

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, DATED MARCH 5th, 2024 @ 8:00 AM.
2. OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SONHARS, P.A., PROJECT NO. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
3. F.D.O.T. R/W MAP FOR STATE ROAD NO. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
4. F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
5. LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
9. HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
10. OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
12. "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
13. DANA PONTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
14. DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 32874, PAGE 852 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT 'E', OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

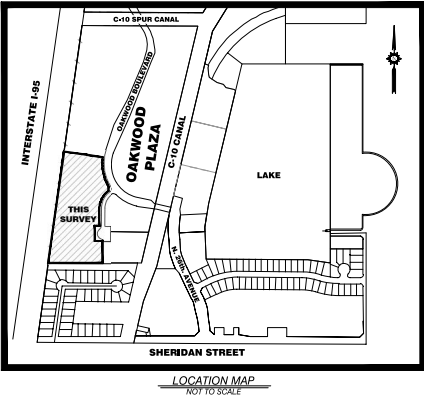
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 'E', SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W, ALONG THE SOUTH LINE OF SAID TRACT 'E', A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'E', SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'02"E, ALONG THE WEST LINE OF SAID TRACT 'E' AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 198.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 'E'; SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°22'24"E, ALONG THE NORTH LINE OF SAID TRACT 'E', AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 980.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT 'E'; SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°04'01"W, ALONG SAID EAST LINE OF SAID TRACT 'E', AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1708.90 FEET; THENCE S.88°27'11"W, A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E, A DISTANCE OF 76.23 FEET; THENCE S.88°27'11"W, A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E, A DISTANCE OF 192.50 FEET TO THE POINT OF BEGINNING.

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3') CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN ON THE SURVEY DRAWING. EXOTIC TREES SUCH AS MEXICAN ALGAL, BRAZILIAN FORMER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
5. THE LOCATION OF TREES IS LIMITED TO THOSE TREE LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.

UTILITY NOTE:

THE LOCATION OF CERTAIN SUBSURFACE UTILITY LINES SHOWN HEREON ARE DEPICTED GRAPHICALLY BASED ON THE CITY OF HOLLYWOOD UTILITY ATLAS PROVIDED TO STONER & ASSOCIATES, INC. BY KIMLEY HORN. STONER & ASSOCIATES, INC. DID NOT CONFIRM THE EXISTENCE, ALIGNMENT OR DEPTH OF THE UTILITY LINES SHOWN HEREON AND MAKES NO CLAIMS OR GRANTEES TO THE ACCURACY OF THE UTILITY LOCATIONS. THE LOCATION OF UTILITY LINES SHOWN HEREON SHOULD BE CONFIRMED BY DIRECT EXCAVATION BEFORE DESIGN AND/OR CONSTRUCTION OF IMPROVEMENTS.



SURVEY NOTES:

1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (BPSM), FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
3. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES AND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A PORTAL INFORMATION, TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MAY 3, 2024.
4. THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
5. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT (NAD 83, 2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
7. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E, ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 1796, A BROWARD DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.286'.
9. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - a. MFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - b. COUNTY NAME: BROWARD COUNTY
 - c. STATE OF FLORIDA
 - d. MAP-PANEL NUMBER: 12011C02568
 - e. SUFFIX: H
 - f. FIRM INDEX DATE: 8/18/14
 - g. FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/14
 - h. FLOOD ZONE: X, AH, 1, AE, S, AE, 3
 - i. BASE FLOOD ELEVATION: X, AH, 1, AE, S, AE, 3
 - j. THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROPRIATE, BASED ON DIGITAL FIRM PANEL MAP BASE. FOR THE LATEST FLOOD ZONE INFORMATION, CONTACT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
10. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL LOCATION OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
11. THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 inch = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 inch = 30 FEET.
12. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1') OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DERIVED ON THIS SURVEY IS TWO-TENTHS (0.2') OF A FOOT, PLUS OR MINUS.
13. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
14. FENCES AND WALL DIMENSIONS ARE APPROPRIATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
15. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
16. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT, BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
17. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
18. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNED SURVEYOR.
19. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
20. THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUENT PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS. WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT, BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
21. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
22. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
23. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL, HAND COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
24. ALL RECORDINGS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED IN THE DRAWING.
25. ALL LEASE PARCELS ARE SHOWN GRAPHICALLY AND ARE NOT DIMENSIONED.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

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, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2024.

DATE OF PLAT OR MAP: 4/10/2024
DATE OF SIGNATURE: 4/11/2024

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 40339
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 8633
jstoner@stonerandayrns.com

NO.	REVISION	DATE	BY
1	UP-DATE SURVEY AREA	3/29/24	JS
2	ADD UNLIMITED BOUNDARY	5/15/24	JS
3	UPDATE TITLE COMMITMENT	6/15/24	JS

THE SURVEYOR'S SEAL IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.

STONER & ASSOCIATES, INC.
1311 S.W. 62ND AVENUE, SUITE 100, FORT LAUDERDALE, FL 33314



SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

DATE OF SURVEY	1/04/2024
DATE OF PLAT	4/10/2024
DATE OF SIGNATURE	4/11/2024

SEAL
NOT VALID UNLESS SEALED HEREIN BY AN EMBOSSED SURVEYOR'S SEAL

PROJECT
18-8637
RETAIL S.

SHEET NO.
1 OF 6



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300-230924, UPDATED & REVISED, MAY 16, 2024						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Platted	Comments
1	Plat of The Aqua Park	Plat Book 305	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
3	Plat of Colonial Square	Plat Book 124	Page 32	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
4	Plat of Hollywood Commerce Center	Plat Book 127	Page 36	YES	BLANKET IN NATURE	(LUPA NORTH PARCEL) LOT 1-8
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA EAST & SOUTH PARCELS)
6	Restrictions contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4605	Page 527	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
8	Easement	O.R. Book 4608	Page 528	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
9	Easement contained in Quit Claim Deed	O.R. Book 7552	Page 241	NO	NO	
10	Easement	O.R. Book 8829	Page 842	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
11	Utility Easement Deed	O.R. Book 8980	Page 403	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
12	Declaration of Covenants and Restrictions	O.R. Book 9134	Page 125	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
13	Declaration of Restrictive Covenants for Oakwood Hills Business Center	O.R. Book 1269	Page 489	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Plat of Easements	O.R. Book 1269	Page 561	YES	BLANKET IN NATURE	AS TO ALL PARCELS
15	Assignment Agreement	O.R. Book 13526	Page 14	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
16	Assignment Agreement	O.R. Book 14009	Page 594	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 15169	Page 515	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15261	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
19	Amendment to Easement	O.R. Book 15761	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
21	Assignment of Permits, Licenses or Approvals, Inc.	O.R. Book 15809	Page 475	YES	NOT SPECIFICALLY PLATABLE	MISSING EXHIBIT "C" AS TO PARCEL 2 (LUPA SOUTH PARCEL)
22	Connection with, that Certain Bridge Traversing the C-3 Canal Assignment	O.R. Book 15809	Page 488	YES	NO	NOT PART OF THIS SURVEY
23	Notice	O.R. Book 16512	Page 362	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
24	Assignment of Easement contained in Quit Claim Instrument	O.R. Book 16239	Page 887	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
25	Agreement Regarding Oakwood Center DR Instrument No. 90-20	O.R. Book 17107	Page 603	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
26	Agreement No. 90-20	O.R. Book 17107	Page 129	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
27	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 17107	Page 130	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 513	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
29	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 18061	Page 514	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
30	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 18061	Page 681	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
31	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
32	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20099	Page 259	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
33	Agreement to Place a Notation on Plat	O.R. Book 20205	Page 109	YES	NO	CHANGED IN O.R. 23096, PG. 58
34	Agreement to Place a Notation on Plat	O.R. Book 20205	Page 109	YES	NO	CHANGED IN O.R. 23096, PG. 58
35	Agreement Relating to Nonvehicular Access Lines and Egress Lines	O.R. Book 20205	Page 109	YES	NO	CHANGED IN O.R. 23096, PG. 58
36	Agreement to Place a Notation on Plat	O.R. Book 20503	Page 300	YES	NOT SPECIFICALLY PLATABLE	
37	Memorandum of Lease	O.R. Book 20503	Page 379	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
38	Amendment of Lease	O.R. Book 20563	Page 230	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
39	Declaration of Easement	O.R. Book 20563	Page 300	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
40	Revision 05-338	O.R. Book 20563	Page 300	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
41	Amendment to Second Concurrency Agreement	O.R. Book 20704	Page 757	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
42	Memorandum of Lease	O.R. Book 20709	Page 328	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
43	Grant of Easement	O.R. Book 20863	Page 38	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
44	Declaration of Utility of Title	O.R. Book 20927	Page 691	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
45	Adoption of Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21027	Page 944	YES	NO	
46	Memorandum of Lease	O.R. Book 21034	Page 427	YES	NO	
47	Memorandum of Lease	O.R. Book 21062	Page 200	YES	NO	
48	Agreement for Amendment of Notation on Plat	O.R. Book 21236	Page 75	YES	NO	
49	Agreement for Amendment of Notation on Plat	O.R. Book 21236	Page 706	YES	BLANKET IN NATURE	
50	Agreement for Amendment of Notation on Plat	O.R. Book 21236	Page 705	YES	BLANKET IN NATURE	
51	Amendment of Lease	O.R. Book 21867	Page 300	YES	NO	
52	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21867	Page 304	YES	BLANKET IN NATURE	
53	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 22066	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
54	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 22066	Page 211	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
55	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 22066	Page 236	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Orange County, Florida	O.R. Book 22066	Page 232	YES	NO	

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300-230924, UPDATED & REVISED, MAY 16, 2024						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Platted	Comments
60	Easement	O.R. Book 21225	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
61	Traffic Maintenance Easement	O.R. Book 22683	Page 916	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
62	Agreement for Amendment of Notation on Plat	O.R. Book 22802	Page 606	NO	NO	
63	Corrective Easement	O.R. Book 22874	Page 929	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrency Agreement	O.R. Book 23129	Page 441	YES	NO	
69	Short Term Lease	O.R. Book 23870	Page 50	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23870	Page 61	NO	NO	
71	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact	O.R. Book 23847	Page 337	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23845	Page 372	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23846	Page 351	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non Exclusive Deed of Utility Easement	O.R. Book 23852	Page 771	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
75	Notice of Intent	O.R. Book 23245	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonexclusive Access Easement	O.R. Book 23799	Page 38	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 631	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 548	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 589	YES	NO	AS TO PARCEL 1 (LUPA NORTH PARCEL)
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Subdivision Deviation to the Oakwood Center Office City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Joint Estate Mortgage, Assignment of Security Interest	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 726	YES	NO	NOT A MATTER OF SURVEY
83	Assignment of Mortgage, Assignment, Security and Lien Agreement	O.R. Book 25443	Page 611	YES	NO	NOT A MATTER OF SURVEY
84	Assignment of Mortgage	O.R. Book 25505	Page 567	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
86	Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza Site	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Declaration of Easements	O.R. Book 26083	Page 858	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
89	Non Exclusive Easement for Passenger Vehicular Access	O.R. Book 26400	Page 298	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26600	Page 263	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
93	Memorandum of Lease	O.R. Book 26837	Page 506	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
94	Agreement for Amendment of Notation on Plat	O.R. Book 27108	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27108	Page 340	YES	BLANKET IN NATURE	
96	Leasehold Interest Agreement	O.R. Book 27247	Page 850	NO	NO	CHEVY'S LEASE (EXP. 01/2025)
97	Assignment of Lease	O.R. Book 27328	Page 24	YES	NO	(NOT A PART OF THIS SURVEY)
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	(NOT A PART OF THIS SURVEY)
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	(NOT A PART OF THIS SURVEY)
100	Partial Amendment to Agreement for Easements, Restrictions and Restrictions Affecting Land Amended and Restated Memorandum of Dual Leasehold Interest	O.R. Book 28057	Page 540	YES	NO	(NOT A PART OF THIS SURVEY)
101	Leasehold Interest of Lease	O.R. Book 28255	Page 330	YES	NO	(NOT A PART OF THIS SURVEY)
102	Amended and Restated Memorandum of Dual Leasehold Interests	O.R. Book 28641	Page 606	YES	NO	(NOT A PART OF THIS SURVEY)
103	Assignment of Lease	O.R. Book 28889	Page 120	YES	NO	AS TO PARCEL 2 (LUPA NORTH PARCEL)
104	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29577	Page 898	YES	NO	NOT A MATTER OF SURVEY
105	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29577	Page 901	YES	NO	NOT A MATTER OF SURVEY
106	Assignment of Rents and Leases	O.R. Book 29577	Page 927	YES	BLANKET IN NATURE	
107	Second Mortgage, Assignment of Leases and Rents	O.R. Book 29581	Page 1	YES	BLANKET IN NATURE	

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300-230924, UPDATED &
--

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS

A ARC LENGTH
B.C.R. BROWARD COUNTY RECORDS
B.O.S.E. BOTTOM OF STRUCTURE ELEVATION
C CENTER LINE
C.M.P. CORRUGATED METAL PIPE
CONC CONCRETE
DIAM. DIAMETER
ELEV. ELEVATION
E.F.C. FINISHED FLOOR ELEVATION
FND. FOUND
F.F.L. FLORIDA POWER & LIGHT
F.F.L.E. FLORIDA POWER & LIGHT EASEMENT
ID. IDENTIFICATION
I.E.C. INGRESS/EGRESS EASEMENT
I.E. INVERT ELEVATION
IP IRON PIPE
IP/IR IRON PIPE AND CAP
IR IRON ROD
IR/C IRON ROD AND CAP
L.B. LICENSED BUSINESS
M.A.M.-G.C. MANHOLE-GAS COUNTY RECORDS
M.H. MANHOLE
N.D. NORTHERN DEGREE
O.R.B. OFFICIAL RECORDS BOOK
P.C. POINT OF BEGINNING
P.C.M. PERMANENT CONTROL POINT
P.C.P. POINT OF COMMENCEMENT
P.M. PERMANENT MONUMENT
P.V. POLYVINYL CHLORIDE
R.R. RAILROAD
R.F.C. REINFORCED CONCRETE PIPE
R.H. RAIL ELEVATION
R.O.W. RIGHT-OF-WAY
S.S. SAND
S.W. SIDEWALK
U.L.C. UTILITY EASEMENT
V.C.P. VERTICAL CURVE
V.P. VERIFIED CLAY PIPE
W.D. DATA BASED ON CALCULATIONS
(O.T) DATA CALCULATED FROM A FIELD TRAVERSE
(M) DATA BASED ON FIELD MEASUREMENTS
(M.P) DATA BASED ON A MAP (NOT OF RECORD)
(P) DATA BASED ON THE PLAT OF RECORD
(P) DATA BASED ON INFORMATION RECORDED
IN THE PUBLIC RECORDS
TR19392 TREE NUMBER (REFER TO TREE LIST)

UTILITY LINES

METAL GUARD RAIL
NON-VEHICULAR ACCESS LINE
TREE/HEDGE LINE
FLOOD ZONE BOUNDARY

LEGEND

ANCHOR
KEYPAD
ANTENNA
GATE ARM
ACTUAL TARGET
BACK FLOW PREVENTER
BORE HOLE
BOLLARD
CALL BOX / INTERCOM
CABLE TV BOX
CABLE TV RISER
CABLE TV VAULT
CATCH BASIN
SANTARY SEWER CLEANSUIT
CONCRETE POWER LIGHT POLE
COMMUNICATIONS VAULT
CONCRETE POWER POLE
CONCRETE POST
DRINKING FOUNTAIN
DOUBLE VALVE ASSEMBLY
ELECTRIC CABINET
ELECTRIC OUTLET
ELECTRIC VAULT
FAUCET / SPOUT
FILL CAP
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FIBER OPTIC VAULT
FLAG POLE
GAS VALVE BOX
GENERATOR
GUTTER INLET
GUTTER INLET TYPE PS
GUTTER INLET TYPE PS
PAIL PHONE
PEDESTRIAN CROSSING SIGNAL
CONCRETE PILE
PARKING MASTER BOX
PARKING METER
PAIL CLUSTER
PUMP
ROCK
RAILROAD ARM
RAILROAD MILEPOST
RAILROAD SMOOTH STAND
RECLAIMED WATER VAULT
METAL DISH
SHRUB
TRAFFIC SIGNAL ON POST
STREET METAL LIGHT POLE
SPRINKLER HEAD
SPAN SIGNAL POLE
SINGLE SUPPORT SIGN
STAMP
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE POLE
TELEPHONE RISER
TEST POLE

LEGEND

TRASH - GARBAGE BIN
TRAFFIC SIGNAL CABINET
TREE
TELEPHONE VAULT
TAXI WAY LIGHT
TRANSFORMER ON PAD
UTILITY MARKER
2"x2" UTILITY MARKER
UTILITY POLE
UNKNOWN UTILITY VAULT
PRESSURE VACUUM BREAKER
FUEL VALVE BOX
SEWER VALVE BOX
WATER VAULT
FUEL VALVE
GAS VALVE
IRRIGATION VALVE
RECLAIMED WATER VALVE
SEWER VALVE
UNKNOWN VALVE
WATER VALVE
COMMUNICATIONS VAULT
ELECTRIC VAULT
FIBER OPTIC VAULT
TELEPHONE VAULT
CABLE TV VAULT
GENT PIPE
WELL
WOOD LIGHT POLE
WIRE PULL BOX
COMMUNICATIONS WIRE PULL BOX
ELECTRIC WIRE PULL BOX
FIBER OPTIC WIRE PULL BOX
IRRIGATION WIRE PULL BOX
STREET LIGHT WIRE PULL BOX
TELEPHONE WIRE PULL BOX
TRAFFIC WIRE PULL BOX
UNKNOWN UTILITY WIRE PULL BOX
WOOD POWER POLE
WOOD POST
NET WELL
YARD DRAIN
ROUND INLET
ENCROACHMENT NUMBER
NUMBER OF PARKING SPACES

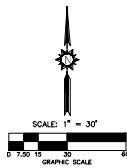
LEGEND

COMMUNICATIONS MANHOLE
STORM DRAINAGE MANHOLE
ELECTRIC MANHOLE
FUEL MANHOLE
FAN MANHOLE
FIBER OPTIC MANHOLE
GAS MANHOLE
GREASE TRAP MANHOLE
SANTARY SEWER MANHOLE
TELEPHONE MANHOLE
UNKNOWN MANHOLE
WATER MANHOLE
METAL LIGHT POLE
MONITORING WELL
MOTOR
GATE MOTOR
METAL POST
DOUBLE SUPPORT SIGN
UNKNOWN UTILITY METER
WATER METER
MANHOLE
ORNAMENTAL PLANT
GUTTER INLET TYPE PS
GUTTER INLET TYPE PS
PAIL PHONE
PEDESTRIAN CROSSING SIGNAL
CONCRETE PILE
PARKING MASTER BOX
PARKING METER
PAIL CLUSTER
PUMP
ROCK
RAILROAD ARM
RAILROAD MILEPOST
RAILROAD SMOOTH STAND
RECLAIMED WATER VAULT
METAL DISH
SHRUB
TRAFFIC SIGNAL ON POST
STREET METAL LIGHT POLE
SPRINKLER HEAD
SPAN SIGNAL POLE
SINGLE SUPPORT SIGN
STAMP
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE POLE
TELEPHONE RISER
TEST POLE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



MATCH LINE - SEE SHEET 3 OF 5



DATE	BY
REVISION	
NO.	

STONER
SURVEYORS & MAPPERS
1311 S.W. 60th Avenue, Suite 13314
Hollywood, FL 33020
TEL (954) 585-0999
WWW.STONERSURVEYING.COM

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 458
STATE OF FLORIDA

PROJECT
18-8637
RETAIL S.
SHEET NO.
3 OF 6

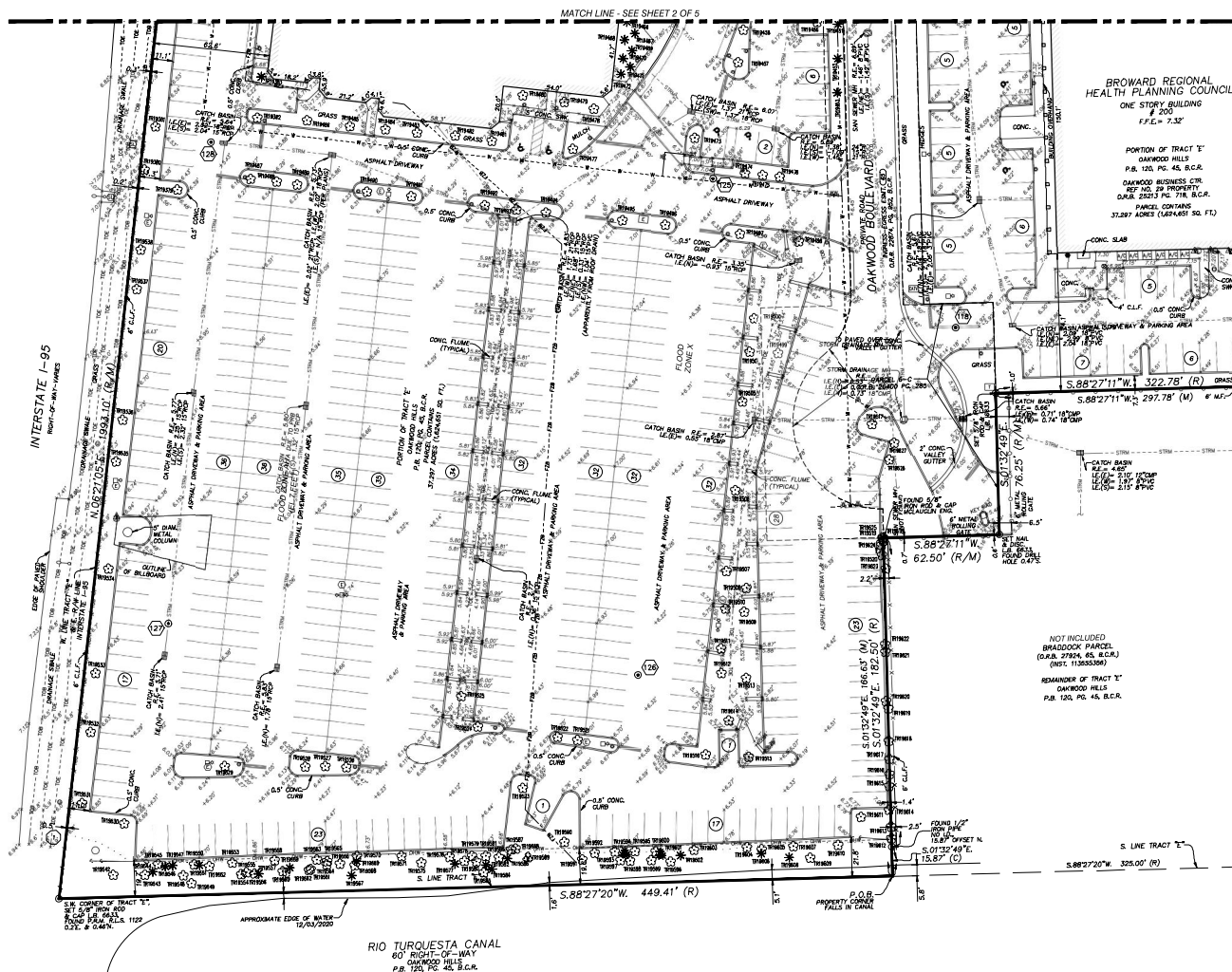
LEGEND

TRASH - GARAGE BIN
TRASH SIGNAL CANNET
TREE
TELEPHONE VAULT
TAXI WAY LIGHT
TRANSFER ON PAD
UTILITY MARKER
5-4-11 UTILITY MARKER
UTILITY POLE
UNKNOWN UTILITY VAULT
PRESSURE VACUUM BREAKER
FUSE BOX
SEWER LINE BOX
WATER VAULT
FUSE VALUE
CASH VALUE
IRRIGATION VAULT
RECLAIMED WATER VAULT
SEWER LINE
UNKNOWN WIRE
WATER VAULT
COMMUNICATIONS VAULT
ELECTRIC VAULT
FIRE VAULT
TELEPHONE VAULT
CABLE TV VAULT
KEY PIPE
WELL
WOOD LIGHT POLE
FIRE PULL BOX
ELECTRIC PULL BOX
ELECTRIC PULL BOX
FIRE OPTIC FIRE PULL BOX
IRRIGATION FIRE PULL BOX
STREET LIGHT PULL BOX
TELEPHONE FIRE PULL BOX
TRAFFIC FIRE PULL BOX
UNKNOWN UTILITY FIRE PULL BOX
UTILITY POLE
WOOD POST
MET WELL
YARD DRAIN
ROUND WELL
ENVELOPMENT MARKER
NUMBER OF PARKING SPACES

METAL GUARD RAIL
NON-VEHICULAR ACCESS LINE
TREE/HEDGE LINE
FLOOD ZONE BOUNDARY

7	AIR CONDITIONER
8	ANCHOR
9	KEYPAD
M	ANTENNA
W	GATE WALK
X	AERIAL TARGET
Y	BACK FLOW PREVENTER
Z	BONE HOLE
AA	BENCH
AB	BOLLARD
AC	CALL BOX / ILLUMINATOR
AD	CABLE TV BOX
AE	CABLE TV RISER
AF	CABLE TV VAULT
AG	CATCH BASIN
AH	SANITARY SEWER CLEANOUT
AI	CONCRETE POWER LIGHT POLE
AJ	COMMUNICATIONS VAULT
AK	CONCRETE POWER POLE
AL	CONCRETE POST
AM	DRINKING FOUNTAIN
AN	DOUBLE WALL ASSEMBLY
AO	ELECTRIC CABINET
AP	ELECTRIC OUTLET
AQ	ELECTRIC VAULT
AR	FAULT / SPLIT
AS	REL. CAB
AT	FIRE DEPARTMENT CONNECTION
AV	FIRE HYDRANT
AW	FIRE SPRINK VAULT
AX	FLAG POLE
AY	GAS VALVE BOX
AZ	GENERATOR
BA	GUTTER ALLET
BB	GROUND LIGHT
BC	GRILL
BD	HANDICAP PARKING
BE	HIGH MAST LIGHT POLE
BF	HIGH TRANSMISSION VOLTAGE POLE
BG	IRRIGATION BOX
BH	IRRIGATION PUMP
BI	IRRIGATION WELL
BJ	LAMP POST
BK	LIGHT POLE BASE
BL	MAL. BOX
BM	ELECTRIC METER
BN	GAS METER
BO	MANHOLE
BP	AIR RELEASE VALVE IN MANHOLE
BQ	ROAD MANHOLE
BR	ITEM NUMBER NOTED IN OWNERSHIP
BS	MANHOLE

	COMMUNICATIONS MANHOLE
	STORM DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	FUEL MANHOLE
	PA MANHOLE
	FIBER OPTIC MANHOLE
	GAS MANHOLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	WATER METER
	LIGHT POLE
	MOTOR
	METER
	METAL SUPPORT SIGN
	UNKNOWN UTILITY METER
	WATER METER
	MARKER
	ORIENTED INLET
	OUTLET
	INLET TYPE PB
	PALM
	PAY PHONE
	PEDESTRIAN CROSSING SIGNAL
	CONCRETE POLE
	PARKING MASTER BOX
	PARKING METER
	PALM CLUSTER
	PLASTIC POST
	PUMP
	ROCK
	RAILROAD ARM
	RAILROAD MILEPOST
	RAILROAD SIGN STAND
	RECTANGULAR WATER INLET
	SIGNAL LIGHT
	SHRUB
	STREET LIGHT ON POST
	SPRINKLER HEAD
	SPAN SUPPORT SIGN
	SINGLE SUPPORT POLE
	STUMP
	TELEPHONE BOX
	TELEPHONE CABINET
	TELEPHONE POLE
	TELEPHONE RESER
	TEST HOLE



INCLUDED
DOCK PARCEL
(924, 65, B.C.R.)
113635366)

ER OF TRACT 2
WOOD HILLS
2, PG. 45, B.C.R.

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's Not, It's Not, It's the law
www.call811.com

ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
20000 S. OAKWOOD BOULEVARD, SUITE 100, OAKWOOD, FL 32069

STONER
SURVEYORS • MAPPERS
Located Business Rd. 663

PROJECT
18-8637
RETAIL SC.

DATE 10/07/07
BY JDS

LAST DATE OF TYPING 11/04/2007
OWNER DKS
ENGINEER JDS/LAS
SCALE 1/8" = 1'-0"

NO. 18-8637
REVISION 1
DATE 10/07/07

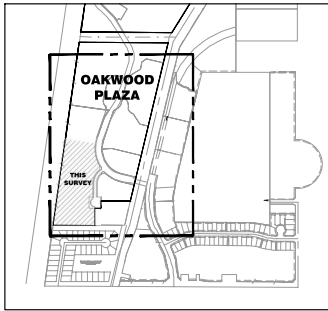
TEL (904) 352-0937
WWW stonersurveyors.com

NO. 18-8637
REVISION 1
DATE 10/07/07

PROJECT
18-8637
RETAIL S

SHEET NO
4 OF 6

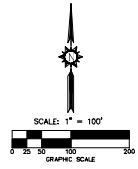
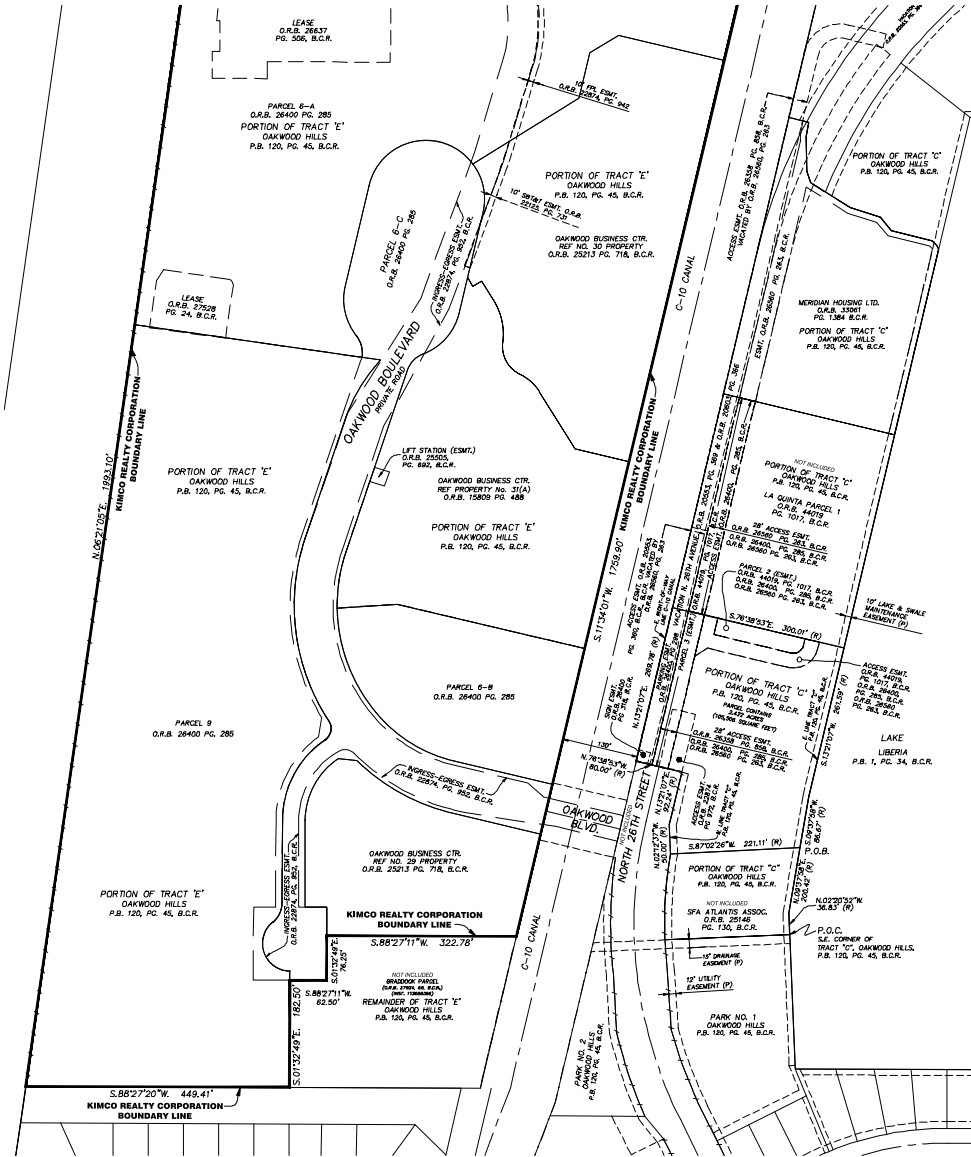
SKETCH OF ALTA/NSPS LAND TITLE SURVEY
EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SB&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
— / — / — / — / —	NON-VEHICULAR ACCESS LINE



NO.	REVISION	DATE	BY :

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2024

TEL (954) 585-0997
www.stonersurveyors.com

STONER
SURVEYORS • MAPPERS
Licensed Business No. 6620



SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE: 05: 1/04/2021
FIELD SURVEY
DRAWN DMS
CHECKED: JDS/LAS
BOOK/PAGE(S): 1097/01-57
BY: DATA COLLECTOR

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RETAIL S.

SHEET NO.
5 OF 6



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19379	BUTTONWOOD TREE	36
19380	OAK TREE	24
19381	BUTTONWOOD TREE	24
19382	BUTTONWOOD TREE	28
19383	SABAL PALM	16
19384	WASHINGTONIA PALM	12
19385	WASHINGTONIA PALM	12
19386	BUTTONWOOD TREE	28
19387	SABAL PALM	12
19388	WASHINGTONIA PALM	12
19389	BUTTONWOOD TREE	36
19390	BUTTONWOOD TREE	26
19391	BUTTONWOOD TREE	24
19392	BUTTONWOOD TREE	24
19393	BUTTONWOOD TREE	24
19394	BUTTONWOOD TREE	24
19395	BUTTONWOOD TREE	20
19396	BUTTONWOOD TREE	14
19397	BUTTONWOOD TREE	24
19398	OAK TREE	14
19399	OAK TREE	18
19400	OAK TREE	14
19401	OAK TREE	16
19402	OAK TREE	24
19403	OAK TREE	18
19404	BUTTONWOOD TREE	14
19405	BUTTONWOOD TREE	36
19406	UNKNOWN TREE	12
19407	UNKNOWN TREE	14
19411	BUTTONWOOD TREE	26
19412	UNKNOWN TREE	4
19413	UNKNOWN TREE	6
19414	BUTTONWOOD TREE	26
19415	BUTTONWOOD TREE	24
19416	WASHINGTONIA PALM	20
19417	WASHINGTONIA PALM	12
19418	WASHINGTONIA PALM	12
19419	BUTTONWOOD TREE	36
19420	UNKNOWN TREE	4
19421	UNKNOWN TREE	8
19422	BUTTONWOOD TREE	24
19423	WASHINGTONIA PALM	12
19424	WASHINGTONIA PALM	12
19425	PHOENIX ROBELENII PALM CLUSTER	3
19426	PHOENIX ROBELENII PALM CLUSTER	4
19427	PHOENIX ROBELENII PALM CLUSTER	3
19428	PHOENIX ROBELENII PALM CLUSTER	3
19429	BUTTONWOOD TREE	30
19430	WASHINGTONIA PALM	12
19431	WASHINGTONIA PALM	12
19432	WASHINGTONIA PALM	12
19433	WASHINGTONIA PALM	12
19434	WASHINGTONIA PALM	12
19435	WASHINGTONIA PALM	12
19436	OAK TREE	14
19437	OAK TREE	14
19442	PHOENIX ROBELENII PALM	4
19443	WASHINGTONIA PALM	18

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19444	WASHINGTONIA PALM	12
19445	WASHINGTONIA PALM	12
19446	WASHINGTONIA PALM	10
19447	WASHINGTONIA PALM	12
19448	WASHINGTONIA PALM	12
19449	WASHINGTONIA PALM	12
19450	WASHINGTONIA PALM	12
19451	WASHINGTONIA PALM	12
19452	WASHINGTONIA PALM	14
19453	WASHINGTONIA PALM	12
19454	OAK TREE	16
19455	OAK TREE	12
19456	OAK TREE	18
19457	UNKNOWN TREE	10
19458	UNKNOWN TREE	12
19459	WASHINGTONIA PALM	12
19460	WASHINGTONIA PALM	12
19461	WASHINGTONIA PALM	12
19462	PHOENIX ROBELENII PALM CLUSTER	4
19463	PHOENIX ROBELENII PALM CLUSTER	3
19464	PHOENIX ROBELENII PALM CLUSTER	4
19465	PHOENIX ROBELENII PALM CLUSTER	4
19466	WASHINGTONIA PALM	12
19467	WASHINGTONIA PALM	12
19468	WASHINGTONIA PALM	10
19469	WASHINGTONIA PALM	12
19470	WASHINGTONIA PALM	10
19471	WASHINGTONIA PALM	10
19472	WASHINGTONIA PALM	10
19473	UNKNOWN TREE	6
19474	BUTTONWOOD TREE	24
19475	BUTTONWOOD TREE	18
19476	BUTTONWOOD TREE	36
19477	BUTTONWOOD TREE	30
19478	UNKNOWN TREE	4
19479	UNKNOWN TREE	12
19480	UNKNOWN TREE	14
19481	BUTTONWOOD TREE	14
19482	BUTTONWOOD TREE	16
19483	BUTTONWOOD TREE	18
19484	BUTTONWOOD TREE	18
19485	BUTTONWOOD TREE	24
19486	BUTTONWOOD TREE	24
19487	BUTTONWOOD TREE	8
19488	BUTTONWOOD TREE	12
19489	BUTTONWOOD TREE	10
19490	BUTTONWOOD TREE	14
19491	BUTTONWOOD TREE	24
19492	BUTTONWOOD TREE	36
19493	BUTTONWOOD TREE	36
19494	BUTTONWOOD TREE	30
19495	BUTTONWOOD TREE	30
19496	BUTTONWOOD TREE	26
19497	BUTTONWOOD TREE	42
19498	UNKNOWN TREE	4
19499	OAK TREE	14
19500	OAK TREE	18
19501	OAK TREE	18

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19505	OAK TREE	18
19506	UNKNOWN TREE	20
19507	OAK TREE	12
19508	OAK TREE	20
19509	OAK TREE	10
19510	OAK TREE	14
19511	OAK TREE	12
19512	OAK TREE	14
19513	OAK TREE	30
19514	OAK TREE	16
19515	OAK TREE	14
19516	OAK TREE	20
19517	OAK TREE	18
19518	FIGUS CLUSTER	4
19519	FIGUS	6
19520	FIGUS	8
19521	UNKNOWN TREE	8
19522	UNKNOWN TREE	8
19523	OAK TREE	48
19524	UNKNOWN TREE	8
19525	UNKNOWN TREE	8
19526	BUTTONWOOD TREE	26
19527	BUTTONWOOD TREE	36
19528	BUTTONWOOD TREE	36
19529	BUTTONWOOD TREE	48
19530	BUTTONWOOD TREE	48
19531	BUTTONWOOD TREE	24
19532	OAK TREE	20
19533	OAK TREE	28
19534	OAK TREE	28
19535	OAK TREE	36
19536	OAK TREE	18
19537	BUTTONWOOD TREE	36
19538	BUTTONWOOD TREE	30
19542	UMBRELLA TREE	10
19543	UMBRELLA TREE	8
19544	CHRISTMAS PALM	3
19545	OAK TREE	12
19546	SABAL PALM	12
19547	CHRISTMAS PALM	4
19548	UMBRELLA TREE	6
19549	OAK TREE	6
19550	OAK TREE	6
19551	CHRISTMAS PALM	3
19552	ALMOND TREE	12
19553	OAK TREE	10
19554	UMBRELLA TREE	10
19555	UMBRELLA TREE	10
19556	UMBRELLA TREE	6
19557	CHRISTMAS PALM	6
19558	OAK TREE	12
19559	CHRISTMAS PALM	3
19560	UMBRELLA TREE	8
19561	UNKNOWN TREE	12
19562	UNKNOWN TREE	6
19563	OAK TREE	12
19564	UNKNOWN TREE	8
19565	UNKNOWN TREE	8

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19566	UMBRELLA TREE	8
19567	SABAL PALM	14
19568	UMBRELLA TREE	3
19569	CHRISTMAS PALM	4
19570	OAK TREE	12
19571	OAK TREE	12
19575	UNKNOWN TREE	8
19576	OAK TREE	16
19577	SABAL PALM	14
19578	UMBRELLA TREE	3
19579	UMBRELLA TREE	3
19580	UMBRELLA TREE	4
19581	UMBRELLA TREE	6
19582	UNKNOWN PALM	4
19583	OAK TREE	14
19584	UNKNOWN PALM	3
19585	UNKNOWN TREE	8
19586	SABAL PALM	12
19587	SILVER BUTTONWOOD TREE	4
19588	SILVER BUTTONWOOD TREE	4
19589	UMBRELLA TREE CLUSTER	4
19590	BUTTONWOOD TREE	12
19591	UMBRELLA TREE	3
19592	OAK TREE	6
19593	OAK TREE	6
19594	UNKNOWN PALM CLUSTER	3
19595	OAK TREE	8
19596	BUTTONWOOD TREE	30
19597	BUTTONWOOD TREE	20
19598	BUTTONWOOD TREE	24
19599	BUTTONWOOD TREE	20
19600	UMBRELLA TREE	6
19601	UNKNOWN PALM CLUSTER	3
19602	UNKNOWN PALM	3
19603	OAK TREE	8
19604	OAK TREE	20
19605	UMBRELLA TREE	6
19606	SABAL PALM	8
19607	OAK TREE	16
19608	SABAL PALM	18
19609	UMBRELLA TREE	6
19610	OAK TREE	12
19611	OAK TREE	16
19612	FIGUS	6
19613	FIGUS	6
19614	FIGUS CLUSTER	6
19615	FIGUS CLUSTER	6
19616	FIGUS	4
19617	FIGUS CLUSTER	6
19618	FIGUS	4
19619	FIGUS	3
19620	FIGUS	6
19621	FIGUS	4
19622	FIGUS	6
19623	FIGUS	4
19624	UNKNOWN TREE	8
19625	FIGUS	4
19626	FIGUS	6
19627	FIGUS	6

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER THICK OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN ON THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
5. THE LOCATION OF TREES IS LIMITED TO THOSE TREES LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

TEL (954) 385-5999
www.stoner-survey.com

STONER
SURVEYORS • MAPPERS
James Stoner, Inc.
1311 S.W. 62nd Avenue, Suite 100, Fort Lauderdale, FL 33314

NO. _____ DATE _____
BY: _____
REVISION _____
THE SURVEY, SHOWS CENTER IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.

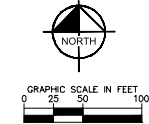
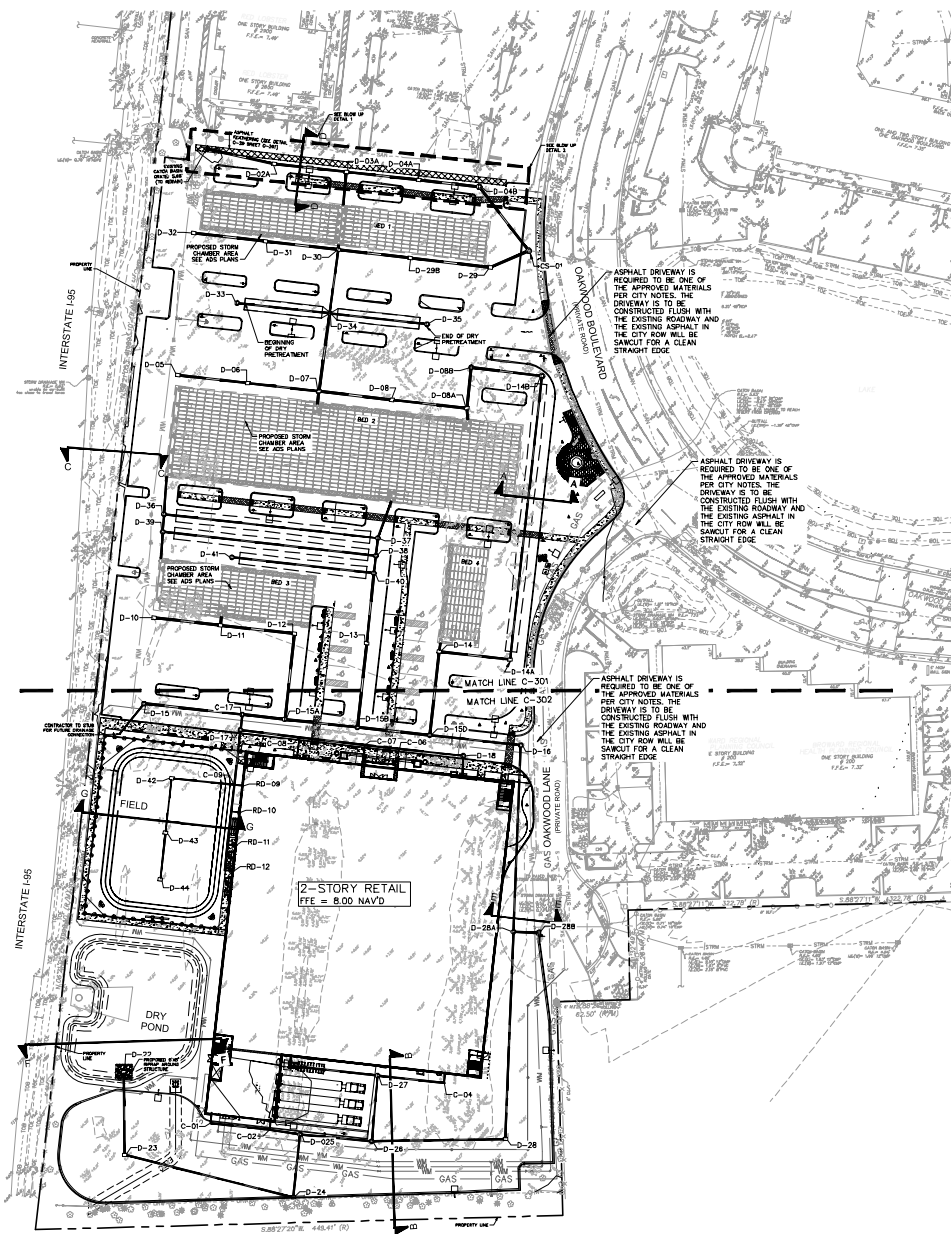
SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

DATE: 05/16/2021
BY: JAMES D. STONER
DRAWN: JDS
CHECKED: JDS/LAS
PROJECT: 18-8637
SHEET: 1 OF 2
8 DATA COLLECTION

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4334
STATE OF FLORIDA

PROJECT
18-8637
RETAIL S.
SHEET NO.
6 OF 6

This document, together with the concepts and design presented herein, is an instrument of service, to be used only for the specific purpose and effect for which it is prepared. Review of and reliance upon this document without written authorization and consultation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ADA NOTE
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE
BEVELED TO MEET ADA REQUIREMENTS ALONG ALL
SIDEWALKS AND ADA TRAILS

MATERIAL NOTES:

- CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH REIN. MESH WHEN THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 4 INCHES THICK, 3,000 PSI WITH NO METAL OR REIN. MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 20' TO 30' AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- PAVERS:
PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8 INCH PAVERS PLACED OVER A 1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 5/8 INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 5/8 INCH LIME ROCK BASE, TACK COAT, AND LATCH LAYER OF 5/8 ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

LEGEND:

- EXISTING SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED 4" O.D. IF OF EXFILTRATION TRENCH
- SLOPES
- SPOT GRADE (NAVD)
- TO X.XX% TOP OF GRATE (NAVD)
- PROPERTY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- CROSS-SECTIONS SEE SHEETS C-301 AND C-302

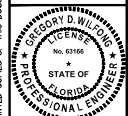
PAVING, GRADING AND DRAINAGE NOTES:

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY NOTICED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELEASE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL ORDER, PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR THE AUTHORITY HAVING JURISDICTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR IS RESPONSIBLE FOR REMEDIATION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- EXISTING DRAINAGE PIPES AND MANHOLETS TO BE SET CLEANED AND VACUUMED TO REMOVE ALL SILT AND DEBRIS. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION, IF APPLICABLE.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT, IF APPLICABLE.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE IF ABOVE FINISH GRADE, LIDS SHALL BE LABELED "STORM SEWER" IF APPLICABLE.
- ALL CATCH BASINS WITHIN IMPROVED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES, IF APPLICABLE.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT TO INVERT OUT, IF APPLICABLE.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAWCUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE NOTICED.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT SIDEWALK AREAS THAT ARE TO BE UNCOVERED A MINIMUM OF 12" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHENEVER BREAKING AND BACKFILL WITH CLEAN DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS).
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DEPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 1:1 OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZER FERTILIZER TO ALL SLOPES 3:1 H OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRADE STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE PLANTING AREAS TO BE DEFINED MINIMUM OF 6' ABOVE BACK OF CURB ELEVATION.
- SEE LANDSCAPE PLAN FOR TREE REMOVAL AND PLANTING.
- ADA RAMPS SHALL NOT EXCEED 1:12 IN LENGTH AND 1:12 IN RISE (8.33% SLOPE MAX).
- CONTRACTOR TO FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES AND IMMEDIATELY NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS WITH PROPOSED DRAINAGE FOUNDATIONS.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS PROVIDED BY SURVEYOR.
- TYPE C MANHOLETS TO BE INCISED FOR 1/2" TRAFFIC RATING.
- FOOT CATCH BOTTOM MANHOLETS TO BE INCISED FOR 1/2" TRAFFIC RATING.
- ALL BUILDING ROOF DRAINS TO SLOPE UP AT 0.2% FROM LATERALS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILSON, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	DATE	BY

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
440 24th STREET, SUITE 200, ANDOVER, MA 01915
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 38106



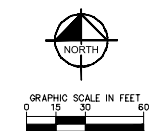
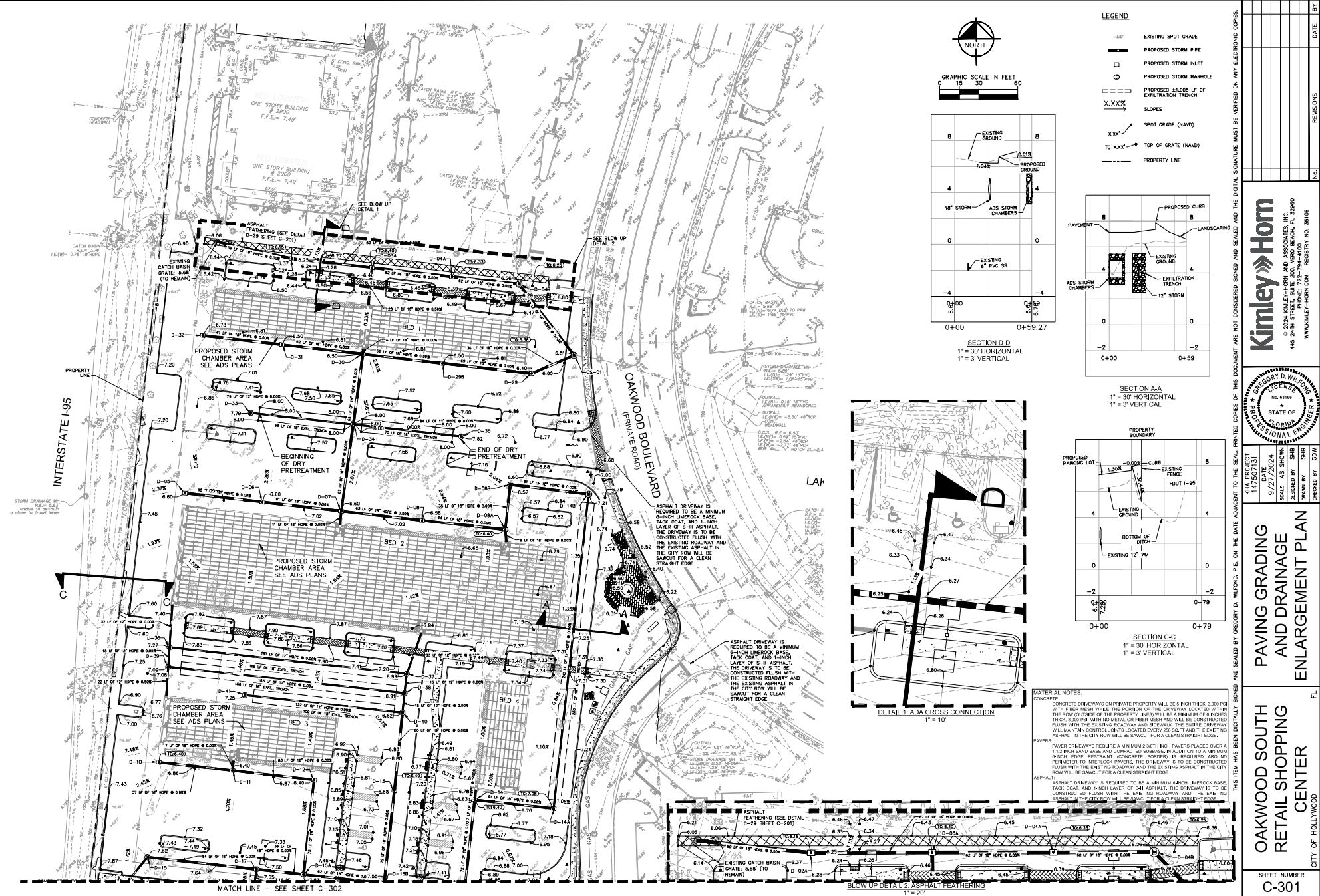
KHA PROJECT 147507131	DATE 9/27/2024	SCALE AS SHOWN	DESIGNED BY GAS	CHECKED BY GDM
--------------------------	-------------------	-------------------	--------------------	-------------------

**OAKWOOD SOUTH
RETAIL SHOPPING
CENTER**
CITY OF HOLLYWOOD, FL

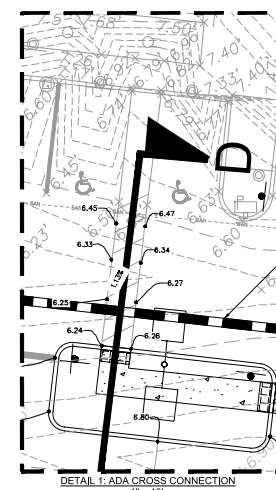
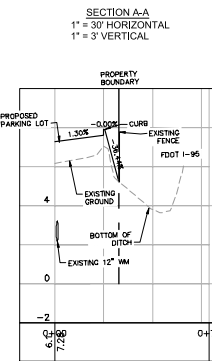
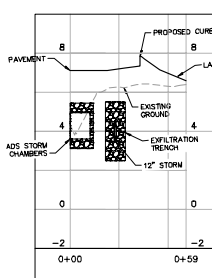
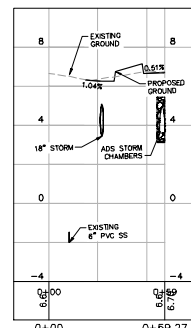
**OVERALL PAVING
GRADING AND
DRAINAGE PLAN**

SHEET NUMBER
C-300

This document, together with the concepts and design presented herein, is prepared only for the specific purpose and client for which it was prepared. Please refer to the specific purpose and client for which it was prepared. Please refer to the specific purpose and client for which it was prepared. Please refer to the specific purpose and client for which it was prepared.



- LEGEND**
- +—+— EXISTING SPOT GRADE
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - ⊙ PROPOSED STORM MANHOLE
 - PROPOSED 15.00% LF OF INFILTRATION TRENCH
 - SLOPES
 - X.XX' SPOT GRADE (NAVD)
 - TO X.XX' TOP OF GRATE (NAVD)
 - PROPERTY LINE



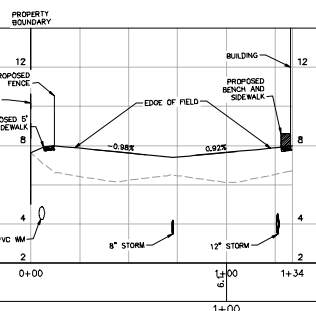
MATERIAL NOTES

CONCRETE: CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW OUTSIDE OF THE PROPERTY LINES WILL BE A MINIMUM OF 6-INCHES THICK, 3,000 PSI WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND BUREAU. THE EXISTING ASPHALT WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 200 FEET AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

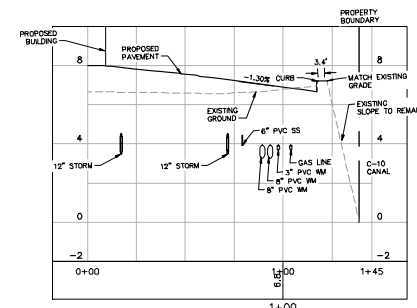
PAVER: PAVEMENT DRIVEWAYS REQUIRE A MINIMUM 3 SIXTH RICH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ACCORDANCE TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIME ROCK BASE, TACK COAT, AND 1-1/2 INCH LAYER OF 5-8 ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

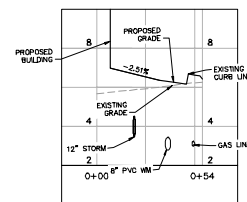
Kimley»Horn	
KIMLEY-HORN AND ASSOCIATES, INC. 440 24th STREET, SUITE 200, FORT WORTH, TEXAS 76102 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 38106	
GREGORY D. WILSON No. 62166 STATE OF TEXAS PROFESSIONAL ENGINEER	
KHA PROJECT 147507131	DATE 9/23/2024
SCALE AS SHOWN	DESIGNED BY SHW
DRAWN BY SHW	CHECKED BY CDW
OAKWOOD SOUTH RETAIL SHOPPING CENTER CITY OF HOLLYWOOD	
PAVING GRADING AND DRAINAGE ENLARGEMENT PLAN	
SHEET NUMBER C-301	
REVISIONS	DATE BY



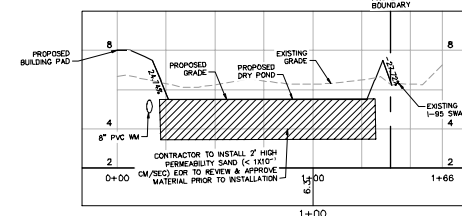
SECTION G-G
1" = 30' HORIZONTAL
1" = 3' VERTICAL



SECTION B-B
1" = 30' HORIZONTAL
1" = 3' VERTICAL



SECTION E-E
1" = 30' HORIZONTAL
1" = 3' VERTICAL



SECTION F-F
1" = 30' HORIZONTAL
1" = 3' VERTICAL

MATERIAL NOTES
CONCRETE:

CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 3/4" THICK, 3,000 PSI, WITH FRESH WASH WHERE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE OUTSIDE OF THE CURB AND GUTTER. THE DRIVEWAY SHALL BE CONSTRUCTED FLUSH, 3,000 PSI, WITH NO META, OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY SHALL BE CONSTRUCTED WITH CONTRACTOR'S CHOICE OF ASPHALT OR PORTLAND CEMENT ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAR STRAIGHT EDGE.

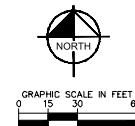
PAVER:

PAVER DRIVEWAYS REQUIRED A MINIMUM 2 1/8"THIN PAVES PLACED OVER 1-1/2" THIN SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 1/2" THIN SAND BASE, THE DRIVEWAY SHALL BE CONSTRUCTED FLUSH WITH THE PERIMETER TO INTERLOCK PAVES. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAR STRAIGHT EDGE.

ASPHALT:

ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 3/4" THIN OVERLAP BACK TACK COAT- AND 1/4" THIN LAYER OF 5-8 ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAR STRAIGHT EDGE.

ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF 5-11 ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.



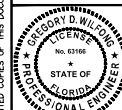
LEGEND

- | | |
|--|---|
| | EXISTING SPOT GRADE |
| | PROPOSED STORM PIPE |
| | PROPOSED STORM INLET |
| | PROPOSED STORM MANHOLE |
| | PROPOSED ±1,008 LF OF EXFILTRATION TRENCH |
| | SLOPES |
| | SPOT GRADE (NAVD) |
| | TOP OF GRADE (NAVD) |
| | PROPERTY LINE |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WUFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Kimley» Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
24TH STREET, SUITE 200, VERO BEACH, FL 3298
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT
147507131

DATE 8/27/2004

9/21/2024 SALE AS SHOWN

DESIGNED BY SHB

Drawn by	SHB
----------	-----

CHECKED BY GDW

PAVING GRADING
AND DRAINAGE
ENLARGEMENT PLAN

OAKWOOD SOUTH
RETAIL SHOPPING
CENTER

SHEET NUMBER
C-302

NO	REFUSIONS	DATE	BY
----	-----------	------	----

NO	REFUSIONS	DATE	BY
----	-----------	------	----



—	PROPERTY LINE
—	UTILITY EASEMENT
—	WATER MAIN (WM)
—	SEWER MAIN (SM)
—	SANITARY MAIN
—	ELECTRIC
—	GAS
—	8" GCM PIPE
—	FOC
—	GATE VALVE
—	90° BEND
—	45° BEND
—	22.5° BEND
—	11.25° BEND
—	TEE
—	SEWER MANHOLE
—	TRANSFORMER
—	EXISTING SEWER MANHOLE
—	FIRE HYDRANT

FIRE UTILITY NOTE

1. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR C LICENSE PER FSC 602.102.
2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO THE INSTALLATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 EDITION) SECTION 16.2.3.1.2.
3. RE ADVISE THAT NFPA 1 (2021 EDITION) SECTION 11.10.1 REQUIRES THAT MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE 125 DBM PER NFPA 1 (2021 EDITION) SECTION 11.10.1.2. THE AHA FOR ALL NEW AND EXISTING BUILDINGS, -- IF AT ANY TIME (INCLUDING THE CONSTRUCTION PHASE), FIRE DEPARTMENT PERSONNEL DETERMINE THAT THE MINIMUM RADIO SIGNAL STRENGTH IS NOT BEING MET, A TWO-WAY RADIO COMMUNICATIONS EQUIPMENT SYSTEM IS REQUIRED TO BE INSTALLED AS DETERMINED BY THE AHA.

POTABLE WATER IMPACT			
	Use	Calculation	Total
Existing	Regal Cinemas Movie Theater	4 GPD per seat (4 GPD/seat x 2,504 seats)	10,015 GPD
Proposed	Retail (Commercial) 120,000 SF	0.1 GPD per SF (120,000 x 1.1 x 0.1 GPD)	12,000 GPD
	Total Existing and Proposed		(+) 1,984 GPD

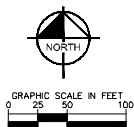
SANITARY SEWER IMPACT			
	Use	Calculation	Total
Existing	Regal Cinemas Movie Theater	4 GPD per seat (4 GPD/seat x 2,504 seats)	10,016 GPD
Proposed	Retail (Commercial) 120,000 SF	0.1 GPD per SF (120,000 s.f. x 0.1 GPD)	12,000 GPD
Total Existing and Proposed			(+) 1,964 GPD

UTILITY NOTES

- [illegible]

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILKING. P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER C-401	OAKWOOD SOUTH RETAIL SHOPPING CENTER	CITY OF HOLLYWOOD FL	WATER PLAN	KMS PROJECT 147507131		Kimley»Horn © 2024 KIMLEY-HORN & ASSOCIATES, INC. 440 24TH STREET, SUITE 200, VERO BEACH, FL 32960 WWW.KIMLEY-HORN.COM REGISTRY NO. 30196						
				DATE 9/3/2024	SCALE AS SHOWN	DESIGNED BY SHB	DRAWN BY SHB	CHECKED BY GOW	NO.	REVISIONS	DATE	BY



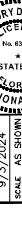
PROPERTY LINE	
UTILITY BASEMENT	
WATER MAIN (WM)	
SAN	
BLEC	
GAS	
8" OM PIPE	
FDC	
GATE VALVE	
90' BEND	
45' BEND	
22.5' BEND	
11.25' BEND	
ISEL	
SEWER MANHOLE	
TRANSFORMER	
EXISTING SEWER W/WHOLE	

POTABLE WATER IMPACT			
	Use	Calculation	Total
Existing	Regal Cinemas Movie Theater	4 GPD per seat (4 GPD/seat x 2,504 seats)	10,016 GPD
Proposed	Retail (Commercial) 120,000 SF	0.1 GPD per SF (120,000 x 1.01 GPD)	12,000 GPD
	Total Existing and Proposed		21,984 GPD

SANITARY SEWER IMPACT			
	Use	Calculation	Total
Existing	Regal Cinemas Movie Theater	4 GPD per seat (4 GPD/seat x 2,504 seats)	10,016 GPD
Proposed	Retail (Commercial) 120,000 SF	0.1 GPD per SF (120,000 x f. x0.1 GPD)	12,000 GPD
	Total Existing and Proposed		21,984 GPD

[illegible]

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILSON, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER C-400	OAKWOOD SOUTH RETAIL SHOPPING CENTER CITY OF HOLLYWOOD FL	SEWER PLAN	KMS PROJECT 147507131		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108	NO. REVISIONS DATE BY
			DATE 9/3/2024 SCALE AS SHOWN DESIGNED BY SHB DRAWN BY SHB CHECKED BY QDW			