'72 APR 26 AM 11:52
JACK W. WHEELER, COUNTY RECORDER

72- 72664

PLAT BOOK 75, PAGE 49

SHEET 1 OF 10 SHEETS

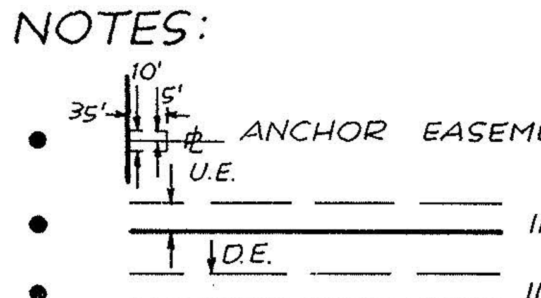
springtree

A SUBDIVISION IN SEC. 21, TWP. 49 S., RGE. 41 E.
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

SCALE IN FEET (1 IN = 100 FT.)
100 0 100 200 300 400

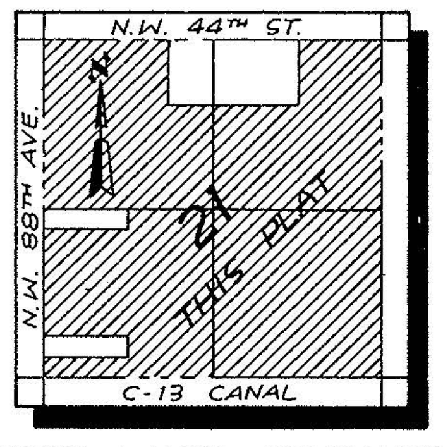
DAVIS AND CRAVEN INC.
CIVIL ENGINEERS — LAND SURVEYORS
1699 E. OAKLAND PARK BLVD.
FORT LAUDERDALE FLORIDA

NOTES:



- ANCHOR EASEMENT
- INDICATES UTILITY EASEMENT.
- INDICATES DRAINAGE EASEMENT.
- ALL CORNER RADII ARE 25 FEET AND CORNER LOT DIMENSIONS ARE TO P.I. OF TANGENTS UNLESS OTHERWISE SHOWN.
- ALL BEARINGS SHOWN ARE ASSUMED MERIDIAN.
- ○ INDICATES PERMANENT REFERENCE MONUMENT.
- 20' MAINTENANCE EASEMENT ALONG ALL INCLUDED WATERWAYS. – MAINTENANCE & UTILITY EASEMENTS COMBINED WHERE SHOWN.
- ☐ INDICATES PERMANENT CONTROL POINT.
- NO SEPTIC TANKS SHALL BE PERMITTED ON ANY LOT IN THIS SUBDIVISION.
- NO INDIVIDUAL WELLS WILL BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS OR AIR CONDITIONERS.
- THE OFFICIAL ZONING REGULATIONS NOW IN EFFECT, OR AS THE SAME MAY BE FROM TIME TO TIME, CHANGED OR AMENDED APPLICABLE TO THE AREA WITHIN WHICH THIS SUBDIVISION IS LOCATED, SHALL BE OBSERVED.
- THE FOLLOWING EASEMENTS SHOWN AND IDENTIFIED HEREON AS UTILITY, ANCHOR, DRAINAGE, AND CANAL MAINTENANCE, ARE RESERVED FOR THEIR STATED PURPOSES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS.
- NO TRACT, PARCEL OR PORTION OF THIS SUBDIVISION SHALL BE RESUBDIVIDED, EXCEPT UNDER THE PROVISIONS OF THE BROWARD COUNTY PLAT REGULATIONS.

LOCATION SKETCH
SEC. 21, TWP. 49 S. RGE. 41 E.



DESCRIPTION:

A portion of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, of section 21, Township 49 S., Range 41 East as recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said section 21; thence N-0°03'15"-E, along the East line of said section 21, a distance of 5270.71 feet to the Northeast corner of said section 21; thence N-89°05'21"-W, along the North line of said section 21, a distance of 1380.68 feet; thence S-0°54'39"-W, a distance of 975.22 feet; thence N-89°05'21"-W, a distance of 2010.01 feet; thence N-0°54'39"-E, a distance of 975.22 feet to a point on the North line of said section 21; thence N-89°05'21"-W, along said North line, a distance of 1889.54 feet to the Northwest corner of said section 21; thence S-0°00'20"-W, along the west line of said section 21, a distance of 2630.50 feet; thence S-89°01'56"-E, along the North line of Tract 48 of said section 21, a distance of 1319.52 feet; thence S-0°01'04"-W, along the East line of said Tract 48, a distance of 328.93 feet; thence N-89°01'30"-W, along the south line of said Tract 48, a distance of 1319.46 feet to a point on the west line of said section 21; thence S-0°00'20"-W, along said west line a distance of 1643.49 feet; thence S-88°59'22"-E, along the North line of Tract 42 of said section 21, a distance of 1319.12 feet; thence S-0°01'04"-W, along the East line of said Tract 42, a distance of 328.93 feet; thence N-88°58'57"-W, along the south line of said Tract 42, a distance of 1319.05 feet to a point on the west line of said section 21; thence S-0°00'20"-W, along said west line, a distance of 328.77 feet to the southwest corner of said section 21; thence S-88°58'31"-E, along the south line of said section 21 a distance of 5275.94 feet to the point of Beginning. Less road rights-of-way of record. Said lands being in the city of Sunrise, Broward county, Florida.

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY that the attached plat complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS IN THE STATE OF FLORIDA" approved by the Governor the 27th day of June, A.D. 1971.

This plat was accepted for record by the Board of commissioners of Broward county, Florida this 4th day of APRIL, A.D. 1972.

JACK WHEELER, CLERK OF THE CIRCUIT COURT

by: Edward A. Kuhn DEPUTY CLERK

This instrument filed for record this 26th day of April, A.D. 1972, and recorded in Book 75 of plats at page 49, record verified.

JACK WHEELER, CLERK OF THE CIRCUIT COURT

by: Madeline Parkhurst DEPUTY CLERK

COUNTY ENGINEER & CITY ENGINEER:

This plat of "SPRINGTREE" is hereby approved and accepted for record.

Alex M. Jernigan 3-29-72
ALEX JERNIGAN, P.E., CITY ENGINEER

John M. Gerren, Jr. 4/26/72
JOHN M. GERREN JR., P.E. COUNTY ENGINEER, REG. NO. 6895

AREA PLANNING BOARD:

THIS IS TO CERTIFY that the BROWARD COUNTY AREA PLANNING BOARD approved this plat with regard to dedication of rights-of-way for traffic ways by resolution adopted this 24th day of JUNE, A.D. 1971.

J. Merle Henderson
SECRETARY

CITY COUNCIL:

CITY COUNCIL'S APPROVAL: THIS IS TO CERTIFY that this plat has been approved and accepted for record by the council of the CITY OF SUNRISE, in and by resolution adopted by said council this 13th day of March, A.D. 1972 and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

IN WITNESS WHEREOF, the said council has caused these presents to be attested by it's clerk and the corporate seal to be affixed this 31 day of March, A.D. 1972.

ATTEST: [illegible]
CITY CLERK, CITY OF SUNRISE

by: R.E. Shine, Jr.
COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY that this plat is a true and correct representation of the lands surveyed and described hereon and the survey and plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of chapter 177 Florida statutes.

The P.R.M.'s as shown on this plat have been set where indicated. The P.C.P.'s as shown on this plat will be set where indicated, within one year after the recording of this plat.

Hugh R. Davis
HUGH R. DAVIS
REG. LAND SURVEYOR NO. 978, STATE OF FLORIDA

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

KNOW ALL MEN BY THESE PRESENTS that POWELL BROTHERS INC., DOM INC., MARTIN FRIDOVICH, JANIS HOMES INC., and THE METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSIONS OF WEST PALM BEACH DISTRICT, INC., corporations and individuals authorized to do business in the state of Florida, owners of the lands described hereon, and HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF HOLLYWOOD, RICHARD I. DONNER AND RAYMOND TRACHT, TRUSTEE, and M.G.I.C. FINANCIAL CORP., and POWELL BROTHERS INC., owners and holders of certain mortgages on the lands described hereon, have caused said lands to be surveyed, subdivided, and platted in the manner hereon shown, said plat to be known as "SPRINGTREE." The drives, avenues, boulevard, canals, and easements shown are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, POWELL BROTHERS INC. has caused these presents to be signed by it's PRESIDENT & SECRETARY, this 8TH day of DECEMBER, A.D. 1971.

_______ WITNESS
_______ WITNESS

J. S. Powell, Jr. PRESIDENT
George D. Bennett Sec.

IN WITNESS WHEREOF, DOM INC. has caused these presents to be signed by it's PRESIDENT AND SECRETARY, this 24 day of FEBRUARY, A.D. 1972.

Ethel L. Marinelli WITNESS
Concepcion [illegible] WITNESS

Rene H. Gracida President
Charles F. Ward Sec.

IN WITNESS WHEREOF, I hereby set my hand and affix my seal this 25th day of FEBRUARY, A.D. 1972.

[illegible] WITNESS
William B. [illegible] WITNESS

Martin Fridovich
MARTIN FRIDOVICH

IN WITNESS WHEREOF, THE METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSIONS OF WEST PALM BEACH DISTRICT, INC. has caused these presents to be signed by it's president and secretary, this 11th day of February, A.D. 1972.

Ruth S. Shider WITNESS
Margaret S. Thornton WITNESS

G. B. Hogan Jr. PRES.
[illegible] SECRETARY

IN WITNESS WHEREOF, HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF HOLLYWOOD as mortgagee, has caused the presents to be signed by it's VICE PRES. & ASST. SEC., this 9TH day of DEC., A.D. 1971.

_______ WITNESS
Elaine Anderson WITNESS

W. H. Cohron, Vice Pres.
Martha Fortson, Assistant Secretary

IN WITNESS WHEREOF, we hereby set our hands and affix our seals this 31st day of January, A.D. 1972.

[illegible] WITNESS
Hilda [illegible] WITNESS

Richard I. Donner
RICHARD I. DONNER TRUSTEE

Raymond Tracht
RAYMOND TRACHT. TRUSTEE

IN WITNESS WHEREOF, M.G.I.C. FINANCIAL CORP. as mortgagee, has caused these presents to be signed by it's VICE PRESIDENT AND ASSISTANT SECRETARY this 3RD day of FEBRUARY, A.D. 1972.

David Mendoff WITNESS
[illegible] WITNESS

Paul M. Brady VICE PRESIDENT
Henry J. Eckstein ASSISTANT SECRETARY

IN WITNESS WHEREOF, JANIS HOMES INC., has caused these presents to be signed by it's president and ass't sec. this 24 day of February, A.D. 1972.

[illegible] WITNESS
[illegible] WITNESS

Bernard Janis PRES.
Julian Garr ASS'T SECT'Y

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, MARTIN FRIDOVICH, and he acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at Fort Lauderdale, Broward county, Florida, this 25th day of February, A.D. 1972.

MY COMMISSION EXPIRES: MARCH 5, 1976

Margaret E. Davis NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, J.S. POWELL, JR AND GEORGE D. BENNETT, President and secretary respectively of POWELL BROTHERS INC. and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at Fort Lauderdale, Broward county, Florida, this 8 day of DECEMBER, A.D. 1971.

MY COMMISSION EXPIRES: DEC. 16, 1973

Joyce M. Cerrieri
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE S.S.

I HEREBY CERTIFY that on this day, personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Rene H. Gracida and Charles F. Ward, President and secretary respectively of DOM INC., and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at MIAMI, DADE COUNTY, Florida, this 24 day of Feb, A.D. 1972.

MY COMMISSION EXPIRES: 9/26/75

Mitzie Turner
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, G. B. Hogan Jr. Pres. Marvin Sweat, Sec, president and seretary respectively of THE METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSIONS OF WEST PALM BEACH DISTRICT, INC., and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at West Palm Beach, Palm Beach county, Florida, this 11th day of February, A.D. 1972.

MY COMMISSION EXPIRES: Aug 9, 1973

Ruth S. Shider
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, W.H. COHRON - V.P. & MARTHA FORTSON - ASS'T SEC. respectively of HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF HOLLYWOOD, and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at Hollywood, Broward county, Florida, this 9th day of DECEMBER, A.D. 1971.

MY COMMISSION EXPIRES: Aug. 2, 1975

Elaine Anderson
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF NEW YORK
COUNTY OF NEW YORK S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, RICHARD I. DONNER and RAYMOND TRACHT, TRUSTEE, and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at New York, New York, this 31st day of January, A.D. 1972.

MY COMMISSION EXPIRES: _______

ALLEN GREENBERG
Notary Public, State of New York
No. 30-1549700
Qualified in Nassau County
Certificate filed in New York County
Commission Expires March 30, 1973

Allen Greenberg
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, PAUL M. BRADY AND HENRY J. ECKSTEIN, president and assistant secretary respectively of M.G.I.C. FINANCIAL CORP., and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at MIAMI FLORIDA, this 3RD day of FEBRUARY, A.D. 1972

MY COMMISSION EXPIRES: DECEMBER 13, 1975

Sandra Goldstein
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE S.S.

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, BERNARD JANIS AND JULIAN GARR, president and assistant secretary respectively of JANIS HOMES INC., and they acknowledged before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at MIAMI, DADE COUNTY, FLORIDA, this 24 day of February, A.D. 1972.

MY COMMISSION EXPIRES: December 13, 1975

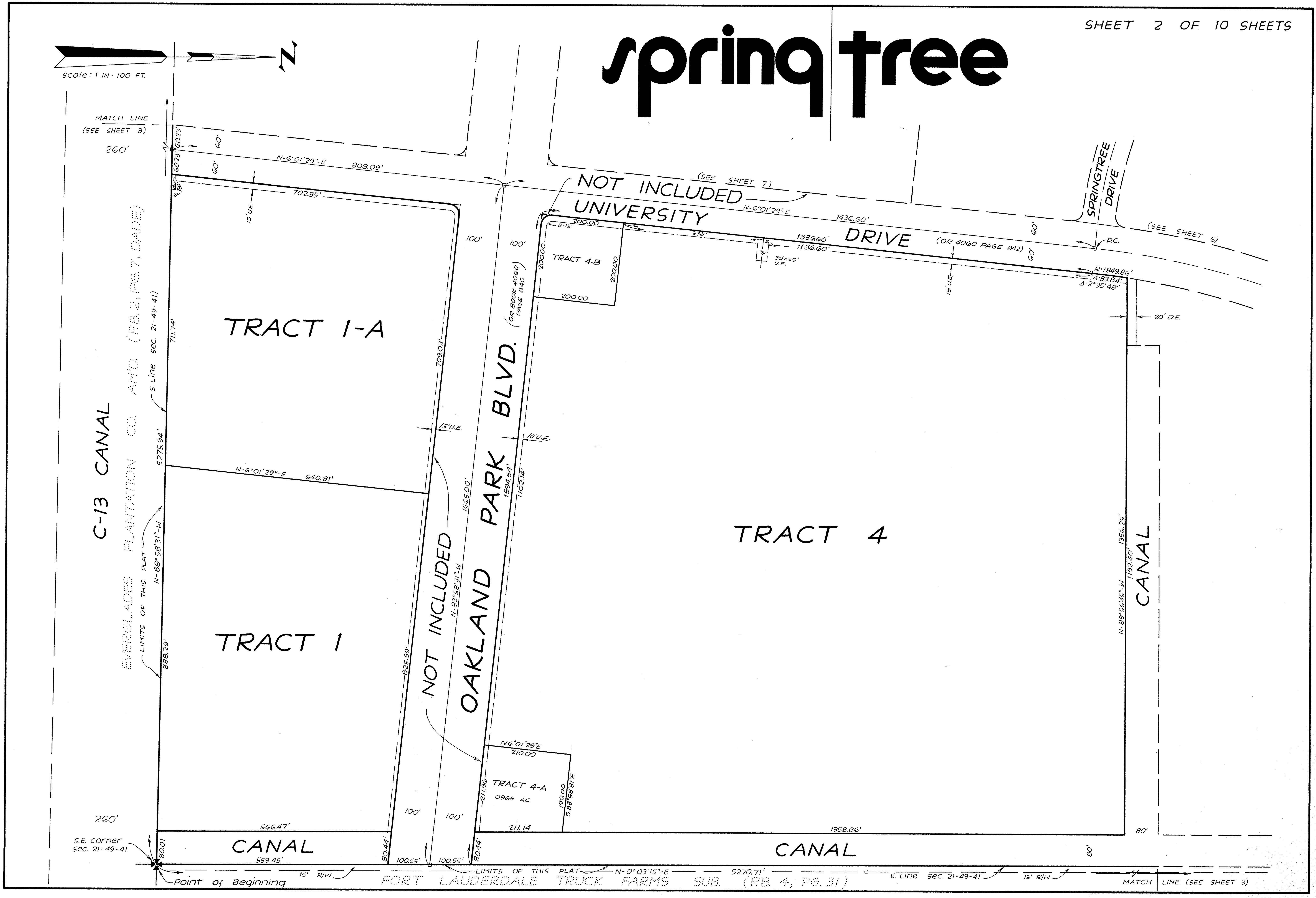
Sandra Goldstein
NOTARY PUBLIC

72- 72664

PLAT BOOK 75, PAGE 49

SHEET 2 OF 10 SHEETS

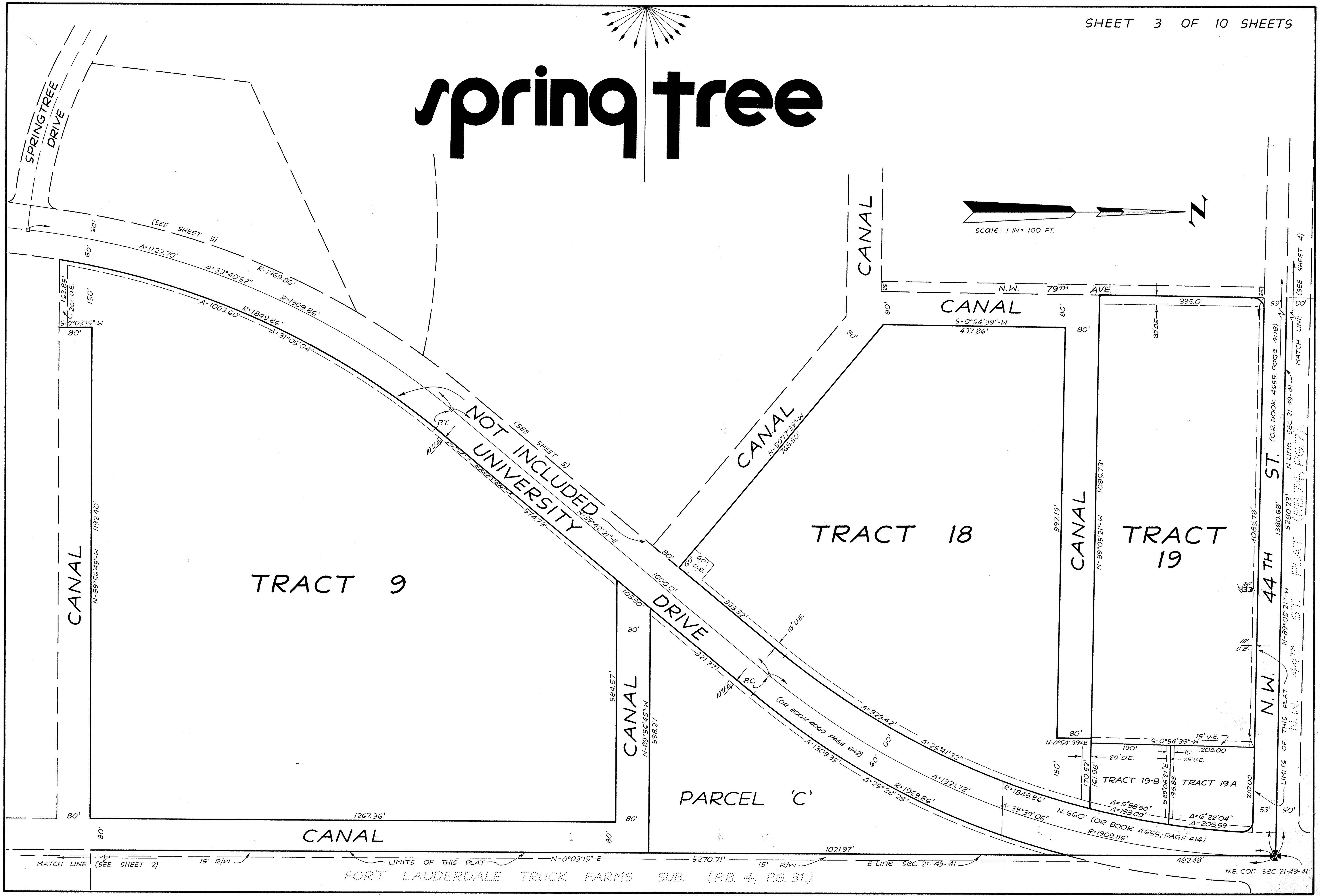
spring tree



72- 72664

PLAT BOOK 75, PAGE 49

SHEET 3 OF 10 SHEETS



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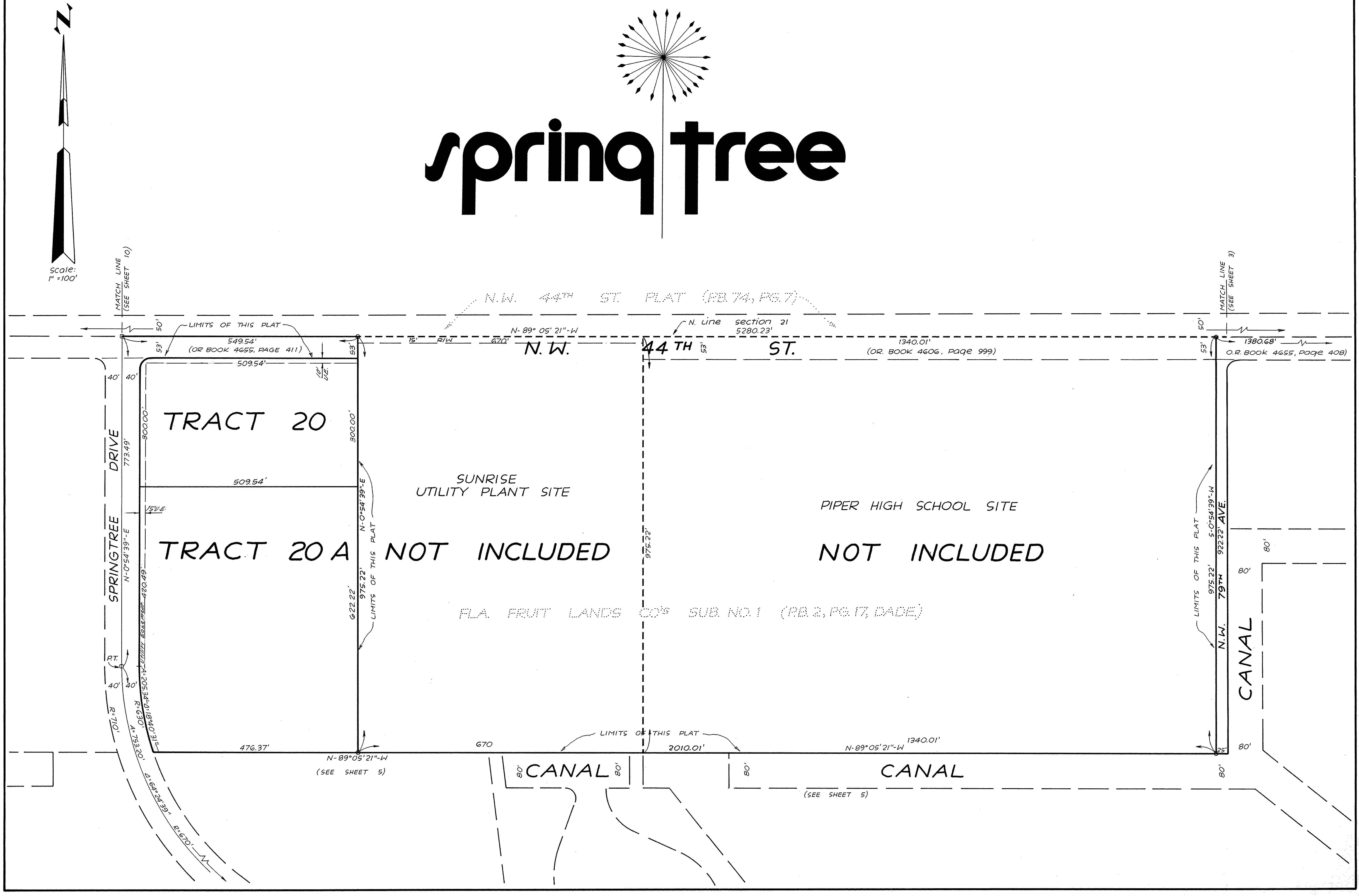
PLAT BOOK 75, PAGE 49

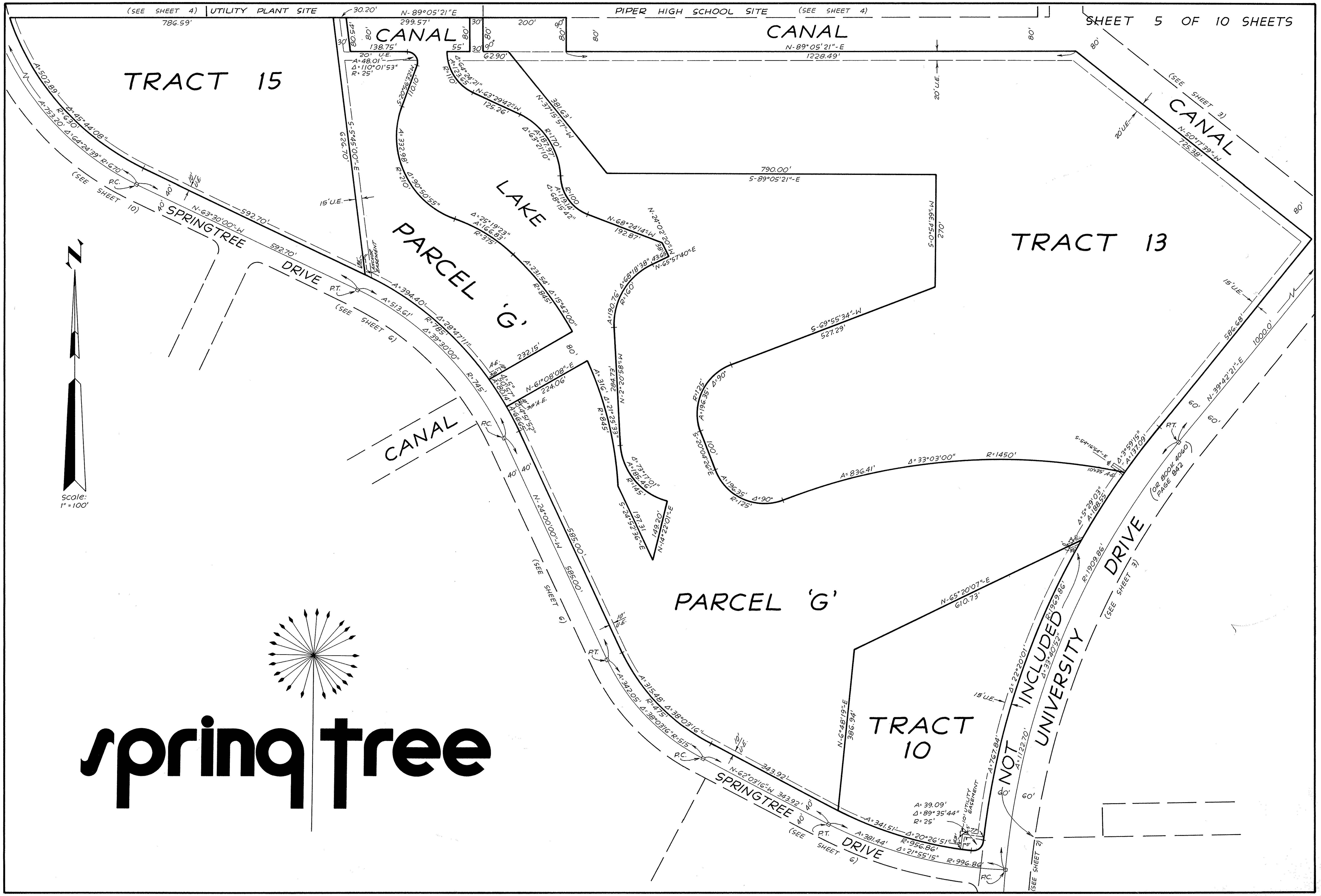
SHEET 4 OF 10 SHEETS

springtree

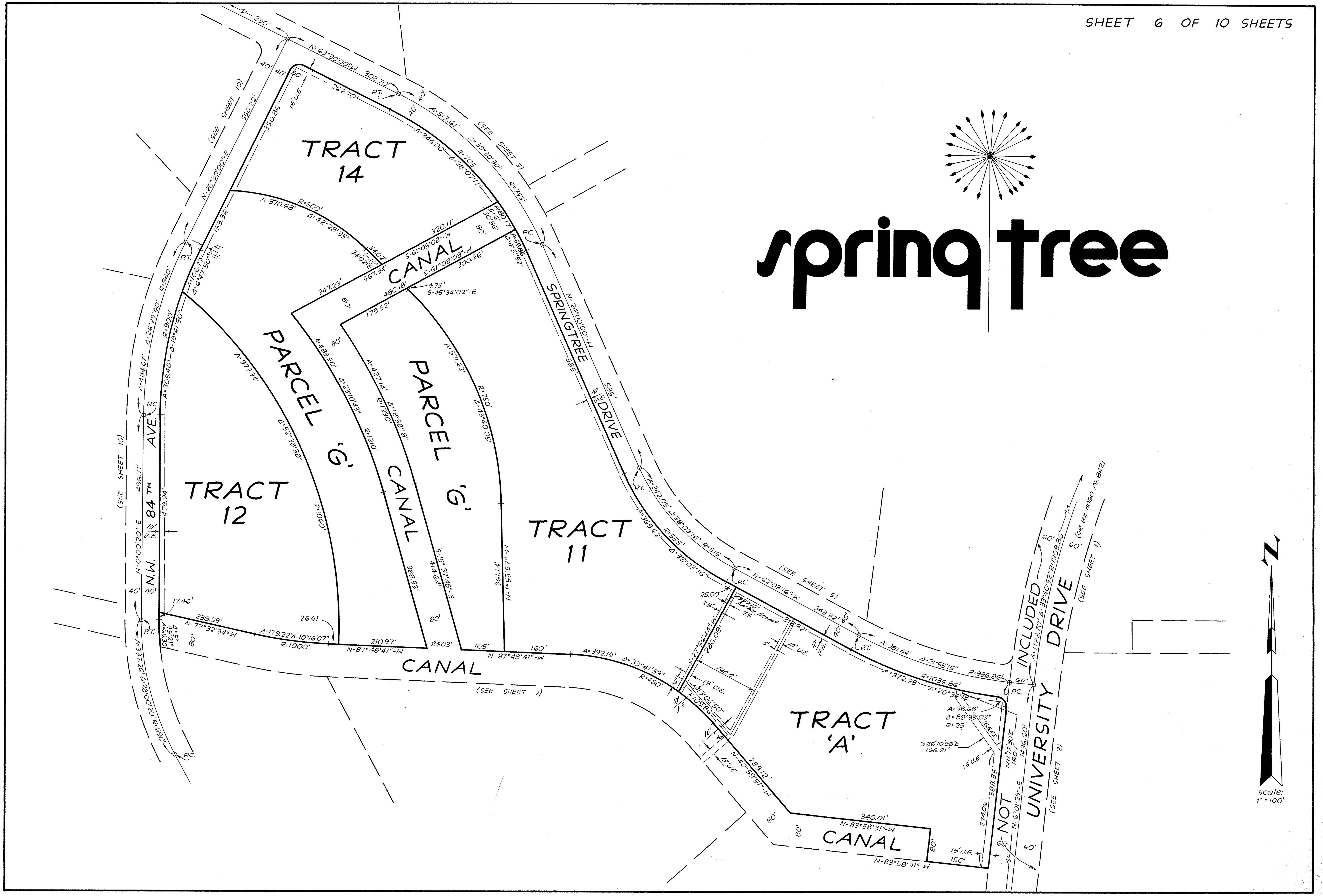


72-72664

SHEET 5 OF 10 SHEETS



spring tree


springtree
TRACT 14
TRACT 12
TRACT 11
TRACT 'A'
PARCEL 'G'
PARCEL 'G'
CANAL
CANAL
CANAL
CANAL
N.W. 84 TH AVE.
SPRINGTREE DRIVE
UNIVERSITY DRIVE
NOT INCLUDED
(SEE SHEET 10)
(SEE SHEET 10)
(SEE SHEET 5)
(SEE SHEET 5)
(SEE SHEET 7)
(SEE SHEET 3)
(SEE SHEET 2)
(OR BK. 4060 PG. 842)
N-63°30'00"-W 302.70'
N-26°30'00"-E 550.22'
N-0°00'20"-E 496.71'
N-24°00'00"-W 585'
N-62°03'16"-W 343.92'
N-87°48'41"-W
N-77°32'34"-W 238.59'
S-61°08'08"-W 320.11'
S-61°08'08"-W 300.66'
S-15°37'48"-E 414.64'
N-0°59'47"-W 361.41'
N-40°56'51"-W 289.12'
N-83°58'31"-W 340.01'
N-83°58'31"-W
S-27°56'44"-W 286.09'
N11°12'30"E 1507'
N-6°01'29"-E 388.85'
S35°10'55"E 166.21'
A=112.70 Δ=33°40'52" R=1909.86'
A=381.44' Δ=21°55'15" R=996.86'
A=372.28' R=1036.86' Δ=20°34'15"
A=38.68' Δ=88°39'03" R=25'
A=392.19' Δ=33°41'59" R=480'
A=342.05' Δ=38°03'16" R=515'
A=368.62' R=555' Δ=38°03'16"
A=513.61' Δ=39°30'30" R=745'
A=346.00' Δ=28°07'11" R=705'
A=370.68' R=500' Δ=42°28'35"
A=973.94' Δ=52°38'38" R=1060'
A=489.50' Δ=23°10'43" R=1210'
A=427.14' Δ=18°58'18" R=1290'
A=571.62' R=750' Δ=43°40'05"
A=484.67' Δ=26°29'40" R=940'
A=309.40' Δ=19°41'50" R=900'
A=106.77' Δ=6°47'50"
A=337.26' Δ=28°00'20" R=690'
A=179.22' Δ=10°16'07" R=1000'
15' D.E.
15' U.E.
10' U.E.
P.C.
P.T.
Scale: 1" = 100'
N

72- 72664

PLAT BOOK 75, PAGE 49

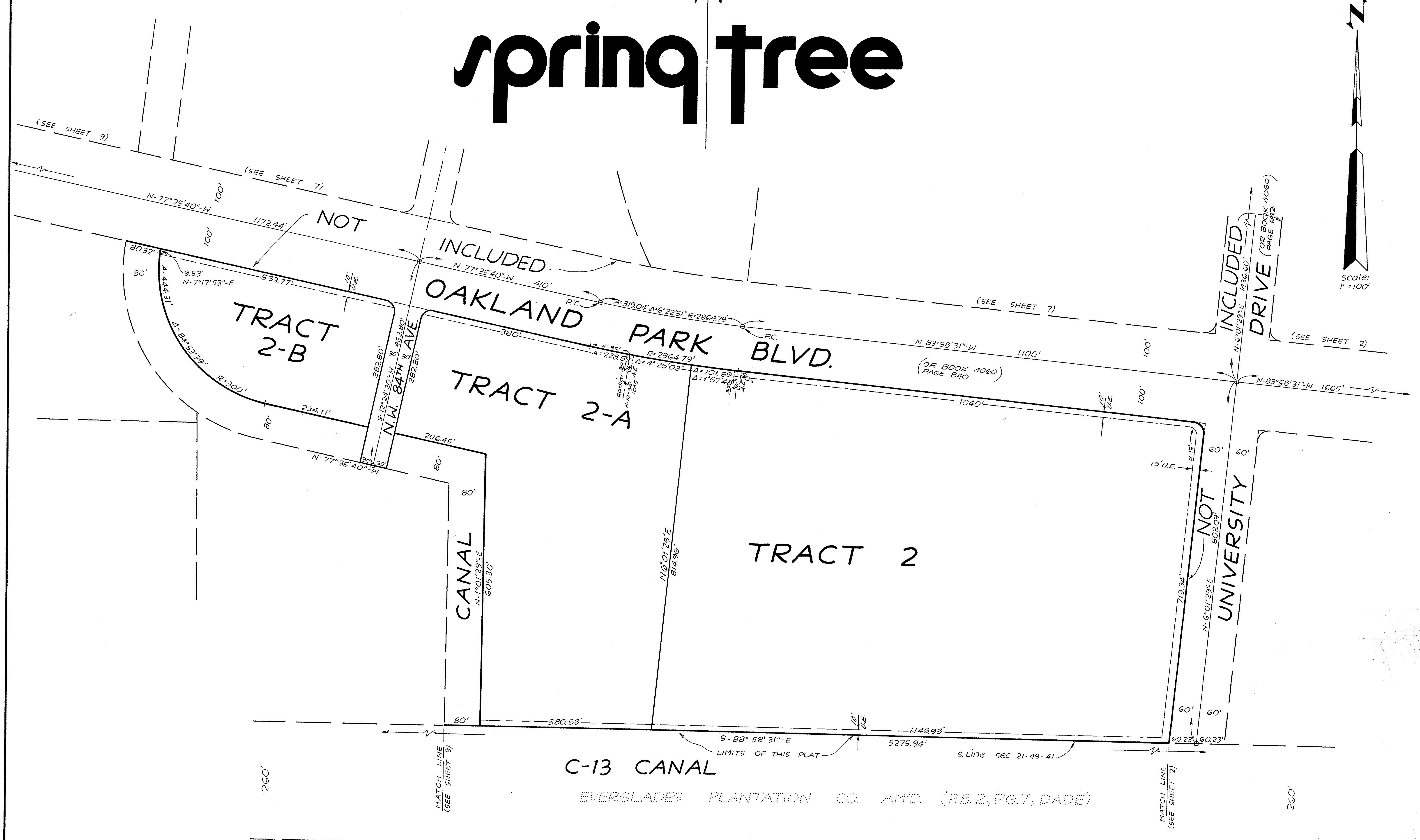
SHEET 7 OF 10 SHEETS

spring tree

J-4-62

72- 72664

spring tree



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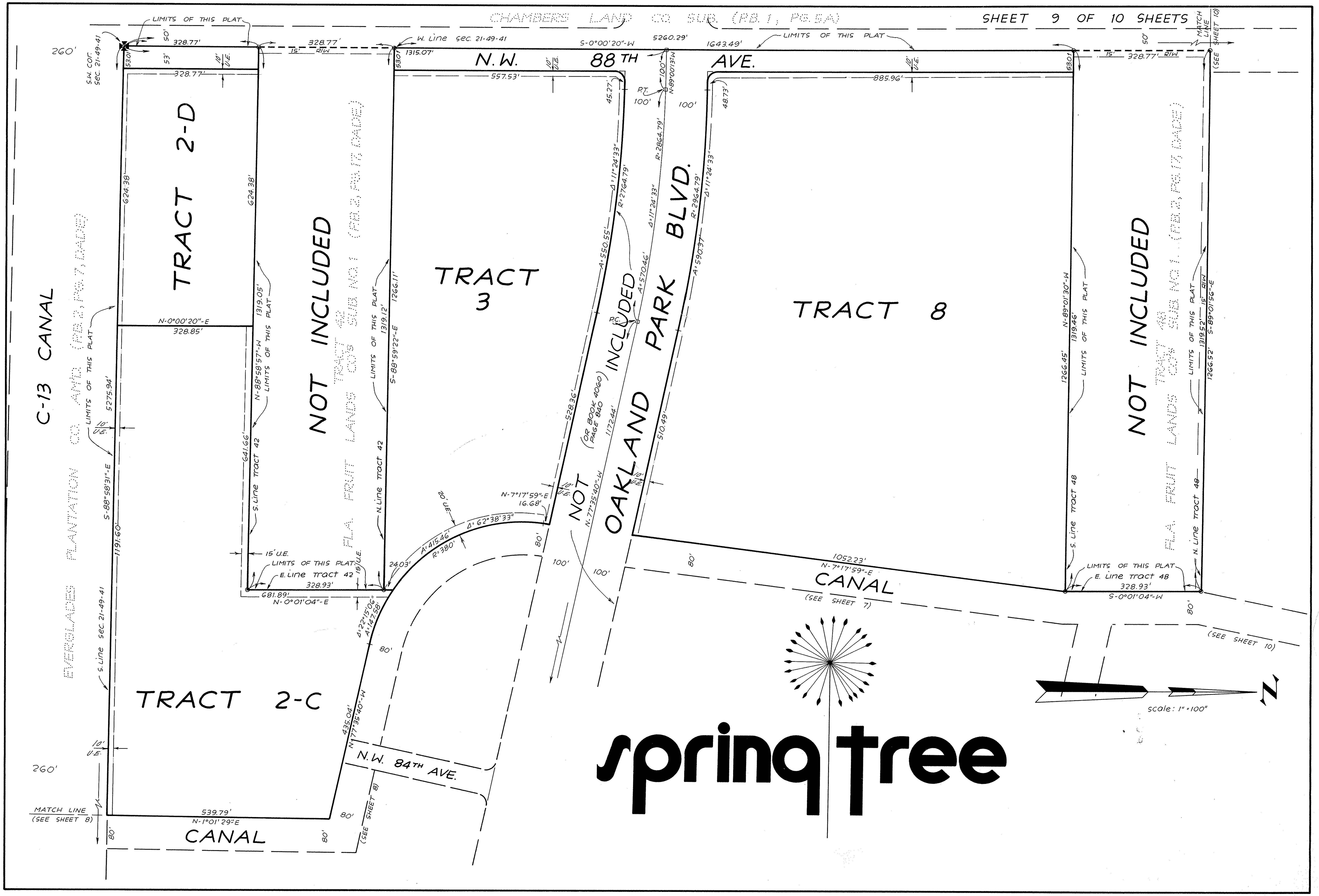
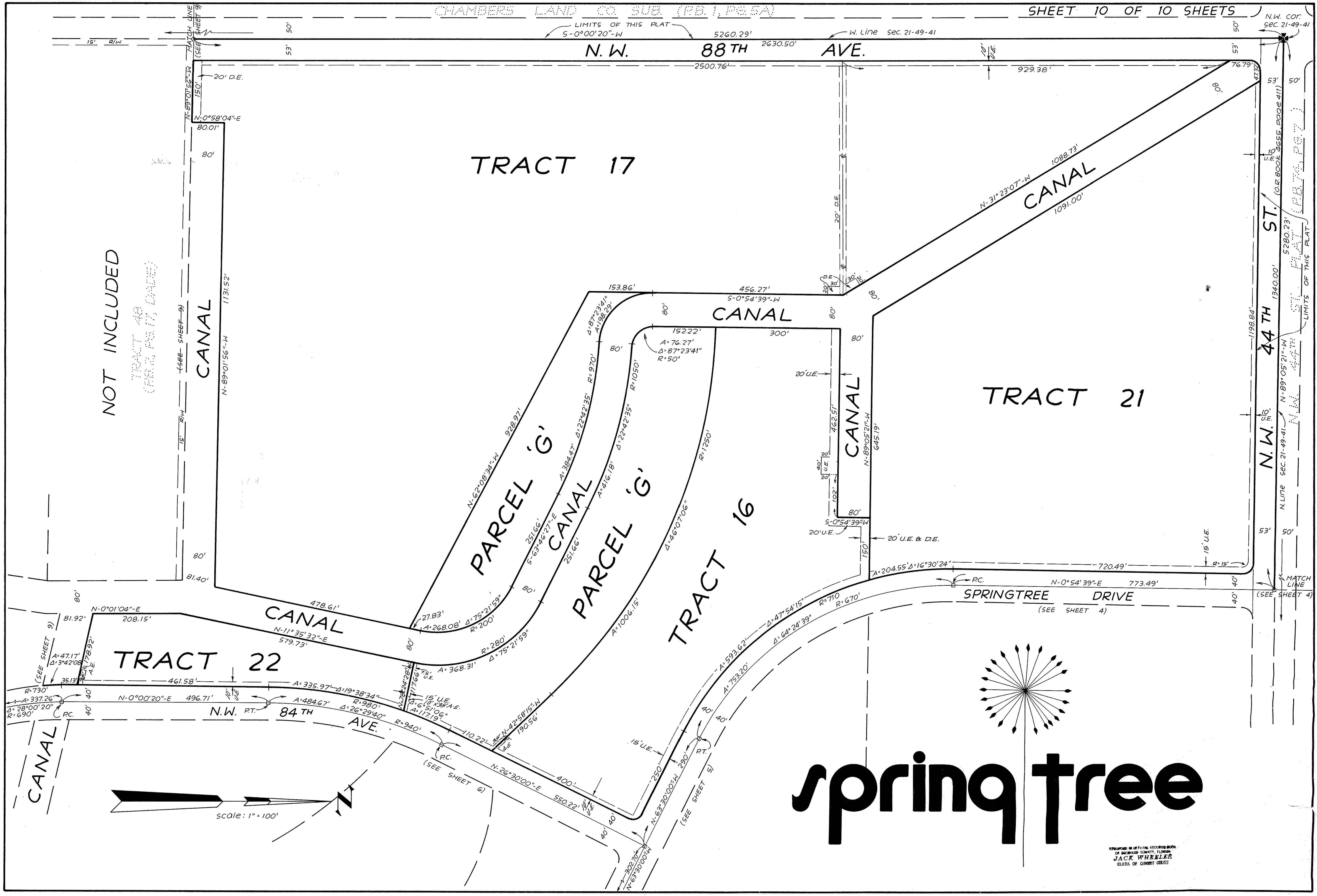
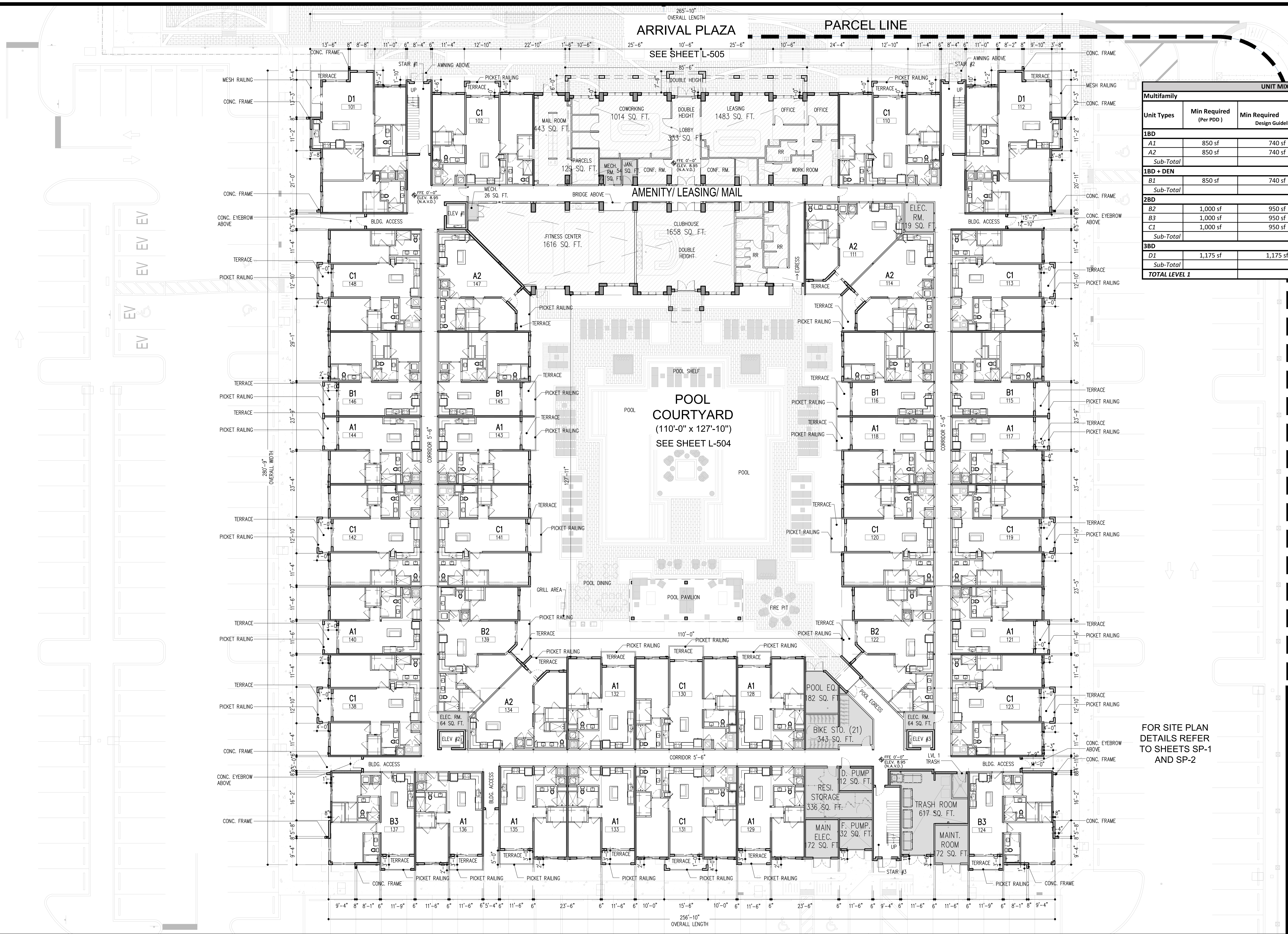
SHEET 9 OF 10 SHEETS



T-4-62



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT



UNIT MIX - LEVEL 1					
Multifamily					
Unit Types	**Min Required** (Per PDD)	**Min Required** (Per Design Guidelines)	**Provided Area**	**# Units**	**LEASABLE AREA (NRSF)**
1BD					
A1	850 sf	740 sf	757 sf	12 units	9,084 sf
A2	850 sf	740 sf	838 sf	4 units	3,352 sf
Sub-Total				***16 units***	***12,436 sf***
1BD + DEN					
B1	850 sf	740 sf	954 sf	4 units	3,816 sf
Sub-Total				***4 units***	***3,816 sf***
2BD					
B2	1,000 sf	950 sf	1,158 sf	2 units	2,316 sf
B3	1,000 sf	950 sf	964 sf	2 units	1,928 sf
C1	1,000 sf	950 sf	1,177 sf	12 units	14,124 sf
Sub-Total				***16 units***	***18,368 sf***
3BD					
D1	1,175 sf	1,175 sf	1,503 sf	2 units	3,006 sf
Sub-Total				***2 units***	***3,006 sf***
TOTAL LEVEL 1				**38 units**	**37,626 sf**

LEAVE BLANK - FOR CITY USE ONLY

FOR SITE PLAN
DETAILS REFER
TO SHEETS SP-1
AND SP-2

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 S.W. 74 COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

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CLIENT:

GREYSTAR
421 NE 6TH ST., FORT LAUDERDALE, FL 33304

PROJECT:

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

NORTH

BUILDING PLAN - LEVEL 1
38 UNITS
SCALE: 1/16 "= 1'-0"

SEAL
GEORGE L. MOURIZ
AR0007806

DATE:
07/23/2026

SITE PLAN SHEET NO.
A-2.1