAIL



1-73



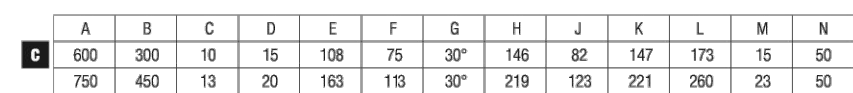
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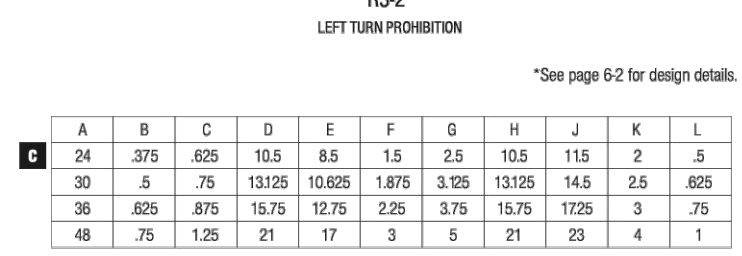
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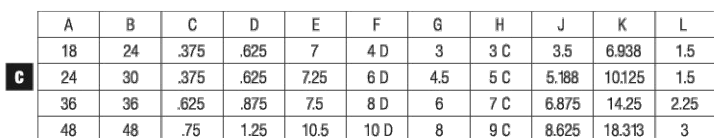
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2-126



1-23



1-10



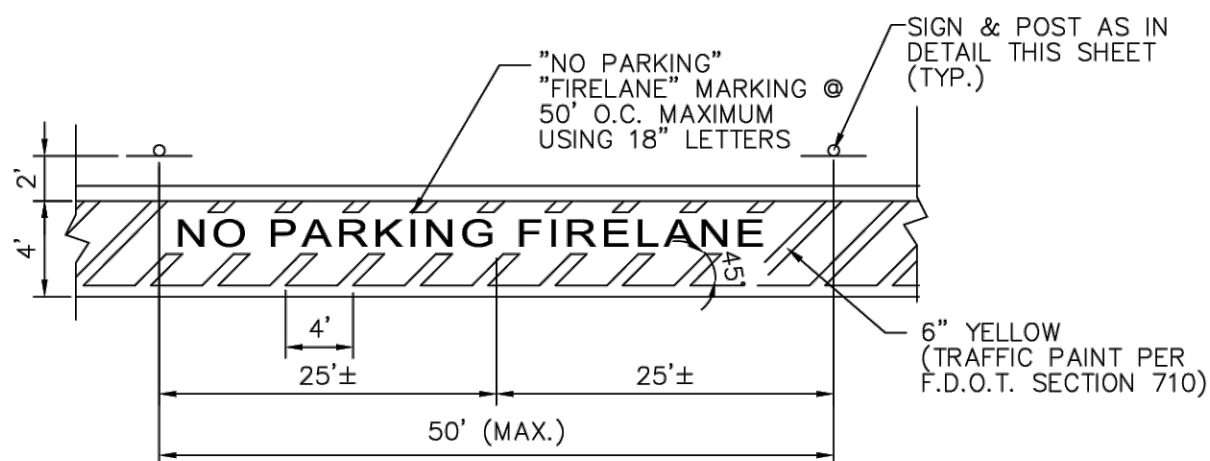
PARKING SPACE DETAIL

DETAIL NO.



FIRE LANE STRIPING AND SIGNAGE DETAIL

DETAIL NO.



FIRE LANE DETAIL



MARLOWE SUNRISE
SITE PLAN
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

PAVEMENT MARKING & SIGNAGE DETAILS

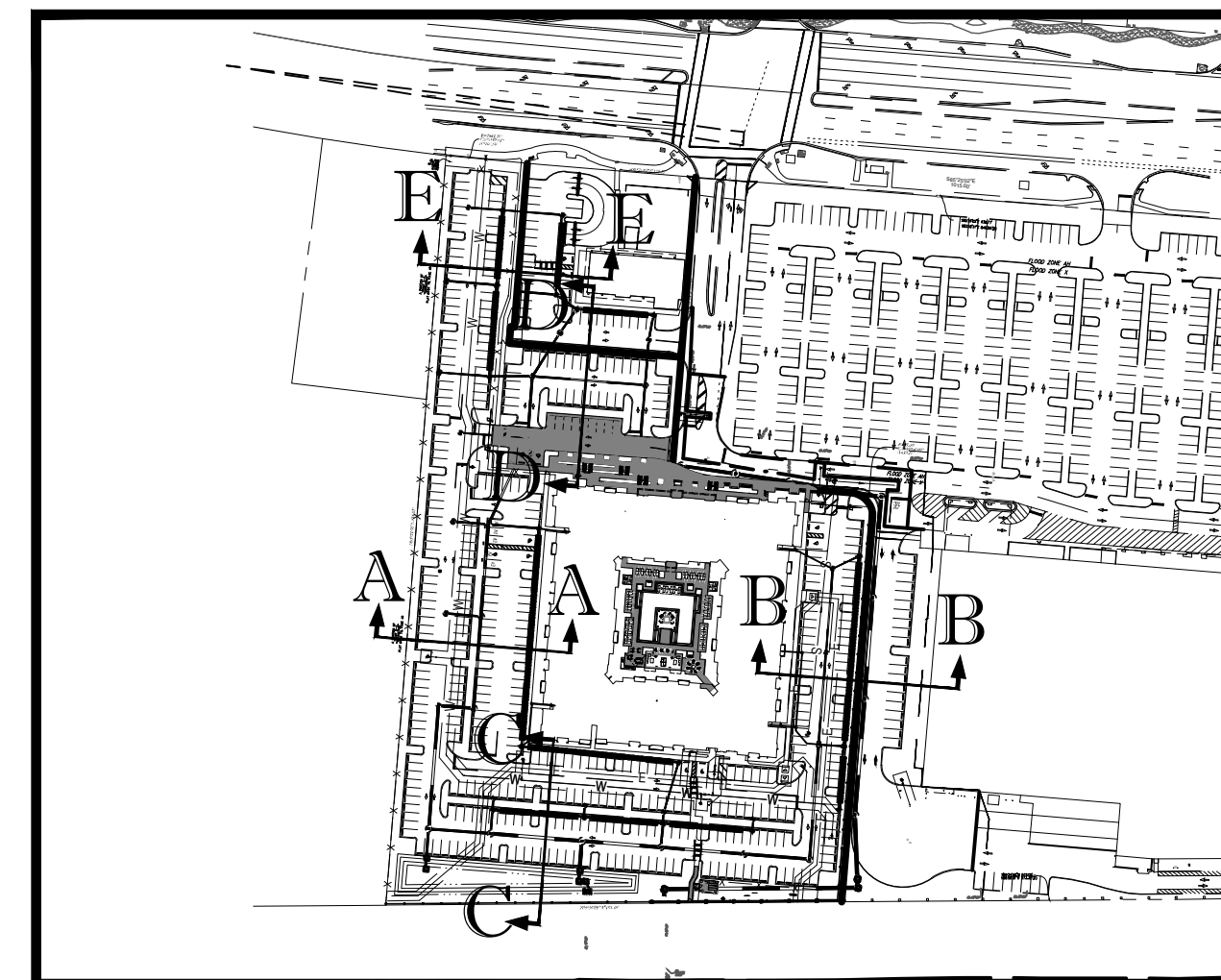
SEAL

MICHAEL A. TROXELL
LICENSE
No. 50572
 ★
 July 29, 2026
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FLORIDA BUSINESS CERT. OF AUTH. No. 2752

DRAWING NO.

C-5.0



LEGEND

- (A) WEARING SURFACE:
INSTALLATION OF THE 1.5" ASPHALTIC CONCRETE SURFACE COURSE WHICH SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH (2) LIFTS OF 3/4" SP-9.5 ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS.
- (B) LIME ROCK BASE:
LIME ROCK BASE COURSE MATERIAL SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100).
- (C) SUB-BASE:
12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
- (D) TYPE 'D' CURB PER FDOT STANDARD PLANS 520-001
- (E) TYPE 'F' CURB & GUTTER PER FDOT STANDARD PLANS 520-001
- (F) CONCRETE SIDEWALK:
4" THICK (6" AT DRIVEWAYS) 3,000 PSI CONCRETE @ 28 DAYS WITH FIBER MESH REINFORCEMENT AND EXPANSION JOINTS ALONG STRUCTURES AND CURBING.
- (G) THICKEN EDGE CONCRETE SIDEWALK
- (H) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (I) PAVERS - SEE LANDSCAPE PLANS FOR DETAILS
- (J) WHEEL STOP

[illegible]

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8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

CROSS SECTIONS

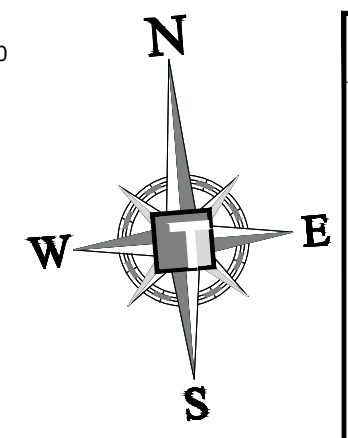
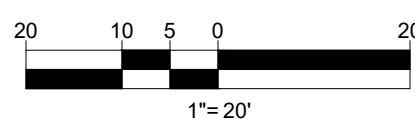
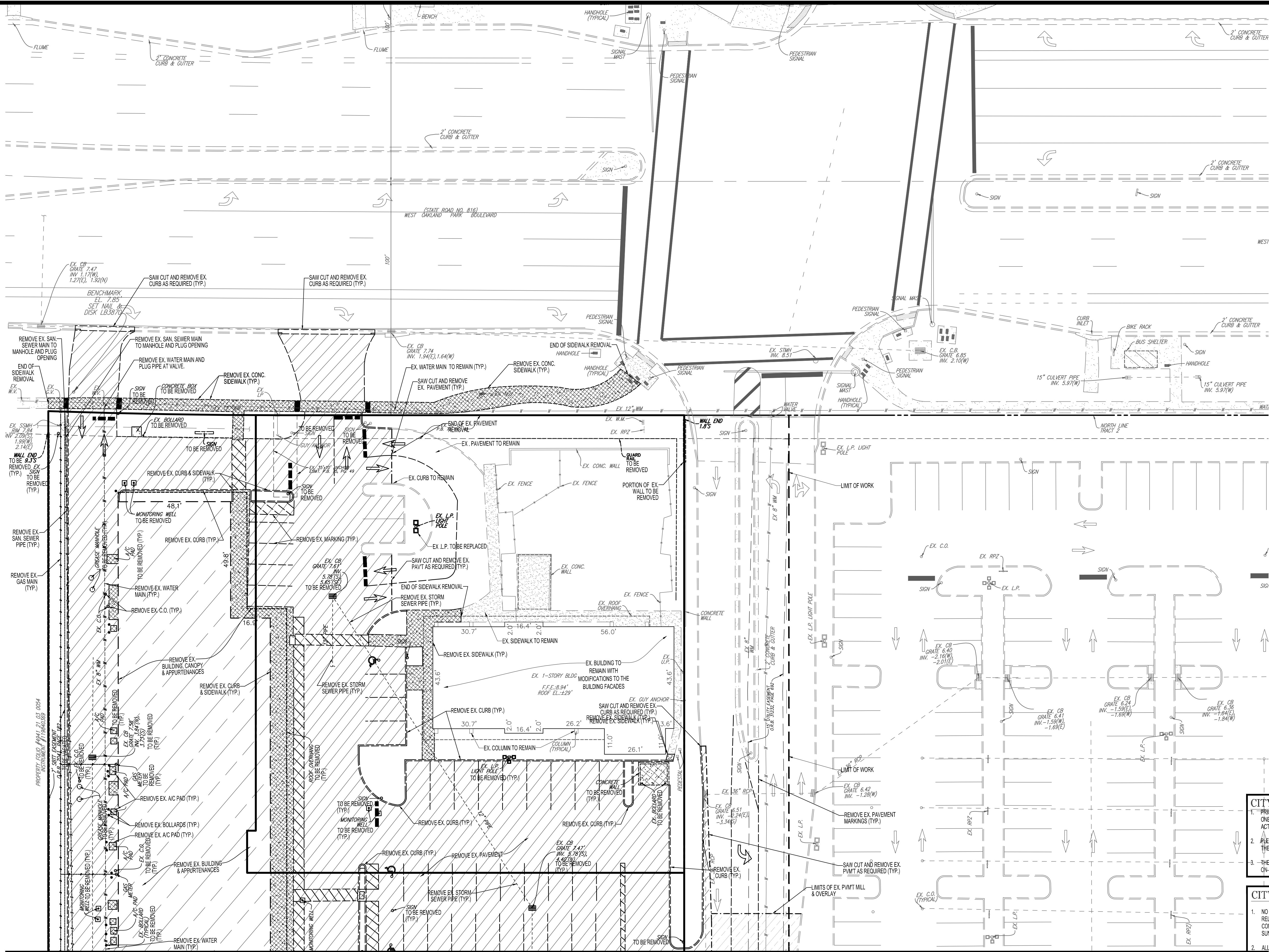


DRAWING NO.

C-6.0

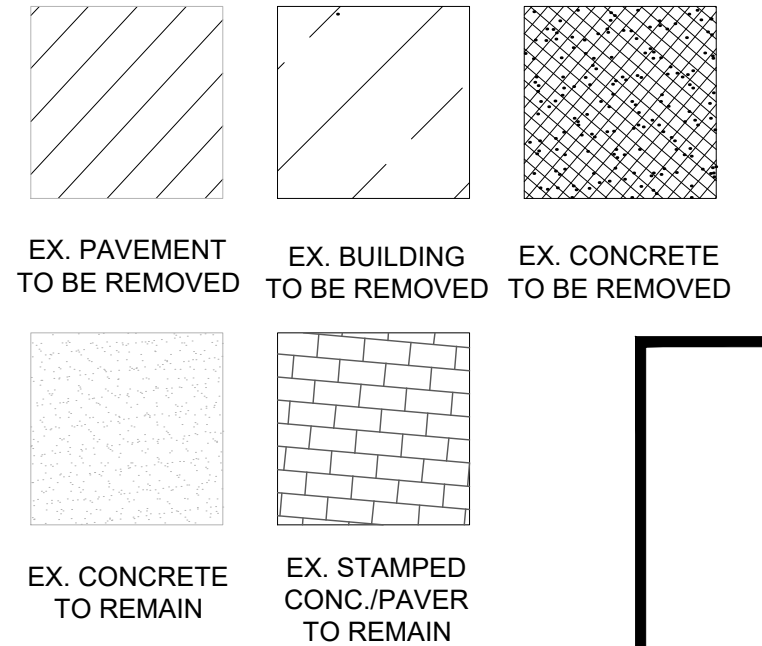
MICHAEL A. TRODELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL A. TRODELL, PE, ON 07/29/2026. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE APPLIED TO ANY LEGAL COPIES.

PROJECT: 8050 - 8338 W. OAKLAND PARK BOULEVARD, SUNRISE, FLORIDA SITE PLAN 2026-07-21 SITE PLAN SURV202030 DEMO PLAN SITE-----LAYOUT: DEMO1
DATE: 07/29/2026
DRAWN BY: MICHAEL TRODELL
CHECKED BY: MICHAEL TRODELL
SCALE: AS SHOWN
SHEET: 1 OF 1



KEY MAP

LEGEND



CITY OF SUNRISE UTILITIES-GAS

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, PLEASE CALL SUNSHINE STATE ONE AT 877 OR 1-800-432-4770 72-HOURS PRIOR TO AN CONSTRUCTION ACTIVITY.
2. PLEASE CONTACT THE UTILITIES-GAS DIVISION 48-HOURS IN ADVANCE OF THE PROJECT CONSTRUCTION DATE AT 954-572-2299.
3. THE UTILITIES-GAS DIVISION REQUIRES HAVING A REPRESENTATIVE ON-SITE TO MONITOR THE CONSTRUCTION AROUND ITS FACILITIES.

CITY OF SUNRISE ENG. DEPT. NOTES:

1. NO EXISTING WATER MAIN INFRASTRUCTURE CAN BE REMOVED OR RELOCATED UNTIL THE PROPOSED WATER MAIN INFRASTRUCTURE IS CONSTRUCTED, INSPECTED, CERTIFIED AND CONVEYED TO THE CITY OF SUNRISE.
2. ALL REMOVED MATERIAL CANNOT BE REUSED OR RELOCATED; FIRE HYDRANTS CANNOT BE RELOCATED.

MATCH LINE SHEET D-1.2

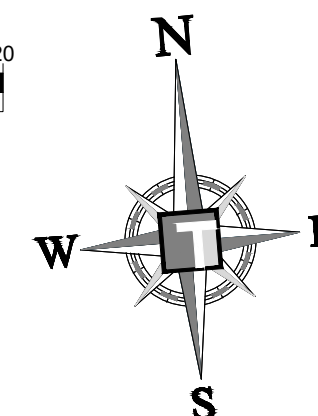
THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
8030 NW 31ST AVE. SUITE 101 1522 W. FLETCHER AVE. SUITE 101 840 SE OSCEOLA ST. SUITE 101
FT. LAUDERDALE, FLORIDA 33309 TAMPA, FLORIDA 33612 STUART, FLORIDA 34994
(1) 954.202.7000

MARLOWE SUNRISE SITE PLAN
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

DEMOLITION PLAN

DATE: 04/10/2026
DRAWING NO. **D-1.1**

SEAL: MICHAEL A. TRODELL, LICENSE No. 50572, July 29, 2026, STATE OF FLORIDA, PROFESSIONAL ENGINEER, FLORIDA BUSINESS CERT. OF AUTH. NO. 2298

[illegible]

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MARLOWE SUNRISE
SITE PLAN
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

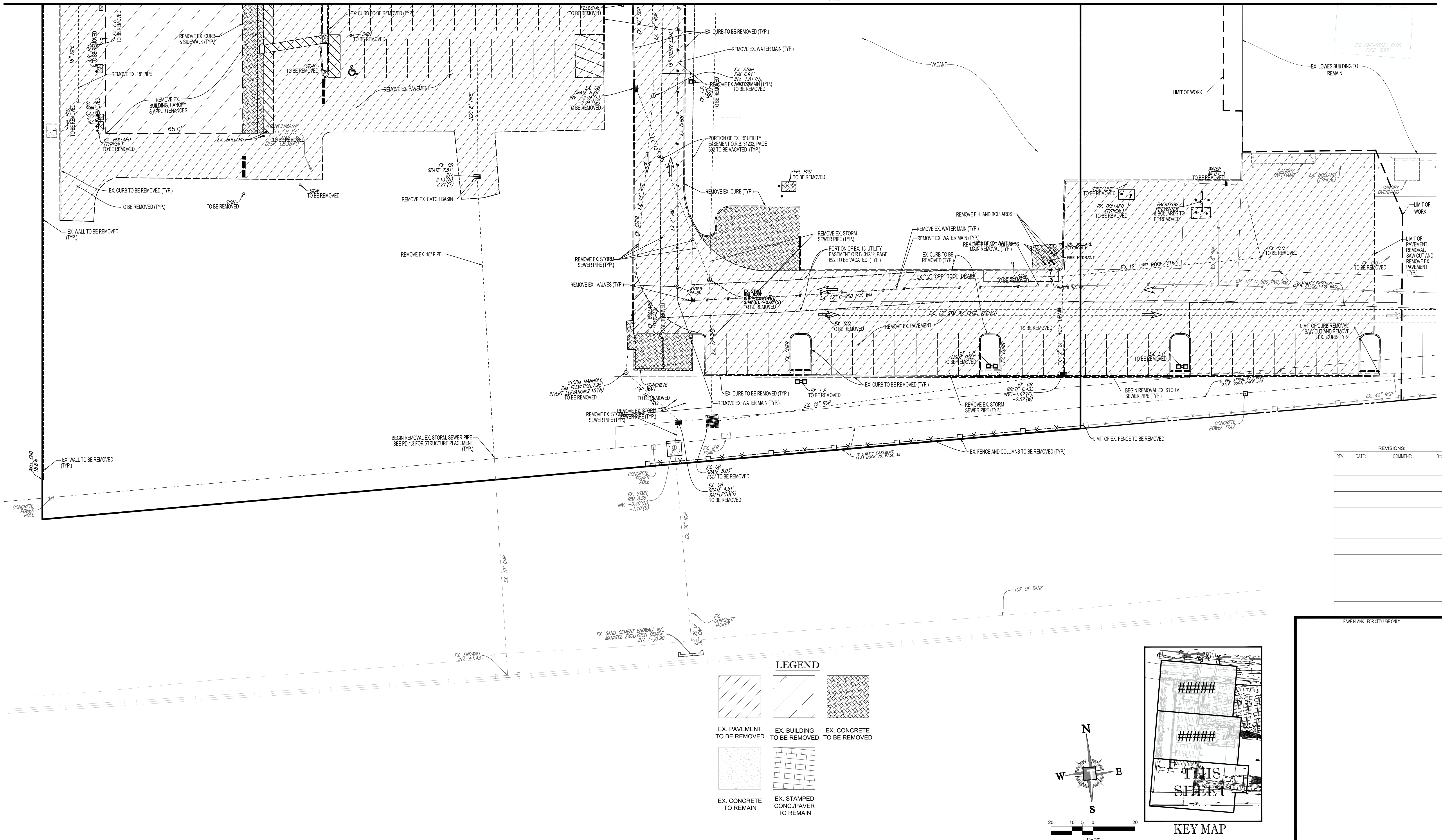
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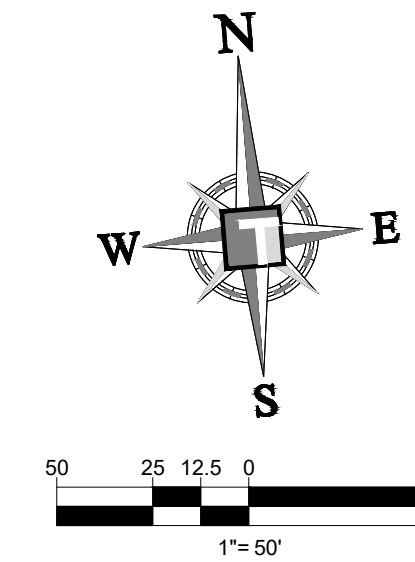
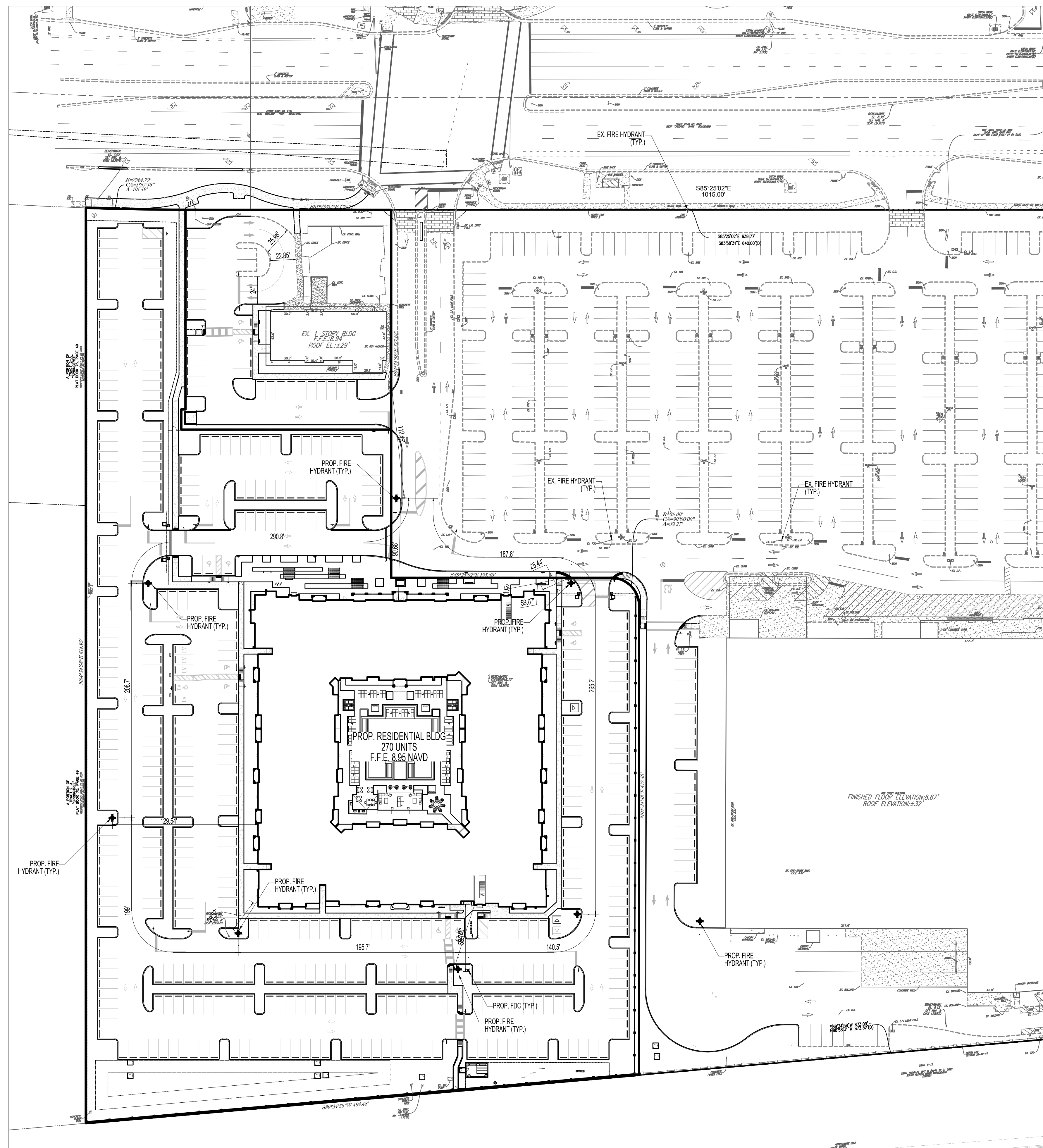


D-1.2

**MARLOWE SUNRISE
SITE PLAN**
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

	DATE:	04/10/2026
	DRAWING NO.	D-1.3



[illegible]

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OFFICES:**

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MARLOWE SUNRISE SITE PLAN

8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

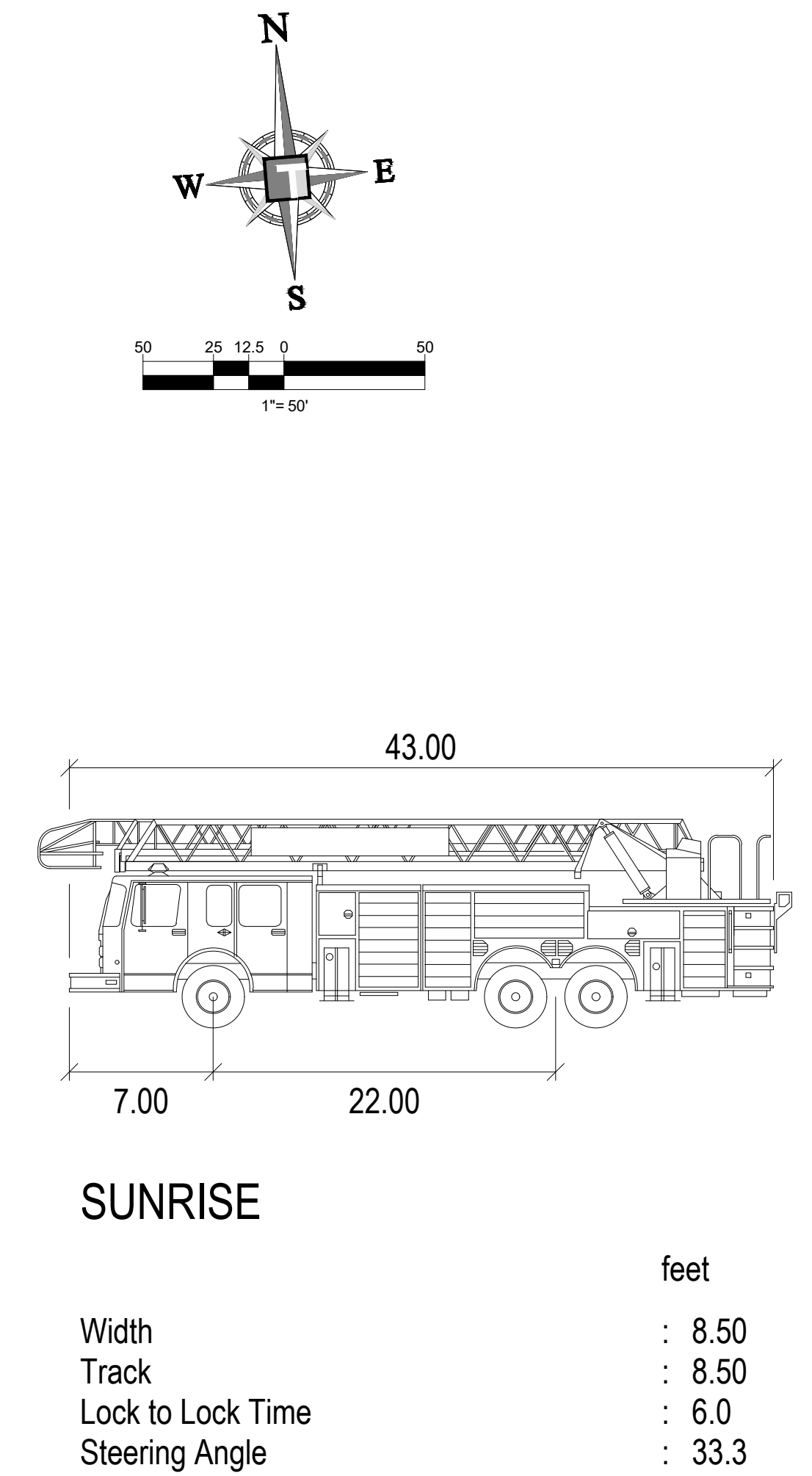
FIRE HYDRANT SPACING EXHIBIT



DATE:
04/10/2026

DRAWING NO.

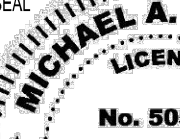
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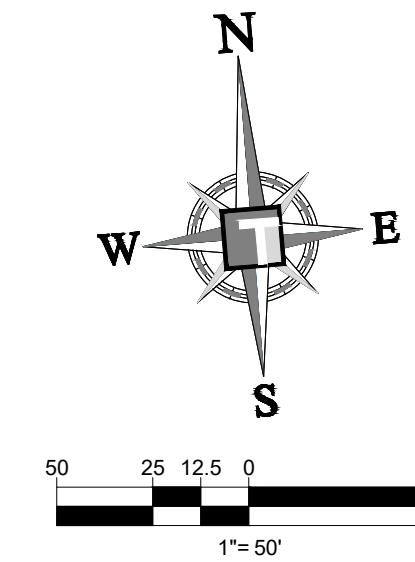
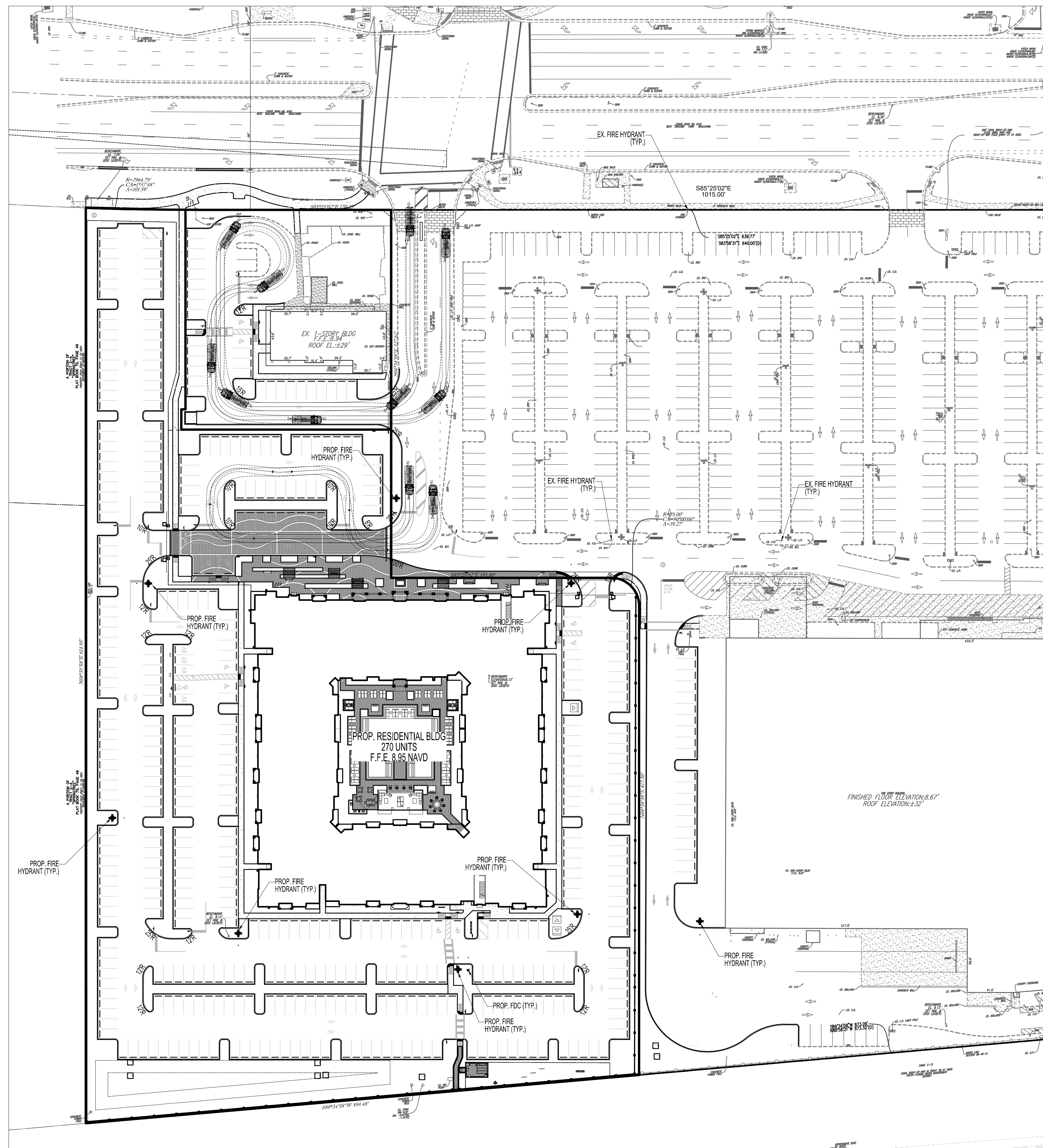
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MARLOWE SUNRISE
SITE PLAN
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

FIRE TRUCK TURNING MOVEMENT EXHIBIT

	DATE: 04/10/2026
	DRAWING NO. EX-2.0

[illegible]

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OFFICES:

 6300 NW 31ST AVE. FT. LAUDERDALE, FLORIDA 33309 (t) 954.202.7000	 1502 W. FLETCHER AVE. SUITE 101 TAMPA, FLORIDA 33612	 840 SE OSCEOLA ST. STUART, FLORIDA 34994
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MARLOWE SUNRISE SITE PLAN

8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

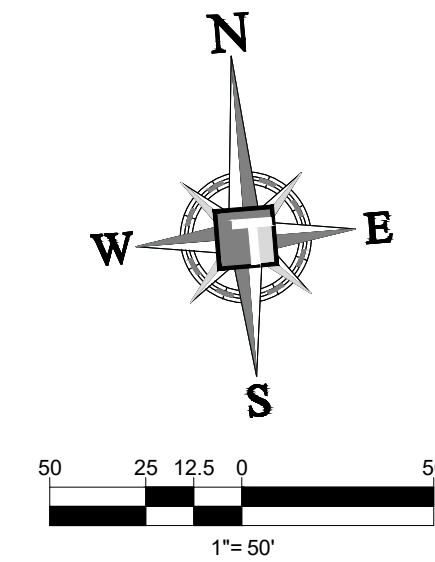
FIRE RESCUE VEHICLE TURNING MOVEMENT EXHIBIT



DATE:
04/10/2026

DRAWING NO.

EX-2.1



	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

[illegible]

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**MARLOWE SUNRISE
SITE PLAN**
8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

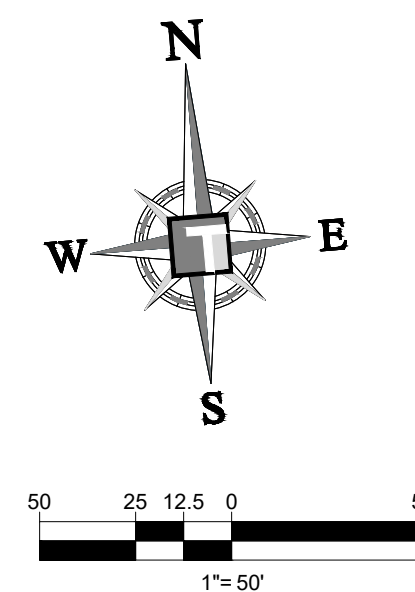
REFUSE TRUCK MOVEMENT EXHIBIT



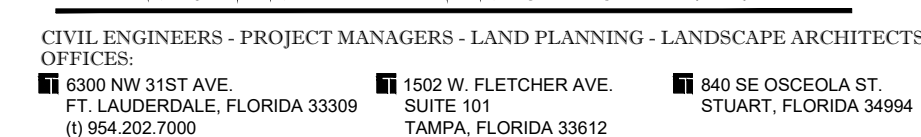
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DRAWING NO.

EX-3.0

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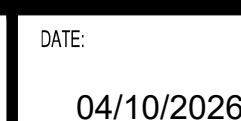
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8050 - 8338 W. OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351

EASEMENT ABANDONMENT EXHIBIT



DRAWING NO.

EX-4.0

LEGAL DESCRIPTION:

PARCEL 1
BEGINNING AT THE SOUTHEAST CORNER OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°58'31" WEST A DISTANCE OF 873.32 FEET ALONG THE SOUTH LINE OF TRACT 2 TO A POINT, THENCE RUN NORTH 6°01'29" EAST A DISTANCE OF 789.45 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OAKLAND PARK BOULEVARD; THENCE RUN SOUTH 83°58'31" EAST A DISTANCE OF 640.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT, THENCE RUN SOUTH 6°01'29" WEST A DISTANCE OF 230.00 FEET TO A POINT; THENCE RUN SOUTH 83°58'31" EAST A DISTANCE OF 230.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE; THENCE RUN SOUTH 6°01'29 WEST 483.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2
A PORTION OF TRACT 2, OF "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE NORTH 6°01'29" EAST, ALONG THE EAST LINE THEREOF, 483.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 6°01'29" EAST ALONG THE EAST LINE THEREOF, 205.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVE A RADIUS OF 25 FEET, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 83°58'31" WEST, 205.00 FEET; THENCE SOUTH 6°01'29" WEST, 230.00 FEET; THENCE SOUTH 83°58'31" EAST, 230.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 3
A PORTION OF TRACT TWO, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT TWO; THENCE SOUTH 88°58'31" EAST FOR 272.84 FEET; THENCE NORTH 06°01'29" EAST FOR 789.44 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST OAKLAND PARK BOULEVARD; THENCE NORTH 83°58'31" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 170.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2964.79 FEET, A DELTA ANGLE 01°57'48", AN ARC DISTANCE OF 101.59 FEET; TO THE NORTHWEST CORNER OF SAID TRACT TWO; THENCE SOUTH 06°01'29" WEST ALONG THE WEST LINE OF SAID TRACT TWO FOR 814.96 FEET TO THE POINT OF BEGINNING.

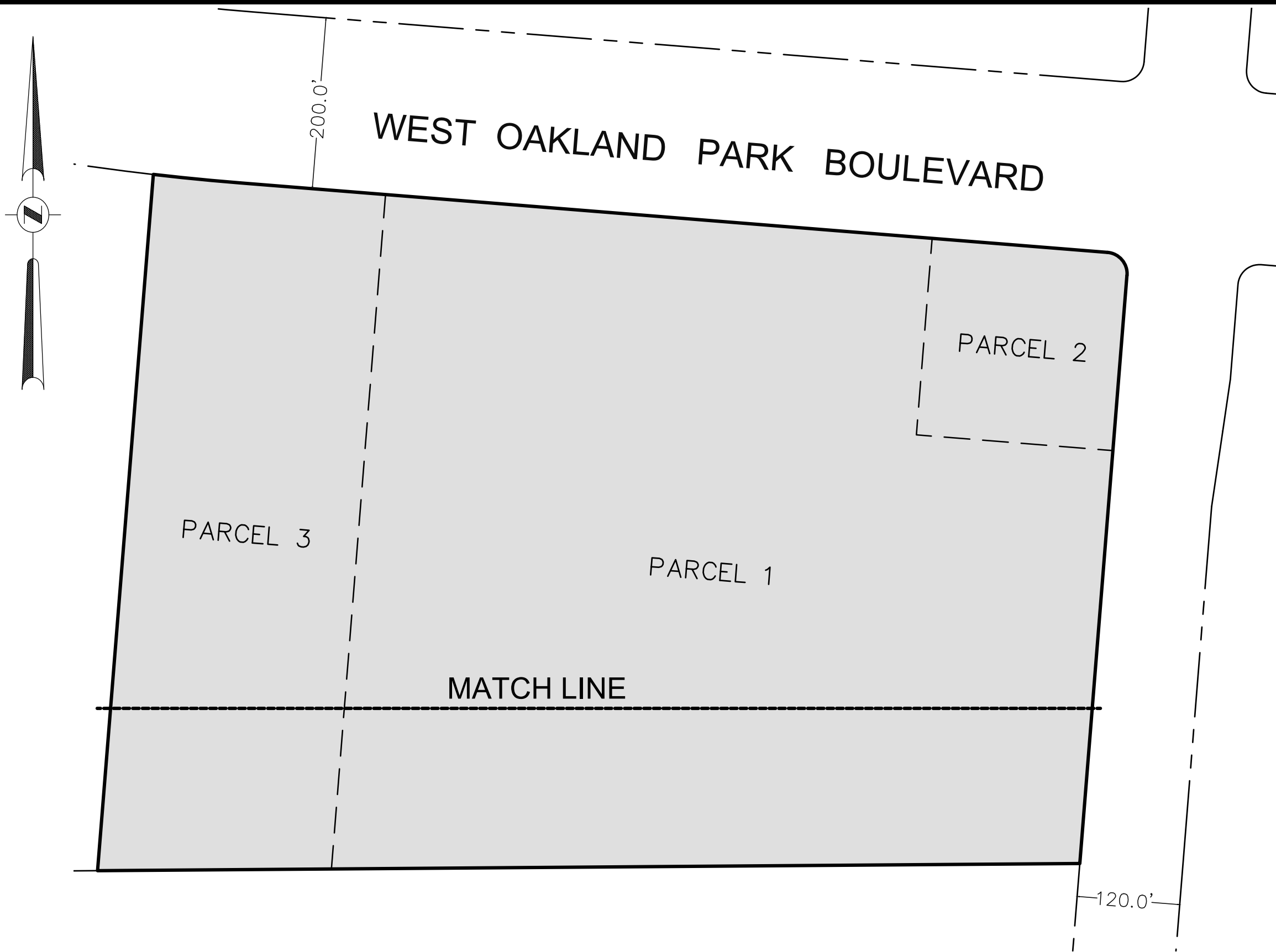
TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND PARKING CONTAINED IN THE CROSS EASEMENT AND PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK MAY 10, 1977 IN OFFICIAL RECORDS BOOK 7020, PAGE 971, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF:

NET = 871,259 SQUARE FEET (20.0013 ACRES), MORE OR LESS.
GROSS = 1,034,181 SQUARE FEET (23.7415 ACRES), MORE OR LESS.

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 #1026, ELEVATION: 12.537 FEET (NAVD29 - 1.565 = NGVD88).
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0345J; COMMUNITY #120328; MAP DATE: 7/31/24. (PARCEL 1 = FLOOD ZONE AH/X, PARCEL 2 = FLOOD ZONE AH/X, PARCEL 3 = FLOOD ZONE X).
- THIS SITE LIES IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT 2 BEING S85°25'02"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.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 700 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (674 REGULAR & 26 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 12170661, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 09, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCELS 1 & 2)
ITEMS 1A, 2A & 3A: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 4A: MATTERS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 5A: DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 6A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6003, PAGE 379 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 7A: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLIES TO THIS SITE AND IS BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)
ITEM 8A: UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 18540, PAGE 900; RE-RECORDED IN O.R.B. 18627, PAGE 756 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9A: NOTICE OF PERMIT IN O.R.B. 30045, PAGE 1104 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 10A: COVENANT IN O.R.B. 30491, PAGE 1002 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11A: PERPETUAL EASEMENT IN O.R.B. 30647, PAGE 1766 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 12A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 31054, PAGE 1467 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 13A: UTILITY EASEMENT IN O.R.B. 31232, PAGE 692 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 14A: TERMS AND CONDITIONS OF UNRECORDED LEASES IN WARRANTY DEED IN O.R.B. 29713, PAGE 172 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 15A: NOT ADDRESSED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11833405, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED FEBRUARY 28, 2025 AT 11:00 PM, REVISION 5. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCEL 3)
ITEMS 1B, 2B, 3B, 4B, 5B & 6B: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 8B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN THE DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9B: INTENTIONALLY DELETED.
ITEM 10B: RESTRICTIVE COVENANTS IN O.R.B. 30170, PAGE 794; AND IN O.R.B. 32245, PAGE 1036; AMENDED BY THE AMENDED RESTRICTIVE COVENANT IN O.R.B. 40384, PAGE 1914; AND THIRD AMENDED RESTRICTIVE (SHARED PARKING) COVENANT IN O.R.B. 51008, PAGE 1836 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
11B: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLY TO THIS SITE AND ARE BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)
12B: FLORIDA POWER & LIGHT COMPANY EASEMENTS IN O.R.B. 6003, PAGE 379 DO NOT APPLY TO THIS SITE AS DEPICTED HEREON.
13B: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6950, PAGE 557 APPLIES TO THIS SITE AS DEPICTED HEREON.
14B: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY EASEMENT IN O.R.B. 7041, PAGE 182 APPLIES TO THIS SITE AS DEPICTED HEREON.
15B: SURVEY MATTERS DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PARCEL 3 HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD. PARCELS 1 & 2 HAVE DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE LEGAL DESCRIPTION OF PARCEL 3 SHOWN ON THE SURVEY IS THE SAME AS THE LEGAL DESCRIPTIONS SHOWN ON THE REFERENCED TITLE COMMITMENT OF PARCEL 3.
- THERE ARE NO OBSERVED ENCROACHMENTS.



NOT TO SCALE

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

REVISIONS :			
REV:	DATE:	COMMENT:	BY:
1	2/19/25	#73835 ORIGINAL SURVEY	L.H.
2	8/11/25	#74705 REVISE ENDRY	L.H.
3	9/4/25	#74762 ALTA STANDARD	L.H.
4	1/22/26	#75281 UPDATE SURVEY	B.Q.
5	2/3/26	ADD'L INFO	A.R.

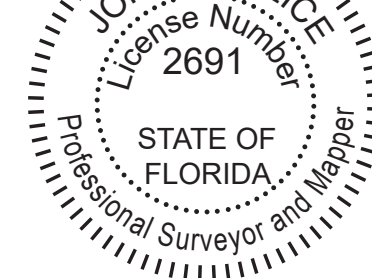
LEAVE BLANK - FOR CITY USE ONLY

CERTIFICATION:

TO GREYSTAR DEVELOPMENT EAST LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; GREENBERG TRAURIG, P.A.:

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, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/22/26.

DATE: 1/22/26



- ☐ 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



BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

SEAL

DATE:

DRAWING NO.



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
6300 NW 31ST AVE. SUITE 101 1502 W. FLETCHER AVE. 840 SE OSCEOLA ST.
FT. LAUDERDALE, FLORIDA 33309 TAMPA, FLORIDA 33612 STUART, FLORIDA 34984

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MARLOWE SUNRISE
8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351



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THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES:

- 6300 NW 31ST AVE. SUITE 101 TAMPA, FLORIDA 33613
- 1502 W. FLETCHER AVE. SUITE 101 TAMPA, FLORIDA 33613
- 840 SE OSCOLA ST. SUITE 101 TAMPA, FLORIDA 33613

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SUNRISE, FLORIDA 33351

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

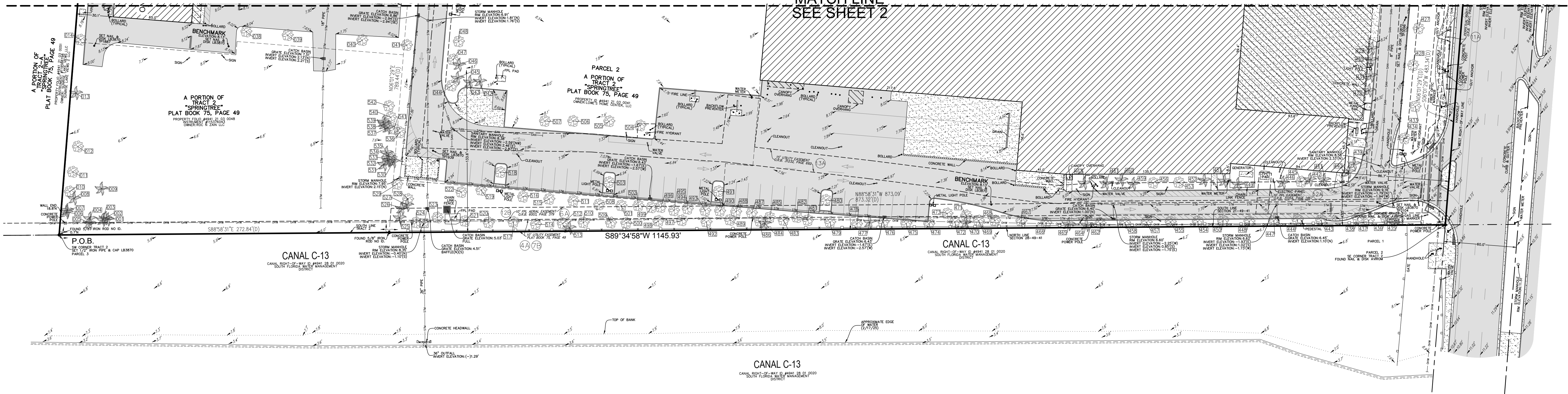
PULICE LAND SURVEYORS, INC.

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SEAL	DATE:
	DRAWING NO.

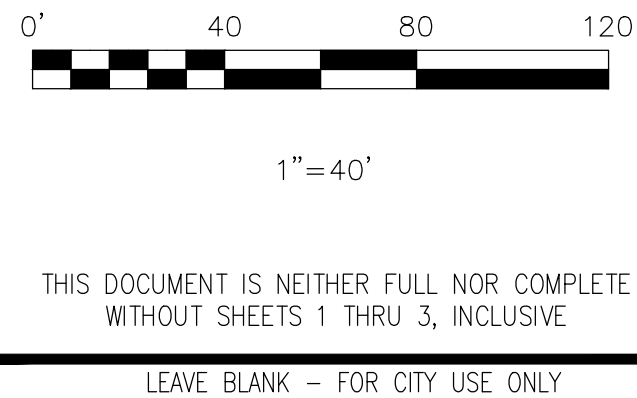
MATCH LINE
SEE SHEET 2



TREE TABLE

Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)	Tree Number	Common Name	DBH (inches)	Height (feet)	Canopy (feet)																																																																																																																																																																																																																																																																																																																																																																																																																
1	CABRAGE PALM	10"	15'	15'	51	GREEN BUTTWOOD	10"	15'	10'	122	MAHOGANY	12"	30'	30'	182	FOXTAL PALM	6"	18'	8'	242	ROYAL PALM	15"	14'	4'	302	OAK	12"	18'	20'	362	CABRAGE PALM	10"	20'	12'	422	CABRAGE PALM	12"	19'	15'	500	OAK	4"	9'	5'	481	GREEN BUTTWOOD	12"	16'	14'	482	GREEN BUTTWOOD	12"	16'	14'	483	GREEN BUTTWOOD	12"	16'	14'	484	FOXTAL PALM	5"	16'	5'	485	GREEN BUTTWOOD	13"	16'	21'	486	GREEN BUTTWOOD	13"	16'	16'	487	GREEN BUTTWOOD	13"	16'	16'	488	GREEN BUTTWOOD	6"	9'	5'	491	YELLOW TABERUA	11"	25'	25'	492	GREEN BUTTWOOD	13"	14'	12'	493	GREEN BUTTWOOD	13"	14'	15'	494	GREEN BUTTWOOD	6"	16'	12'	495	GREEN BUTTWOOD	13"	16'	12'	496	GREEN BUTTWOOD	13"	16'	12'	497	GREEN BUTTWOOD	6"	10'	5'	498	GREEN BUTTWOOD	6"	13'	5'	499	GREEN BUTTWOOD	13"	20'	20'	500	OAK	4"	9'	5'	501	GREEN BUTTWOOD	13"	20'	20'	502	GREEN BUTTWOOD	13"	20'	20'	503	UNIDENTIFIED TREE	3"	4'	2'	504	YELLOW TABERUA	10"	18'	18'	505	YELLOW TABERUA	10"	18'	18'	506	YELLOW TABERUA	10"	18'	18'	507	YELLOW TABERUA	10"	18'	18'	508	GREEN BUTTWOOD	13"	20'	20'	509	GREEN BUTTWOOD	13"	20'	20'	510	GREEN BUTTWOOD	4"	10'	5'	511	GREEN BUTTWOOD	4"	10'	5'	512	GREEN BUTTWOOD	12"	10'	20'	513	FOXTAL PALM	4"	10'	5'	514	GREEN BUTTWOOD	12"	16'	10'	515	LUIGSTRUM	10"	22'	20'	516	LUIGSTRUM	10"	22'	20'	517	GREEN BUTTWOOD	6"	10'	5'	518	YELLOW TABERUA	10"	18'	18'	519	LUIGSTRUM	10"	13'	12'	520	GREEN BUTTWOOD	6"	16'	12'	521	GREEN BUTTWOOD	10"	13'	12'	522	GREEN BUTTWOOD	10"	13'	12'	523	GREEN BUTTWOOD	12"	16'	14'	524	GREEN BUTTWOOD	4"	16'	5'	525	CABRAGE PALM	13"	19'	15'	526	CABRAGE PALM	13"	19'	15'	527	CABRAGE PALM	13"	19'	15'	528	GREEN BUTTWOOD	12"	16'	14'	529	GREEN BUTTWOOD	15"	30'	20'	530	FOXTAL PALM	10"	18'	5'	531	CABRAGE PALM	12"	16'	14'	532	CABRAGE PALM	12"	16'	14'	533	GREEN BUTTWOOD	12"	16'	14'	534	GREEN BUTTWOOD	24"	30'	30'	535	GREEN BUTTWOOD	12"	16'	14'	536	GREEN BUTTWOOD	12"	16'	14'	537	CABRAGE PALM	10"	18'	15'	538	CABRAGE PALM	10"	18'	15'	539	CABRAGE PALM	10"	18'	15'	540	CABRAGE PALM	10"	18'	15'	541	GREEN BUTTWOOD	8"	25'	20'	542	GUMBO LIMBO	10"	19'	15'	543	OAK	10"	20'	15'	544	OAK	10"	20'	15'	545	OAK	10"	20'	15'	546	OAK	10"	20'	15'	547	CHRISTMAS PALM	8"	24'	10'	548	GREEN BUTTWOOD	12"	16'	14'	549	GREEN BUTTWOOD	12"	16'	14'	550	GREEN BUTTWOOD	14"	20'	30'	551	FOXTAL PALM	8"	24'	10'	552	GREEN BUTTWOOD	14"	20'	30'	553	CHRISTMAS PALM	8"	24'	10'	554	CHRISTMAS PALM	8"	24'	10'	555	OAK	12"	20'	30'	556	OAK	12"	20'	30'	557	OAK	12"	20'	30'	558	OAK	12"	20'	30'	559	OAK	12"	20'	30'	560	OAK	12"	20'	30'

- LEGEND & ABBREVIATIONS
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER
 - CENTERLINE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - AT= ARC LENGTH
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.O.B. POINT OF BEGINNING
 - SBTT SOUTHERN BELL TELEPHONE & TELEGRAPH
 - ⑦ TITLE COMMITMENT NUMBER
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - TREE
 - PALM TREE



THOMAS
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Civil Engineers - Project Managers - Land Planning - Landscape Architects
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BOUNDARY AND TOPOGRAPHIC SURVEY
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CERTIFICATE OF AUTHORIZATION LB#3870

SEAL
DATE:
DRAWING NO.

LEGAL DESCRIPTION:

PARCEL A
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 04°34'58" EAST ALONG THE WEST LINE OF SAID TRACT 2 FOR 814.95 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 06°32'46" EAST; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 01°42'50", FOR AN ARC DISTANCE OF 88.69 FEET; THENCE SOUTH 04°34'58" WEST 177.66 FEET; THENCE NORTH 85°25'02" WEST 3.67 FEET; THENCE SOUTH 04°34'58" WEST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 186.81 FEET; THENCE SOUTH 04°34'58" WEST 131.98 FEET; THENCE SOUTH 85°25'02" EAST 195.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST 417.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 494.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 281,669 SQUARE FEET (6.4662 ACRES) (NET) AND 290,336 SQUARE FEET (6.6659 ACRES) (GROSS), MORE OR LESS.

PARCEL B
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 272.84 FEET; THENCE NORTH 04°34'58" EAST 593.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°25'02" WEST 186.81 FEET; THENCE NORTH 04°34'58" EAST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 3.67 FEET; THENCE NORTH 04°34'58" EAST 177.66 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 04°49'56" EAST; THENCE ALONG SAID NORTH LINE, THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 00°14'58", FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; 2) SOUTH 85°25'02" EAST 170.23 FEET; THENCE SOUTH 04°34'58" WEST 195.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 35,894 SQUARE FEET (0.8240 ACRES) (NET) AND 54,208 SQUARE FEET (1.2444) (GROSS), MORE OR LESS.

PARCEL C
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 494.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°34'58" EAST 417.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°25'02" WEST 195.80 FEET; THENCE NORTH 04°34'58" EAST 327.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2; THENCE SOUTH 85°25'02" EAST ALONG SAID NORTH LINE 844.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST ALONG THE EAST LINE OF SAID TRACT 2 FOR 688.34 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 651.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 553,696 SQUARE FEET (12.7111 ACRES) (NET) AND 689,450 SQUARE FEET (15.8276 ACRES) (GROSS), MORE OR LESS.

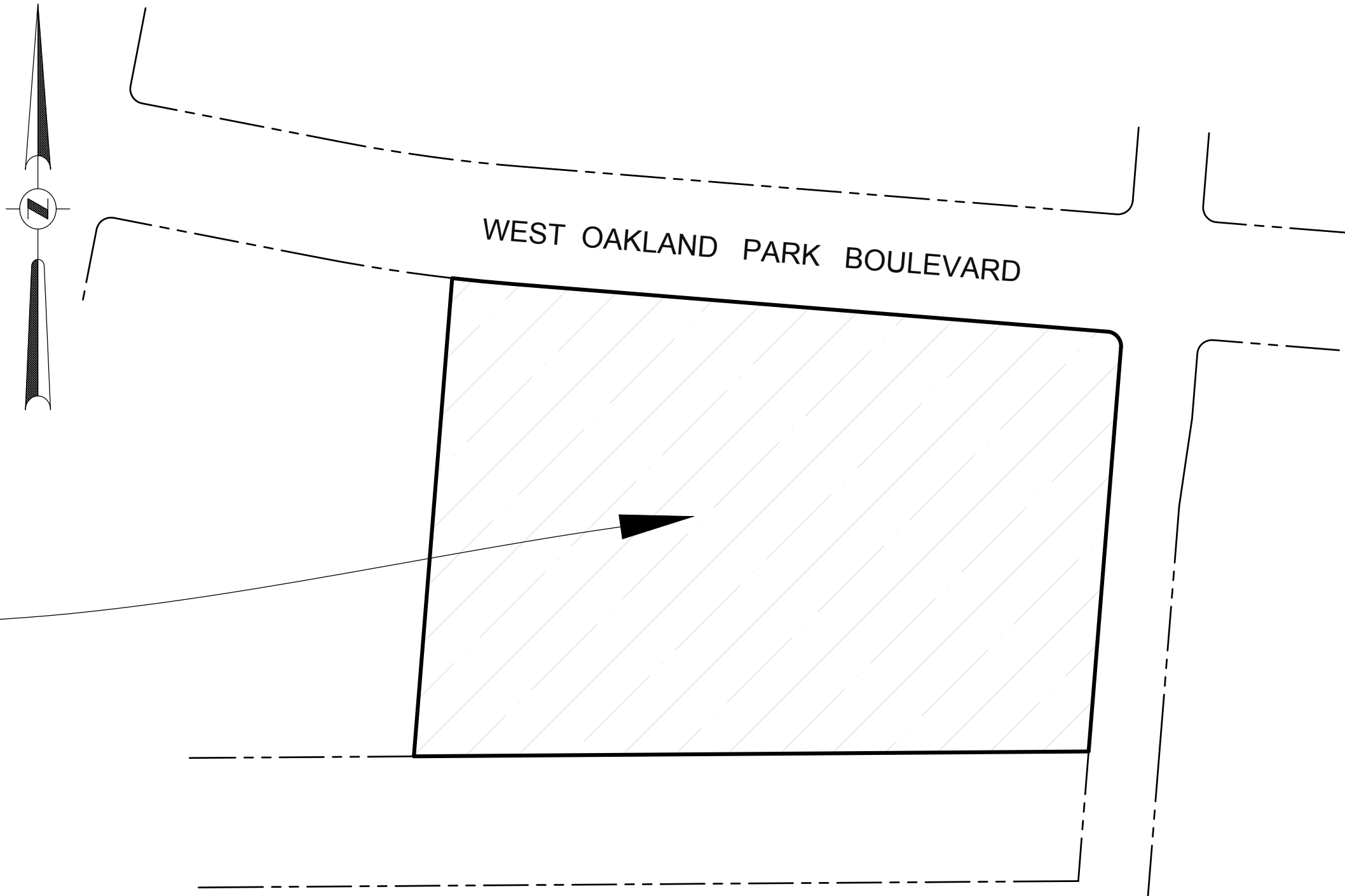
OVERALL
TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOFF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 871,259 SQUARE FEET (20.0014 ACRES) (NET) AND 1,034,185 SQUARE FEET (23.7416 ACRES) (GROSS), MORE OR LESS.

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 #1026, ELEVATION: 12.537 FEET (NAVD29 – 1.565 = NGVD88).
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0345J; COMMUNITY #120328; MAP DATE: 7/31/24. (PARCEL 1 = FLOOD ZONE AH/X, PARCEL 2 = FLOOD ZONE AH/X, PARCEL 3 = FLOOD ZONE X).
- THIS SITE LIES IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL–E ZONE, WITH THE NORTH LINE OF TRACT 2 BEING S85°25'02"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.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 700 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (674 REGULAR & 26 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 12170661, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 09, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCELS 1 & 2)
ITEM 1A: 2A & 3A: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 4A: MATTERS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 5A: DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 6A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6003, PAGE 379 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 7A: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLIES TO THIS SITE AND IS BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)
ITEM 8A: UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 18540, PAGE 900; RE–RECORDED IN O.R.B. 18627, PAGE 756 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9A: NOTICE OF PERMIT IN O.R.B. 30045, PAGE 1104 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 10A: COVENANT IN O.R.B. 30491, PAGE 1002 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11A: PERPETUAL EASEMENT IN O.R.B. 30647, PAGE 1766 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 12A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 31054, PAGE 1467 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 13A: UTILITY EASEMENT IN O.R.B. 31232, PAGE 692 APPLIES TO THIS SITE AS DEPICTED HEREON.
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ITEM 15A: NOT ADDRESSED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11833405, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED FEBRUARY 28, 2025 AT 11:00 PM, REVISION 5. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCEL 3)
ITEMS 1B, 2B, 3B, 4B, 5B & 6B: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 7B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 8B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN THE DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 9B: INTENTIONALLY DELETED.
ITEM 10B: RESTRICTIVE COVENANTS IN O.R.B. 30170, PAGE 794; AND IN O.R.B. 32245, PAGE 1036; AMENDED BY THE AMENDED RESTRICTIVE COVENANT IN O.R.B. 40384, PAGE 1914; AND THIRD AMENDED RESTRICTIVE (SHARED PARKING) COVENANT IN O.R.B. 51008, PAGE 1836 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
11B: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLY TO THIS SITE AND ARE BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)
12B: FLORIDA POWER & LIGHT COMPANY EASEMENTS IN O.R.B. 6003, PAGE 379 DO NOT APPLY TO THIS SITE AS DEPICTED HEREON.
13B: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6950, PAGE 557 APPLIES TO THIS SITE AS DEPICTED HEREON.
14B: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY EASEMENT IN O.R.B. 7041, PAGE 182 APPLIES TO THIS SITE AS DEPICTED HEREON.
15B: SURVEY MATTERS DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PARCEL 3 HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD. PARCELS 1 & 2 HAVE DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE LEGAL DESCRIPTION OF PARCEL 3 SHOWN ON THE SURVEY IS THE SAME AS THE LEGAL DESCRIPTIONS SHOWN ON THE REFERENCED TITLE COMMITMENT OF PARCEL 3.
- THERE ARE NO OBSERVED ENCROACHMENTS.

MASTER
SITE



NOT TO SCALE

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
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REVISIONS :			
REV:	DATE:	COMMENT:	BY:
1	2/19/25	#73835 ORIGINAL SURVEY	L.H.
2	8/11/25	#74705 REVISE ENDRY	L.H.
3	9/4/25	#74762 ALTA STANDARD	L.H.
4	1/22/26	#75281 UPDATE SURVEY	B.Q.

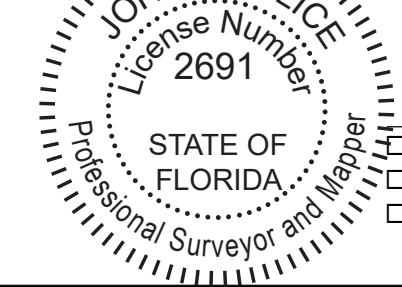
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CERTIFICATION:

TO GREYSTAR DEVELOPMENT EAST LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; GREENBERG TRAURIG, P.A.:

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, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/22/26.

DATE 1/22/26



- ☒ 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

MAP OF ALTA/NSPS PARCELS
& LEGAL DESCRIPTIONS
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777

E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

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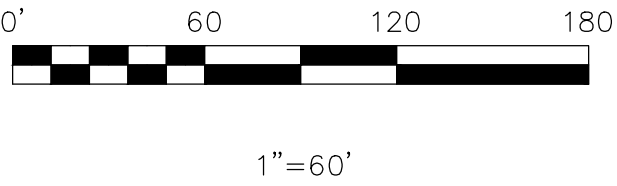
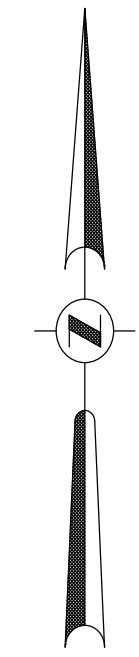
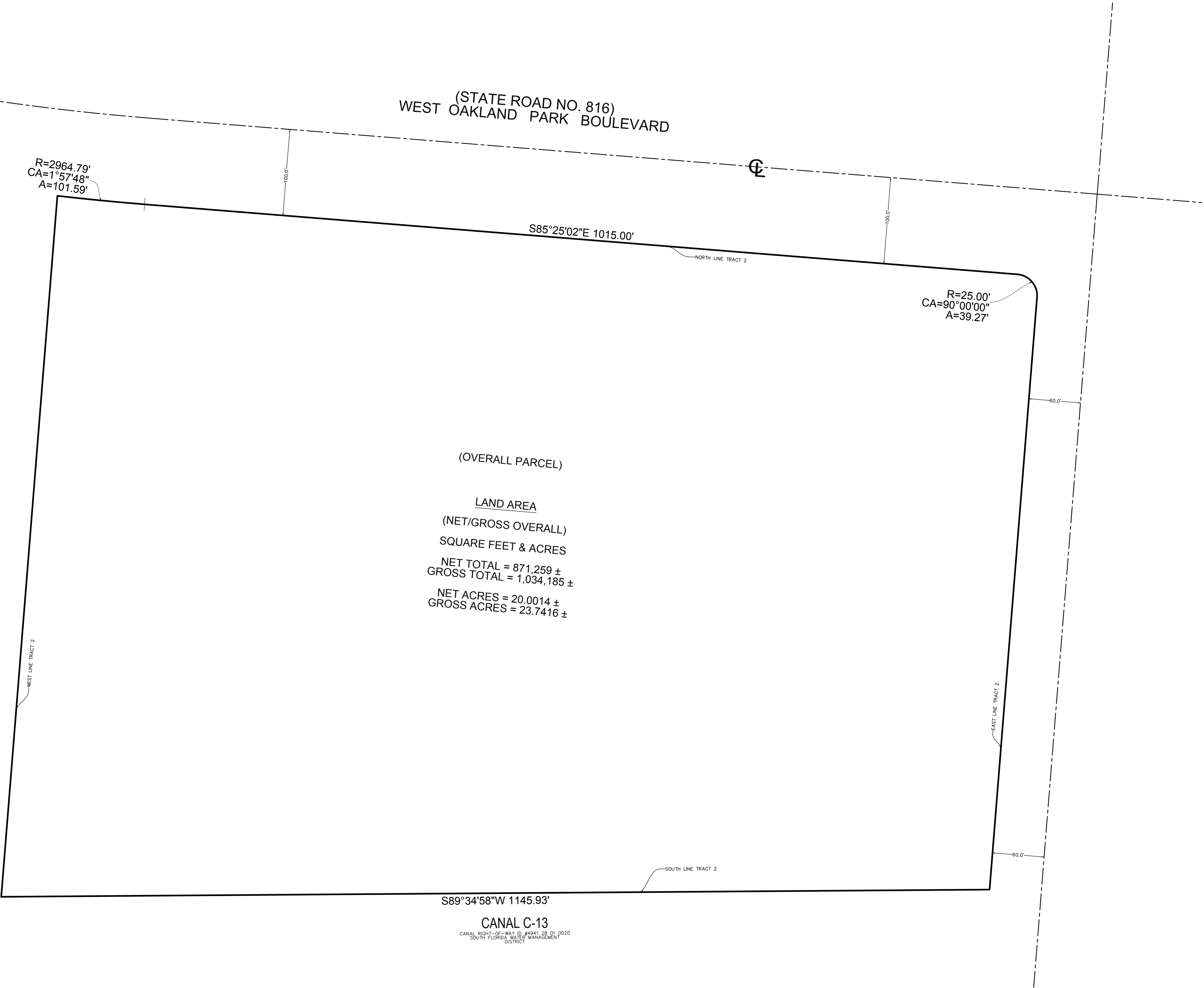
MARLOWE SUNRISE
8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351



LEGAL DESCRIPTION: (OVERALL)
TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOFF, AS RECORDED IN
PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY,
FLORIDA, AND CONTAINING 871,259 SQUARE FEET (20.0014 ACRES) (NET) AND
1,034,185 SQUARE FEET (23.7416 ACRES) (GROSS), MORE OR LESS.

A PORTION OF
TRACT 2, "SPRINGTREE",
PLAT BOOK 75, PAGE 49
RECORDED IN PLAT BOOK 75, PAGE 49
OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, AND CONTAINING 871,259 SQUARE FEET (20.0014 ACRES) (NET) AND
1,034,185 SQUARE FEET (23.7416 ACRES) (GROSS), MORE OR LESS.



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8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA 33351



MAP OF ALTA/NSPS PARCELS
& LEGAL DESCRIPTIONS
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CERTIFICATE OF AUTHORIZATION LB#3870

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LEGAL DESCRIPTION:
PARCEL A
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 04°34'58" EAST ALONG THE WEST LINE OF SAID TRACT 2 FOR 814.95 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 06°32'46" EAST; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 01°42'50", FOR AN ARC DISTANCE OF 88.69 FEET; THENCE SOUTH 04°34'58" WEST 177.66 FEET; THENCE NORTH 85°25'02" WEST 3.67 FEET; THENCE SOUTH 04°34'58" WEST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 186.81 FEET; THENCE SOUTH 04°34'58" WEST 131.98 FEET; THENCE SOUTH 85°25'02" EAST 195.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST 417.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 494.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 281,669 SQUARE FEET (6.4662 ACRES) (NET) AND 290,336 SQUARE FEET (6.6659 ACRES) (GROSS), MORE OR LESS.

PARCEL B
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 272.84 FEET; THENCE NORTH 04°34'58" EAST 593.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°25'02" WEST 186.81 FEET; THENCE NORTH 04°34'58" EAST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 3.67 FEET; THENCE NORTH 04°34'58" EAST 177.66 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 04°49'56" EAST; THENCE ALONG SAID NORTH LINE, THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 00°14'58", FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; 2) SOUTH 85°25'02" EAST 170.23 FEET; THENCE SOUTH 04°34'58" WEST 195.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 35,894 SQUARE FEET (0.8240 ACRES) (NET) AND 54,208 SQUARE FEET (1.2444) (GROSS), MORE OR LESS.

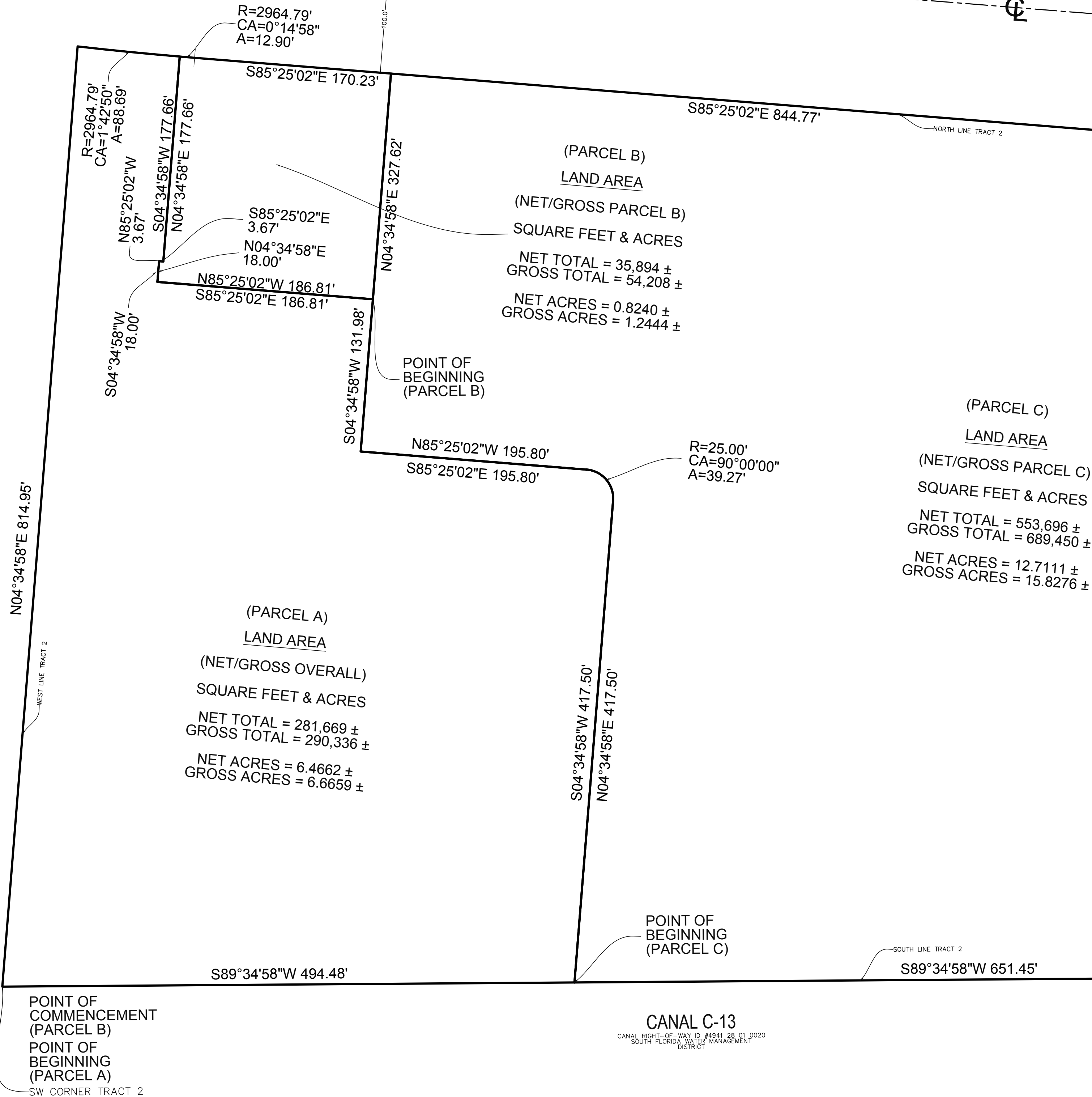
PARCEL C
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 494.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°34'58" EAST 417.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°25'02" WEST 195.80 FEET; THENCE NORTH 04°34'58" EAST 327.62 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2; THENCE SOUTH 85°25'02" EAST ALONG SAID NORTH LINE 844.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST ALONG THE EAST LINE OF SAID TRACT 2 FOR 688.34 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 651.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 553,696 SQUARE FEET (12.7111 ACRES) (NET) AND 689,450 SQUARE FEET (15.8276 ACRES) (GROSS), MORE OR LESS.

A PORTION OF
TRACT 2, "A"
"SPRINGTREE"
PLAT BOOK 75, PAGE 49
PROPERTY OF
PROJECT #1000 #1041 21 03 0000
OWNERS: SUNRISE WATER MANAGEMENT DISTRICT, LLC
SUNRISE, FLORIDA

(STATE ROAD NO. 816)
WEST OAKLAND PARK BOULEVARD



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