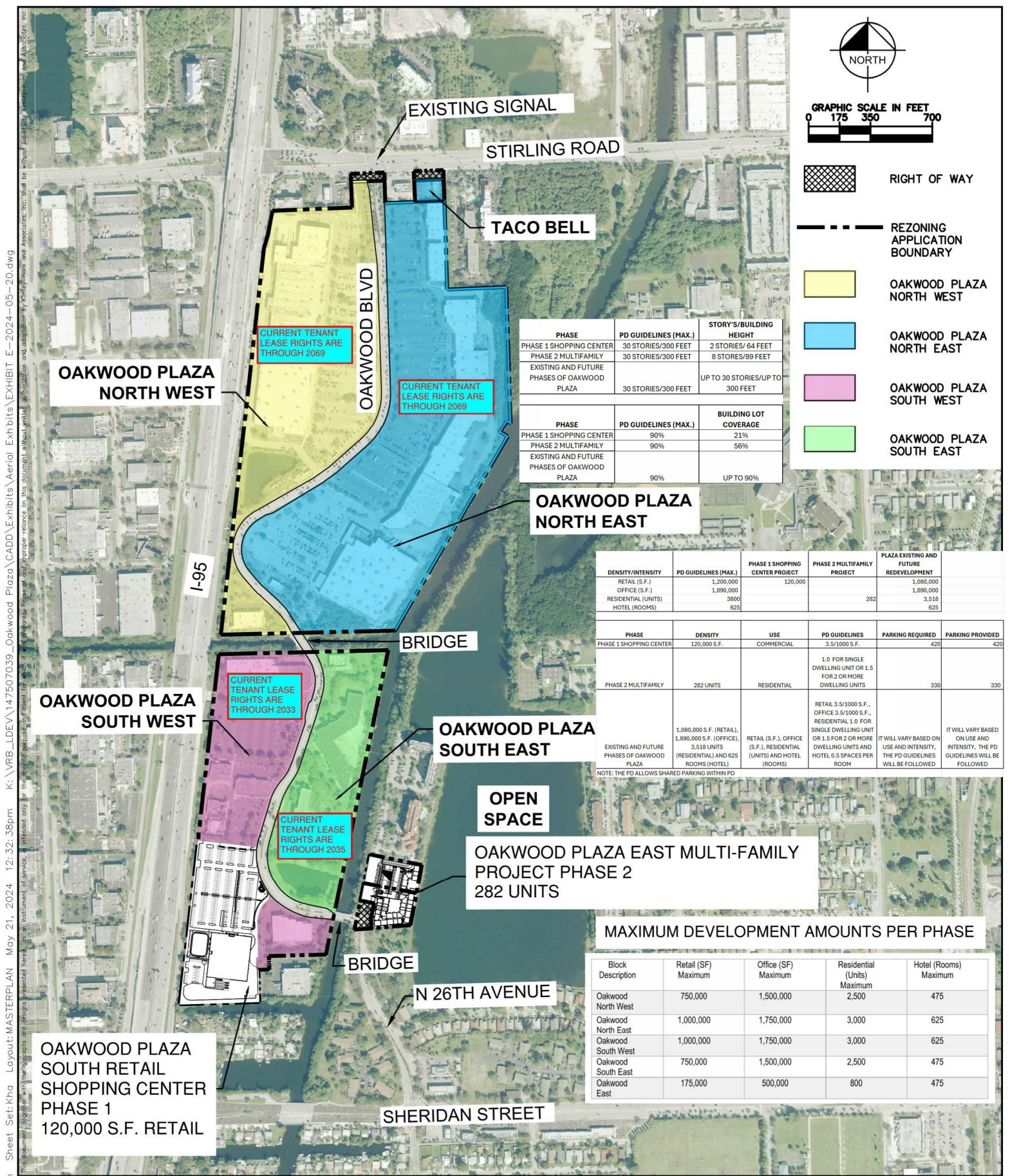


- RIGHT OF WAY
- REZONING APPLICATION BOUNDARY
- OAKWOOD PLAZA NORTH WEST
- OAKWOOD PLAZA NORTH EAST
- OAKWOOD PLAZA SOUTH WEST
- OAKWOOD PLAZA SOUTH EAST

PHASE	PD GUIDELINES (MAX.)	STORY'S/BUILDING HEIGHT
PHASE 1 SHOPPING CENTER	30 STORIES/300 FEET	2 STORIES/ 64 FEET
PHASE 2 MULTIFAMILY EXISTING AND FUTURE PHASES OF OAKWOOD PLAZA	30 STORIES/300 FEET	8 STORES/89 FEET
		UP TO 30 STORIES/UP TO 300 FEET
PHASE	PD GUIDELINES (MAX.)	BUILDING LOT COVERAGE
PHASE 1 SHOPPING CENTER	90%	21%
PHASE 2 MULTIFAMILY EXISTING AND FUTURE PHASES OF OAKWOOD PLAZA	90%	56%
	90%	UP TO 90%

DENSITY/INTENSITY	PD GUIDELINES (MAX.)	PHASE 1 SHOPPING CENTER PROJECT	PHASE 2 MULTIFAMILY PROJECT	PLAZA EXISTING AND FUTURE REDEVELOPMENT	
RETAIL (S.F.)	1,200,000	120,000		1,080,000	
OFFICE (S.F.)	1,890,000			1,890,000	
RESIDENTIAL (UNITS)	3800		282	3,518	
HOTEL (ROOMS)	625			625	
PHASE	DENSITY	USE	PD GUIDELINES	PARKING REQUIRED	PARKING PROVIDED
PHASE 1 SHOPPING CENTER	120,000 S.F.	COMMERCIAL	3.5/1000 S.F.	420	420
PHASE 2 MULTIFAMILY	282 UNITS	RESIDENTIAL	1.0 FOR SINGLE DWELLING UNIT OR 1.5 FOR 2 OR MORE DWELLING UNITS	330	330
EXISTING AND FUTURE PHASES OF OAKWOOD PLAZA	1,080,000 S.F. (RETAIL), 1,890,000 S.F. (OFFICE), 3,518 UNITS (RESIDENTIAL) AND 625 ROOMS (HOTEL)	RETAIL (S.F.), OFFICE (S.F.), RESIDENTIAL (UNITS) AND HOTEL (ROOMS)	RETAIL 3.5/1000 S.F., OFFICE 3.5/1000 S.F., RESIDENTIAL 1.0 FOR SINGLE DWELLING UNIT OR 1.5 FOR 2 OR MORE DWELLING UNITS AND HOTEL 0.5 SPACES PER ROOM	IT WILL VARY BASED ON USE AND INTENSITY. THE PD GUIDELINES WILL BE FOLLOWED	IT WILL VARY BASED ON USE AND INTENSITY. THE PD GUIDELINES WILL BE FOLLOWED

NOTE: THE PD ALLOWS SHARED PARKING WITHIN PD

MAXIMUM DEVELOPMENT AMOUNTS PER PHASE

Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood North West	750,000	1,500,000	2,500	475
Oakwood North East	1,000,000	1,750,000	3,000	625
Oakwood South West	1,000,000	1,750,000	3,000	625
Oakwood South East	750,000	1,500,000	2,500	475
Oakwood East	175,000	500,000	800	475



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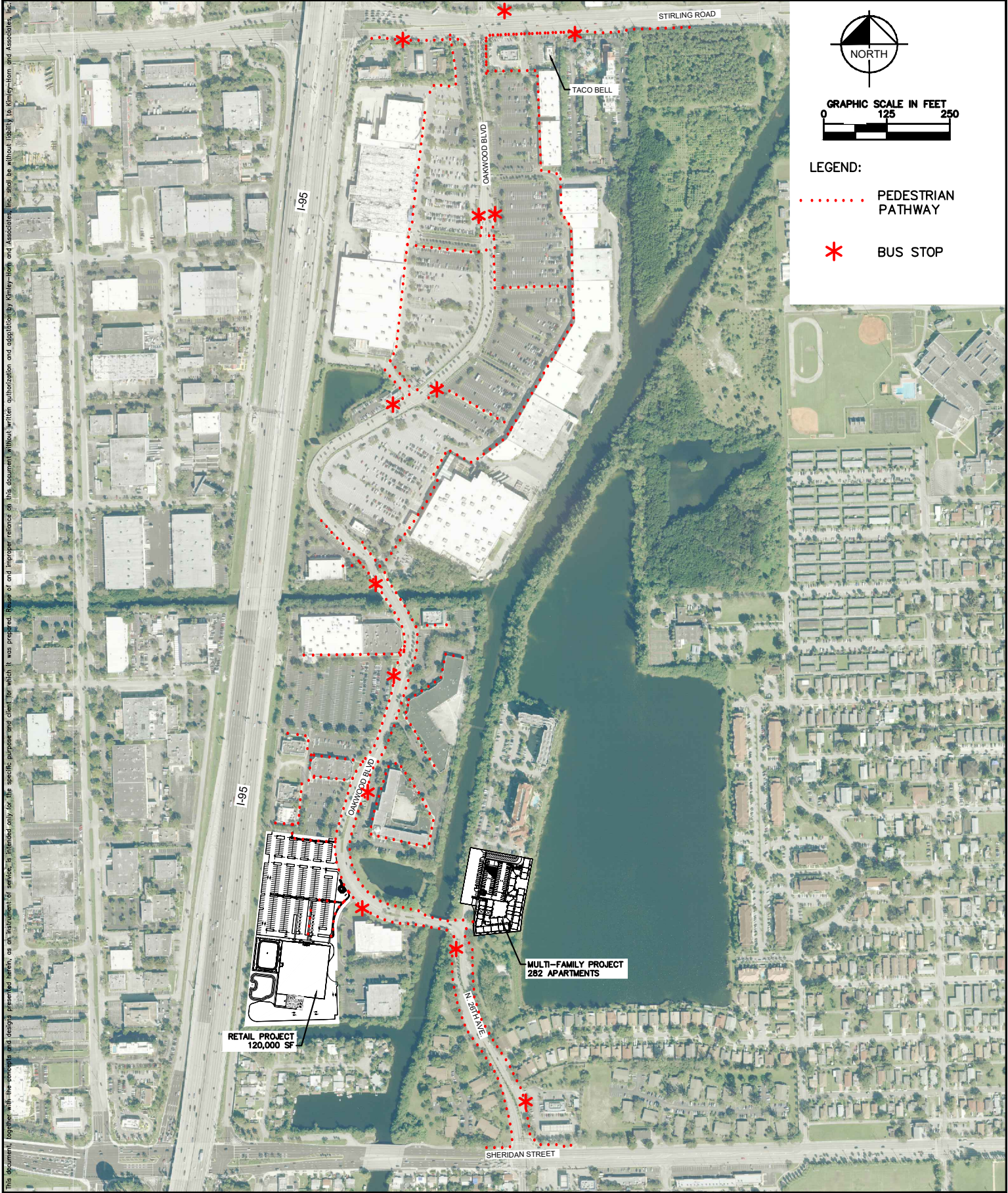
OAKWOOD PLAZA SHOPPING CENTER

MASTER DEVELOPMENT PLAN

SHEET NUMBER

E
10-25-24

Plotted By: Schulz, Ryan Sheet Set: Kha Layout: 8.5x11 June 12, 2024 02:35:15pm K:\VRB_LDEV\147507039_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\PED ACCESS.dwg



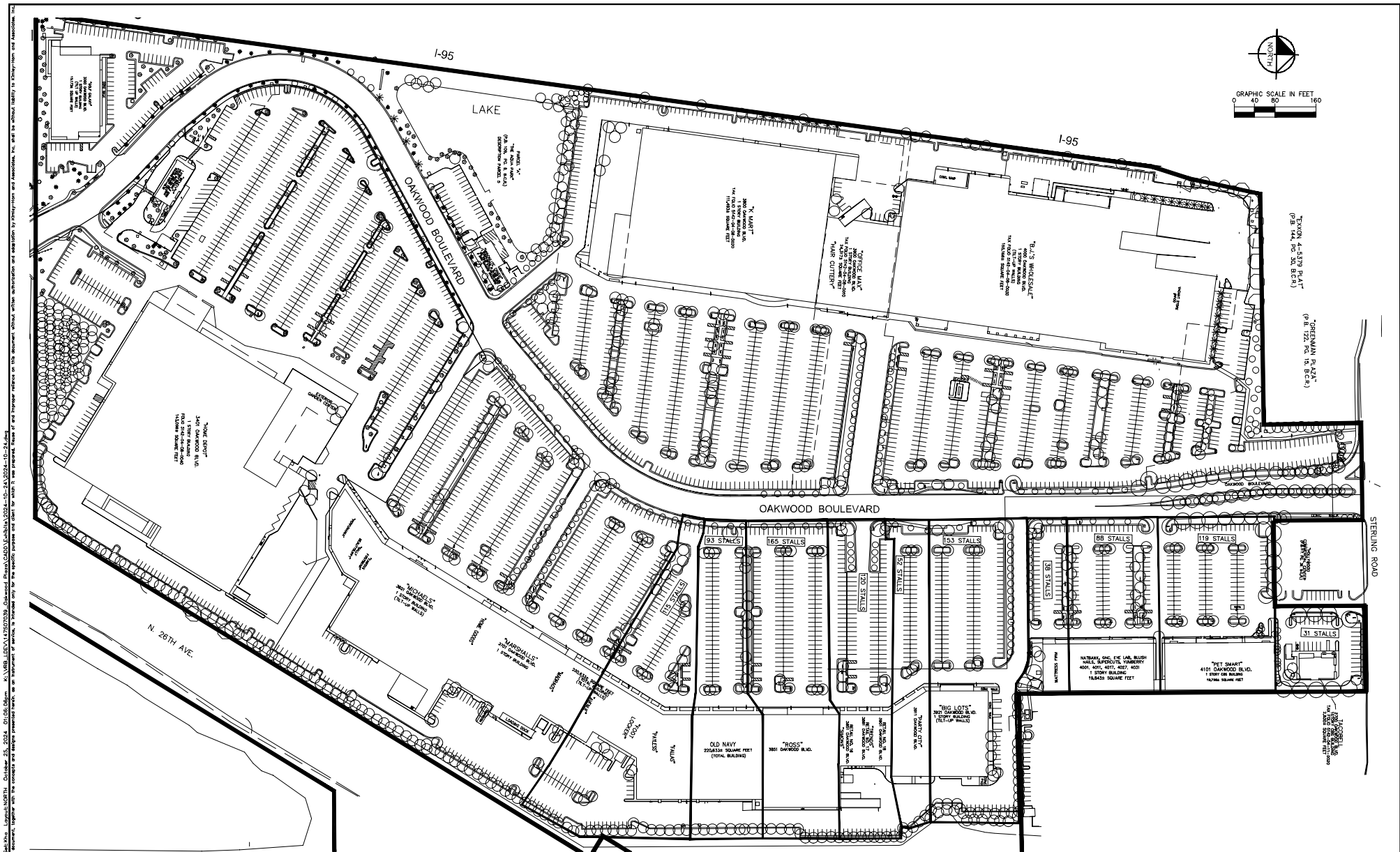
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OAKWOOD PLAZA SHOPPING CENTER

PEDESTRIAN ACCESS AND BUS TRANSPORTATION EXHIBIT

SHEET NUMBER

EX-1



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KIMCO

OAKWOOD PLAZA REDEVELOPMENT
EXISTING SITE PLAN NORTH
EXISTING VEGETATION PLAN

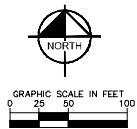
SHEET NUMBER

1

10/25/24

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	EMERGING T-SHIRT NOT IN SCORE		THREE PROTECTION FENCE
	TREE TO REMAIN		PALM TO REMAIN

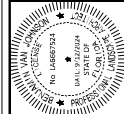
*PLEASE REFER TO SHEET L-101 FOR TREE DISPOSITION LIST AND MITIGATION CALCULATIONS.



811
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
043326005	9/3/2024		NR	NR	KD



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[illegible]

TREE DISPOSITION and MITIGATION LIST

KHATREE NO	SCIENTIFIC NAME	COMMON NAME	DBH (in.)	SPREAD (ft)	Height (ft)	Condition	DISPOSITION	MITIGATION
1	Quercus virginiana	Green Buttonwood	28	30	45	Fair	Remain	
2	Quercus virginiana	Green Buttonwood	17	17	28	Good	Remain	
3	Quercus virginiana	Live Oak	20	30	50	Good	Remain	
4	Quercus virginiana	Live Oak	18	30	50	Good	Remain	
5	Quercus virginiana	Live Oak	18	21	50	Fair	Remain	
6	Quercus virginiana	Live Oak	26	35	55	Good	Remain	
7	Quercus virginiana	Live Oak	21	36	45	Good	Remain	
8	Conocarpus erectus	Green Buttonwood	22	30	40	Good	Remain	
9	Conocarpus erectus	Green Buttonwood	30	30	30	Fair	Remain	
10	Washingtonia palm	Mexican Fan Palm	12	24	30	Good	Remain	
11	Washingtonia palm	Mexican Fan Palm	13	24	34	Good	Remain	
12	Washingtonia palm	Mexican Fan Palm	12	24	40	Good	Remain	
13	Washingtonia palm	Mexican Fan Palm	12	24	24	Good	Remain	
14	Conocarpus erectus	Green Buttonwood	38	27	30	Fair	Remain	
15	Conocarpus erectus	Green Buttonwood	24	21	30	Fair	Remain	
16	Conocarpus erectus	Green Buttonwood	22	27	30	Fair	Remain	
17	Conocarpus erectus	Green Buttonwood	24	27	34	Fair	Remain	
18	Conocarpus erectus	Green Buttonwood	29	38	34	Fair	Remain	
19	Conocarpus erectus	Green Buttonwood	22	25	45	Poor	Remove	
20	Conocarpus erectus	Holly	1	3	10	Poor	Remove	
21	Conocarpus erectus	Green Buttonwood	18	27	35	Poor	Remove	
22	Conocarpus erectus	Green Buttonwood	32	33	50	Fair	Remain	
23	Tabebuia heterophylla	Pink Trumpet Tree	7	15	18	Fair	Remain	
24	Tabebuia heterophylla	Pink Trumpet Tree	7	21	18	Good	Remain	
25	Conocarpus erectus	Live Oak	3	3	6	Good	Remain	
26	Conocarpus erectus	Green Buttonwood	31	18	31	Fair	Remain	
27	Conocarpus erectus	Green Buttonwood	35	24	50	Fair	Remain	
28	Conocarpus erectus	Holly	2	5	15	Poor	Remove	
29	Conocarpus erectus	Green Buttonwood	22	27	34	Fair	Remain	
30	Conocarpus erectus	Green Buttonwood	23	30	38	Fair	Remain	
31	Conocarpus erectus	Green Buttonwood	12	15	28	Fair	Remain	
32	Conocarpus erectus	Green Buttonwood	14	21	40	Good	Remain	
33	Conocarpus erectus	Green Buttonwood	6	18	20	Good	Remain	
34	Conocarpus erectus	Green Buttonwood	43	27	45	Good	Remain	
35	Washingtonia palm	Mexican Fan Palm	9	12	80	Fair	Remain	
36	Washingtonia palm	Mexican Fan Palm	9	12	80	Fair	Remain	
37	Washingtonia palm	Mexican Fan Palm	15	12	60	Good	Remain	
38	Washingtonia palm	Mexican Fan Palm	12	12	80	Good	Remain	
39	Washingtonia palm	Mexican Fan Palm	12	12	35	Good	Remain	
40	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
41	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
42	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
43	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
44	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
45	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
46	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
47	Washingtonia palm	Mexican Fan Palm	26	12	55	Good	Remain	
48	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
49	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
50	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
51	Washingtonia palm	Mexican Fan Palm	10	12	55	Good	Remain	
52	Washingtonia palm	Mexican Fan Palm	12	12	55	Good	Remain	
53	Washingtonia palm	Mexican Fan Palm	14	12	55	Good	Remain	
54	Quercus virginiana	Live Oak	11	12	50	Poor	Remove	
55	Quercus virginiana	Live Oak	29	50	45	Good	Remain	
56	Washingtonia palm	Mexican Fan Palm	12	12	50	Fair	Remain	
57	Washingtonia palm	Mexican Fan Palm	12	12	50	Fair	Remain	
58	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
59	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
60	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
61	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
62	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
63	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
64	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
65	Phoenix roebelinii	Pinyon Date Palm (db)	4	15	12	Good	Remain	
66	Tabebuia heterophylla	Pink Trumpet Tree	9	36	24	Good	Remain	
67	Tabebuia heterophylla	Pink Trumpet Tree	22	36	30	Good	Remain	
68	Conocarpus erectus	Green Buttonwood	34	40	40	Good	Remain	
69	Quercus virginiana	Live Oak	20	20	30	Poor	Remove	
70	Quercus virginiana	Live Oak	17	26	40	Fair	Remain	
71	Quercus virginiana	Live Oak	17	35	35	Fair	Remain	
72	Washingtonia palm	Mexican Fan Palm	12	12	80	Good	Remain	
73	Washingtonia palm	Mexican Fan Palm	12	12	80	Good	Remain	
74	Washingtonia palm	Mexican Fan Palm	12	12	80	Good	Remain	
75	Washingtonia palm	Mexican Fan Palm	12	12	80	Good	Remain	
76	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remain	
77	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remain	
78	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remain	
79	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remain	
80	Tabebuia heterophylla	Pink Trumpet Tree	12	22	25	Fair	Remain	

TREE MITIGATION CALCULATIONS

TOTAL MITIGATION REQUIRED (IN HOURS)	3,726
TOTAL PAID MITIGATION (IN HOURS)	367
DIFFERENCE (IN HOURS) (A-B)	3,359
TOTAL PAID MITIGATION (IN \$)	86

TREE TRUST FUND CALCULATIONS

TOTAL MITIGATION REQUIRED (IN HOURS)	3,726
TOTAL PAID MITIGATION (IN HOURS)	367
TOTAL DIFFERENCE (IN HOURS)	3,359
TOTAL TRUST FUND CONTRIBUTION (TREE DEPOSIT - \$500)	5
TOTAL TRUST FUND CONTRIBUTION (TREE DEPOSIT - \$500)	5

81	Conocarpus erectus	Green Buttonwood	20	24	50	Fair	Remove
82	Conocarpus erectus	Green Buttonwood	16	16	50	Fair	Remove
83	Conocarpus erectus	Green Buttonwood	40	30	50	Fair	Remove
84	Conocarpus erectus	Green Buttonwood	8	15	15	Fair	Remove
85	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
86	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
87	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
88	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
89	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
90	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
91	Washingtonia palm	Mexican Fan Palm	12	12	45	Fair	Remove
92	Tabebuia heterophylla	Pink Trumpet Tree	5	12	18	Fair	Remove
93	Conocarpus erectus	Green Buttonwood	43	30	40	Fair	Remove
94	Tabebuia heterophylla	Pink Trumpet Tree	10	24	35	Fair	Remove
95	Tabebuia heterophylla	Pink Trumpet Tree	14	24	50	Poor	Remove
96	Conocarpus erectus	Green Buttonwood	16	17	45	Poor	Remove
97	Conocarpus erectus	Green Buttonwood	28	16	45	Fair	Remove
98	Conocarpus erectus	Green Buttonwood	21	16	40	Fair	Remove
99	Conocarpus erectus	Green Buttonwood	31	17	40	Fair	Remove
100	Conocarpus erectus	Green Buttonwood	21	24	40	Fair	Remove
101	Conocarpus erectus	Green Buttonwood	32	20	40	Poor	Remove
102	Conocarpus erectus	Green Buttonwood	25	25	40	Fair	Remove
103	Washingtonia palm	Mexican Fan Palm	12	12	20	Good	Remove
104	Conocarpus erectus	Green Buttonwood	30	21	55	Fair	Remove
105	Quercus virginiana	Live Oak	25	48	55	Good	Remove
106	Conocarpus erectus	Green Buttonwood	34	35	60	Fair	Remove
107	Conocarpus erectus	Green Buttonwood	28	34	40	Good	Remove
108	Conocarpus erectus	Green Buttonwood	30	38	45	Good	Remove
109	Quercus virginiana	Live Oak	16	16	55	Good	Remove
110	Quercus virginiana	Live Oak	26	40	40	Good	Remove
111	Quercus virginiana	Live Oak	14	27	30	Good	Remove
112	Quercus virginiana	Live Oak	26	50	50	Good	Remove
113	Quercus virginiana	Live Oak	26	50	50	Good	Remove
114	Conocarpus erectus	Green Buttonwood	30	240	240	Fair	Remain
115	Conocarpus erectus	Green Buttonwood	30	40	35	Good	Remove
116	Quercus virginiana	Live Oak	16	16	35	Poor	Remove
117	Conocarpus erectus	Green Buttonwood	10	25	30	Poor	Remain
118	Quercus virginiana	Live Oak	14	20	25	Fair	Remain
119	Conocarpus erectus	Green Buttonwood	21	32	45	Good	Remove
120	Conocarpus erectus	Green Buttonwood	43	34	50	Good	Remove
121	Quercus virginiana	Live Oak	20	50	45	Good	Remove
122	Quercus virginiana	Live Oak	20	50	55	Good	Remove
123	Quercus virginiana	Live Oak	20	50	55	Good	Remove
124	Tabebuia heterophylla	Pink Trumpet Tree	16	24	30	Good	Remove
125	Quercus virginiana	Live Oak	16	16	10	Good	Remove
126	Tabebuia heterophylla	Pink Trumpet Tree	13	25	30	Good	Remove
127	Quercus virginiana	Live Oak	12	26	35	Good	Remove
128	Quercus virginiana	Live Oak	14	16	30	Fair	Remove
129	Quercus virginiana	Live Oak	9	27	30	Fair	Remove
130	Quercus virginiana	Live Oak	16	40	35	Fair	Remove
131	Quercus virginiana	Live Oak	11	16	30	Fair	Remove
132	Quercus virginiana	Live Oak	14	16	30	Poor	Remove
133	Quercus virginiana	Live Oak	30	54	50	Good	Remove
134	Quercus virginiana	Live Oak	15	35	50	Good	Remove
135	Quercus virginiana	Live Oak	32	30	45	Fair	Remove
136	Quercus virginiana	Live Oak	18	35	55	Fair	Remove
137	Conocarpus erectus	Green Buttonwood	37	27	45	Good	Remove
138	Conocarpus erectus	Green Buttonwood	8	16	20	Poor	Remove
139	Conocarpus erectus	Green Buttonwood	11	20	25	Good	Remove
140	Conocarpus erectus	Green Buttonwood	20	24	30	Good	Remove
141	Conocarpus erectus	Green Buttonwood	9	24	30	Good	Remove
142	Conocarpus erectus	Green Buttonwood	5	24	25	Fair	Remove
143	Conocarpus erectus	Green Buttonwood	38	30	55	Fair	Remove
144	Conocarpus erectus	Green Buttonwood	40	27	55	Fair	Remove
145	Conocarpus erectus	Green Buttonwood	42	24	50	Poor	Remove
146	Conocarpus erectus	Green Buttonwood	31	16	20	Poor	Remove
147	Conocarpus erectus	Green Buttonwood	16	15	35	Poor	Remove
148	Conocarpus erectus	Green Buttonwood	35	22	40	Poor	Remove
149	Conocarpus erectus	Green Buttonwood	41	30	50	Poor	Remove
150	Conocarpus erectus	Green Buttonwood	24	30	45	Poor	Remove
151	Conocarpus erectus	Green Buttonwood	9	15	20	Fair	Remove
152	Conocarpus erectus	Green Buttonwood	13	15	24	Fair	Remove
153	Conocarpus erectus	Green Buttonwood	10	15	20	Fair	Remove
154	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
155	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
156	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
157	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
158	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
159	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove
160	Conocarpus erectus	Green Buttonwood	45	35	60	Fair	Remove

161	<i>Ficus lyrata</i>	Fiddle Leaf Fig Tree	9	18	20	Poor	Remove
162	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	5	6	Fair	Remove
163	<i>Conocarpus erectus</i>	Green Buttonwood	4	5	5	Fair	Remove
164	<i>Quercus virginiana</i>	Liv Oak	12	18	8	Fair	Remove
165	<i>Conocarpus erectus</i>	Silver Buttonwood	12	12	10	Poor	Remove
166	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	5	5	Fair	Remove
167	<i>Quercus virginiana</i>	Liv Oak	6	5	25	Poor	Remove
168	<i>Quercus virginiana</i>	Liv Oak	6	12	16	Poor	Remove
169	<i>Quercus virginiana</i>	Liv Oak	8	15	20	Poor	Remove
170	<i>Quercus virginiana</i>	Liv Oak	6	12	16	Poor	Remove
171	<i>Conocarpus erectus</i>	Green Buttonwood	12	12	16	Fair	Remove
172	<i>Conocarpus erectus</i>	Green Buttonwood	10	16	20	Fair	Remove
173	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	5	5	Fair	Remove
174	<i>Schottienia</i>	Umbrella Tree	6	6	12	Poor	Remove
175	<i>Conocarpus erectus</i>	Green Buttonwood	6	7	12	Fair	Remove
176	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	2	4	8	Fair	Remove
177	<i>Conocarpus erectus</i>	Green Buttonwood	6	7	12	Fair	Remove
178	<i>Conocarpus erectus</i>	Green Buttonwood	6	7	12	Fair	Remove
179	<i>Conocarpus erectus</i>	Green Buttonwood	6	7	12	Fair	Remove
180	<i>Conocarpus erectus</i>	Green Buttonwood	6	7	12	Fair	Remove
181	<i>Schottienia</i>	Umbrella Tree	8	6	12	Poor	Remove
182	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	5	5	Fair	Remove
183	<i>Quercus virginiana</i>	Liv Oak	10	16	20	Poor	Remove
184	<i>Schottienia</i>	Umbrella Tree	4	5	12	Poor	Remove
185	<i>Sabal palmetto</i>	Sabal Palm	14	12	12	Fair	Remove
186	<i>Quercus virginiana</i>	Liv Oak	10	17	22	Fair	Remove
187	<i>Conocarpus erectus</i>	Green Buttonwood	10	16	20	Fair	Remove
188	<i>Schottienia</i>	Umbrella Tree	10	16	20	Fair	Remove
189	<i>Schottienia</i>	Umbrella Tree	4	5	12	Fair	Remove
189	<i>Sabal palmetto</i>	Sabal Palm	14	8	12	Fair	Remove
189	<i>Sabal palmetto</i>	Sabal Palm	14	8	12	Fair	Remove
190	<i>Schottienia</i>	Umbrella Tree	5	6	12	Fair	Remove
191	<i>Schottienia</i>	Umbrella Tree	4	4	5	Fair	Remove
192	<i>Conocarpus erectus</i>	Green Buttonwood	10	16	20	Fair	Remove
193	<i>Schottienia</i>	Umbrella Tree	3	4	6	Fair	Remove
194	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	2	3	3	Fair	Remove
195	<i>Conocarpus erectus</i>	Green Buttonwood	6	10	15	Fair	Remove
196	<i>Sabal palmetto</i>	Sabal Palm	14	8	10	Fair	Remove
197	<i>Conocarpus erectus</i>	Silver Buttonwood	4	5	10	Poor	Remove
198	<i>Conocarpus erectus</i>	Silver Buttonwood	4	5	10	Poor	Remove
199	<i>Conocarpus erectus</i>	Green Buttonwood	5	6	15	Poor	Remove
200	<i>Quercus virginiana</i>	Liv Oak	8	12	15	Fair	Remove
201	<i>Schottienia</i>	Umbrella Tree	8	6	12	Poor	Remove
202	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	4	5	Fair	Remove
203	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	3	4	4	Fair	Remove
204	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	3	4	4	Fair	Remove
205	<i>Quercus virginiana</i>	Liv Oak	3	20	25	Fair	Remove
206	<i>Conocarpus erectus</i>	Green Buttonwood	14	15	18	Poor	Remove
207	<i>Conocarpus erectus</i>	Green Buttonwood	12	18	18	Poor	Remove
208	<i>Conocarpus erectus</i>	Green Buttonwood	10	16	20	Poor	Remove
209	<i>Conocarpus erectus</i>	Green Buttonwood	22	20	18	Poor	Remove
210	<i>Schottienia</i>	Umbrella Tree	8	8	12	Fair	Remove
211	<i>Schottienia</i>	Umbrella Tree	6	6	16	Fair	Remove
212	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	5	5	5	Fair	Remove
213	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	4	5	7	Fair	Remove
214	<i>Philosophia s. macrocarpa</i>	MacArthur Palm	5	4	7	Fair	Remove
215	<i>Quercus virginiana</i>	Liv Oak	18	16	25	Fair	Remove
216	<i>Quercus virginiana</i>	Liv Oak	16	24	30	Fair	Remove
217	<i>Schottienia</i>	Umbrella Tree	12	8	30	Poor	Remove
218	<i>Sabal palmetto</i>	Sabal Palm	14	12	12	Fair	Remove
219	<i>Quercus virginiana</i>	Liv Oak	12	15	25	Fair	Remove
220	<i>Sabal palmetto</i>	Sabal Palm	24	15	15	Fair	Remove
221	<i>Schottienia</i>	Umbrella Tree	3	5	10	Poor	Remove
222	<i>Quercus virginiana</i>	Liv Oak	16	18	20	Fair	Remove
223	<i>Quercus virginiana</i>	Liv Oak	10	18	25	Poor	Remove
224	<i>Ficus benghalensis</i>	Ficus Tree	1	1	1	Poor	Remove
225	<i>Ficus benghalensis</i>	Ficus Tree	1	3	3	Poor	Remove
226	<i>Ficus benghalensis</i>	Ficus Tree	3	4	3	Poor	Remove
227	<i>Ficus benghalensis</i>	Ficus Tree	2	4	3	Poor	Remove
228	<i>Ficus benghalensis</i>	Ficus Tree	2	4	3	Poor	Remove
229	<i>Ficus benghalensis</i>	Ficus Tree	1	3	3	Poor	Remove
230	<i>Ficus benghalensis</i>	Ficus Tree	1	3	3	Poor	Remove
231	<i>Ficus benghalensis</i>	Ficus Tree	2	3	5	Poor	Remove
232	<i>Ficus benghalensis</i>	Ficus Tree	2	3	5	Poor	Remove
233	<i>Schottienia</i>	Umbrella Tree	6	4	7	Poor	Remove
234	<i>Ficus benghalensis</i>	Ficus Tree	1	3	3	Poor	Remove
235	<i>Ficus benghalensis</i>	Ficus Tree	1	2	3	Poor	Remove
236	<i>Ficus benghalensis</i>	Ficus Tree	2	3	5	Poor	Remove

TOTAL DBH

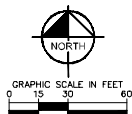
REMOVED (N/L)

TOTAL PALMS

REMOVED (BA)

N/L/S = Not in Scope

39



SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	DBH	HT	NATIVE	WATER USE
	CO	35	SATINLEAF	CHRYSOPTALLUM OLYMPICUM	F.O.	3" DBH MIN.	12' HT MIN. X 5' SPR	YES	LOW
	CO	15	PIEDMONT PALM	COCOCOLBA OVENSIPOLIA	F.O.	2" DBH MIN.	12' HT MIN. X 5' SPR	YES	LOW
	JA	5	EAST PALATKA HOLLY	ILEX X ATTEMATA 'EAST PALATKA'	F.O.	2" DBH MIN.	17' HT MIN. X 5' SPR	YES	MODERATE
	IF	13	EAST PALATKA HOLLY	ILEX X ATTEMATA 'EAST PALATKA'	F.O.	2" DBH MIN.	14' HT X 5' SPR	YES	MODERATE
	QJ	3	SOUTHERN LIVE OAK	QUERCUS VIRGINICA	F.O.	3" DBH MIN.	14' HT X 5' SPR	YES	LOW
	TD	15	BALD CYPRESS	TAXODIUM DISTICHUM	F.O.	5.2" DBH MIN.	14-16' HT MIN. X 1.5" CLEAR T-GIRK	YES	NO

	AA	21	ALEXANDRA PALM	ARCHONTOPHYUM ALEXANDRAE	F.O.	8' GW	NO	MODERATE
	PR	11	PHOENIX DATE PALM	PHOENIX ROBBELII	F.O.	8' GW	NO	MODERATE
	RR	10	ROYAL PALM	ROSTKONIA REGIA	F.O.	10' GW	YES	LOW
	VM	8	MONTGOMERY PALM	VERTICHA MONTGOMERYANA	F.O.	8' GW	NO	LOW

	RO	3	ROYAL PALM	ROYSTONIA REGIA	F.G.	10' GW	YES	LOW
	VF	5	MONTGOMERY PALM	VEITCHIA MONTGOMERYANA	F.G.	10' GW	NO	LOW

SHRUBS								
	CU	164	SILVER BUTTWOOD PLANTING AT 36" HLT. FULL TO BASE	CONOCARPUS ERLECTUS "SILHOLUS"	CONF.	32" O.C.	32"x32"	YES
	ES	163	TO REMAIN	EXISTING SHRUB	.			

	HC	738	DWARF FREEBISH	HAMELIA PATENS 'COMPACTA'	CONT.	21" O.C.	18X18"	YES	LOW
	JJ	612	YAX JASPER	JASMINE V. VOLUBLE	CONT.	30" O.C.	20" FULL	NO	MODERATE
	RA	637	WHITE INDIAN HATHORN	RHAPHIOLEPS INDIANA'BLR'	CONT.	24" O.C.	18X18"	NO	MODERATE

GROUND COVERS									
	AD	48	FOXTAIL FERN	ASPARAGUS DENSPLORUS 'WEISS'	CONT.	27" O.C.	18"x18"	NO	
	LM	2,243	LINOLEA	LIROPE MUSCARI 'EVENING GEM'	CONT.	12" O.C.	12" HT. MIN.	NO	
	TK	1,861	DWARF MINIMA KASATIE (JASMINE)	TRACHELOSPERMUM ASIATICUM 'NEMO QUEEN'	CONT.	12" O.C.	10" FULL	YES	LOW

SOD/SEED									
	SOD	5,227 SF	FLORANT ST. AUGUSTINE SOD	STROTANDRUM SECUNDARIUM 'EL DORADO'	SOD	SOD	SOD	NO	

TREE MITIGATION CALCULATIONS	
10-15 IN DBH (EQ. 1) (AREA) (1.5708 IN ² /INCH DBH)	2,659
TOTAL DBH PROVIDED (IN INCHES)	247
TOTAL PAIAMS REMOVED (EA.)	15
TOTAL PAIAMS PROVIDED (EA.)	30

TREE TRUST FUND CALCULATIONS	
TOTAL M ³ = CATION REPLY, BUTYROLINUM INFI.	5,641
100% DBH 10% DED	247
TOTAL DBH 10%	3,792
TOTAL TREE REPLACEMENT REQUIRED (2.121 M ³ /IN ² x 2 DBH)	886

TOTAL TREE TRUST FUND CONTRIBUTION (TREE EFFORT x \$300)	\$	313,600.00
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811
Know what's below.
Call before you dig.
FLORIDA, INC.

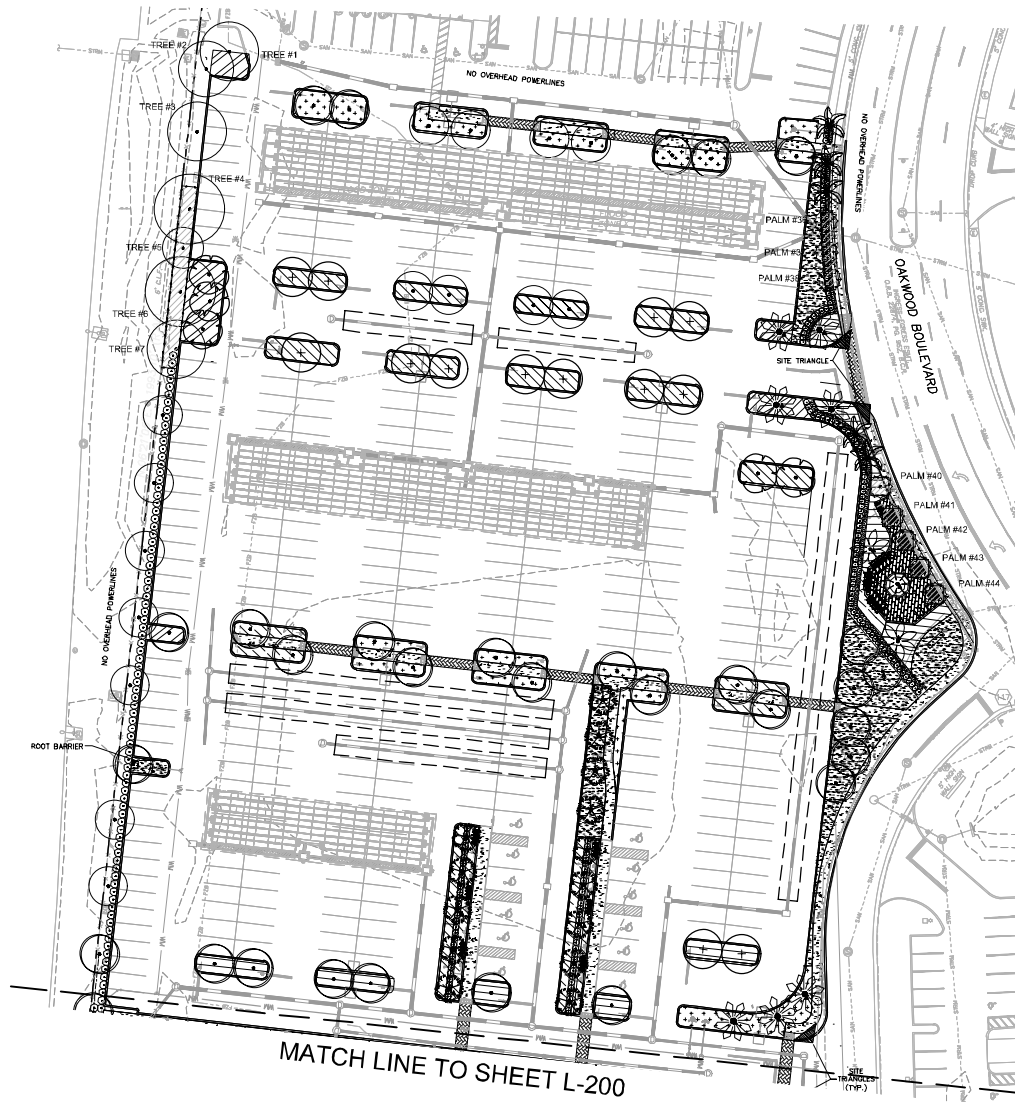
OAKWOOD SOUTH
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CENTER
CITY OF HOLLYWOOD

Kimley»Horn
4445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BENJAMIN V. JOHNSON. PUA ON THE DATE ADJACENT TO THE
 SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE
 VERIFIED ON ANY ELECTRONIC COPIES.

This document, together with the complete set of drawings, is intended only for the specific purpose and client for which it was prepared. It is to be used in accordance with the specifications and standards of the City of Hollywood and the Florida Department of Transportation. It is not to be used for any other purpose without the written consent of the City of Hollywood and the Florida Department of Transportation. It is not to be used for any other purpose without the written consent of the City of Hollywood and the Florida Department of Transportation.

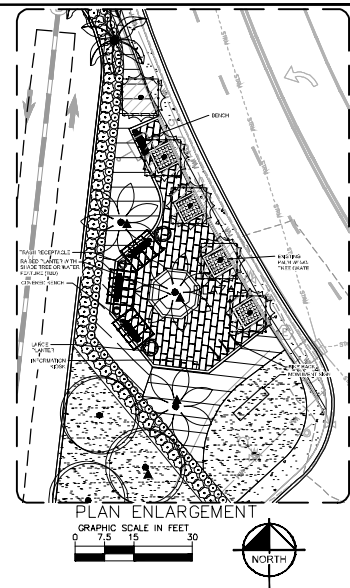


PLANT KEY

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	TU	BALD CYPRESS / TAXODIUM DISTICHUM
	1A	EAST PALATKA HOLLY / ILEX X ATTENUATA 'EAST PALATKA'
	1B	EAST PALATKA HOLLY / ILEX X ATTENUATA 'EAST PALATKA'
	CD	PIGEON PALM / DOCCOLOBA QUERIFOLIA
	CO	SATINLEAF / CHRYSOPHYLLUM OLIVERIUM
	QV	SOUTHERN LIVE OAK / QUERCUS VIRGINICA
PALM TREES		
	AA	ALEXANDRIA PALM / ARCHONTOPHIX X ALEXANDRIE
	VM	MONTGOMERY PALM / VECTIC-8A MONTGOMERYANA
	PR	PIGEON PALM / PHOENIX ROSEODENDRI
	RH	ROYAL PALM / ROYALTONIA REGIA
SHRUBS		
	ER	EXISTING SHRUB
	GR	SILVER RELLWOOD / CONDOPHUS ERECTUS SERICEUS
SHRUB AREAS		
	HC	DWARF FIG / FICUS MICROCARPA
	JL	WAX JASMINE / JASMINUM POLYRHEUM
	RA	WHITE BIRCH / BETA PULVERULENTA
GROUND COVERS		
	TK	DWARF UMBRELLA PLANT / TACHYSPERMUM ASYRATICUM VIKTORIUM
	AD	FOXTAIL FERN / ASPIDARHUS UMBELLATUS
	LM	LIRIODENDRON / LIRIODENDRON EVERGREEN
SOD/SEED		
	SOD	FLORENTINE ST. AUGUSTINE / STENOTAPHRUM SECUNDATUM FLORENTINE

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASE, INSECTS, EGGS, AND SHALL HAVE A HEALTHY, NORMAL, ROOT SYSTEM. PLANTS SHALL BE PLANTED IN THE MANNER SPECIFIED IN THE SCHEDULE. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT A WRITTEN PERMISSION FROM THE CITY OF HOLLYWOOD.
2. ALL PLANTS SHALL BE PLANTED IN THE MANNER SPECIFIED IN THE SCHEDULE. PLANTS SHALL BE PLANTED IN THE MANNER SPECIFIED IN THE SCHEDULE. PLANTS SHALL BE PLANTED IN THE MANNER SPECIFIED IN THE SCHEDULE.
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THIS PLAN HAS BEEN PREPARED, DRAWN AND SEALED BY BEVERLY M. JONSON, P.E., LANDSCAPE ARCHITECT, IN THE STATE OF FLORIDA. THE DATE OF THE SEALING OF THIS PLAN IS 9/1/2024. THE SEALING OF THIS PLAN IS 9/1/2024. THE SEALING OF THIS PLAN IS 9/1/2024.

440 24TH STREET, SUITE 200, MIAMI BEACH, FL 33136
PHONE: 772-794-4100
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NO. DATE BY

REVISIONS

FL

OAKWOOD SOUTH
RETAIL SHOPPING
CENTER

CITY OF HOLLYWOOD

DATE PROJECT
04/30/2024

SCALE AS SHOWN
9/1/2024

DESIGNED BY
NNT

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LANDSCAPE PLAN

811

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DIAL 811

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FLORIDA STATE ONLY CALL OF FLORIDA, INC.

SHEET NUMBER
L-201

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.
2. OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHWARTZ, P.A., PROJECT NO. 138660, 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 HOMESTES WAL2, 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 125, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
12. "EXXON 4-537R PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
13. DANIA POINT, RECORDED IN PLAT BOOK 183, PAGE(75) 81-89, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
14. DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL 1:

(LUPA EAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W, ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 268.1 FEET; THENCE S.07°02'50"E, ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE PORTION OF LAND; THENCE S.85°15'21"W, A DISTANCE OF 221.17 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.02°59'43"W, A DISTANCE OF 50.00 FEET; THENCE N.17°34'01"E, A DISTANCE OF 162.24 FEET, (THE PREVIOUS TWO COURSE BEING CONCURRENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE S.78°25'59"W, A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 268.78 FEET; THENCE S.78°25'59"E, A DISTANCE OF 30.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W, A DISTANCE OF 261.59 FEET; THENCE S.07°02'50"E, A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING CONCURRENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

PARCEL 2:

(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°27'00"W, ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 333.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'00"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.00°01'05"E, ALONG THE WEST LINE OF SAID TRACT "E", AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 10.00 FEET; THENCE S.07°02'50"E, ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 175.00 FEET; THENCE S.88°27'00"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPIUR CANAL; THENCE N.88°25'24"E, ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPIUR CANAL, A DISTANCE OF 89.00 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°34'01"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 175.00 FEET; THENCE S.88°27'00"W, A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E, A DISTANCE OF 78.25 FEET; THENCE S.88°27'01"W, A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

(LUPA NORTH PARCEL)

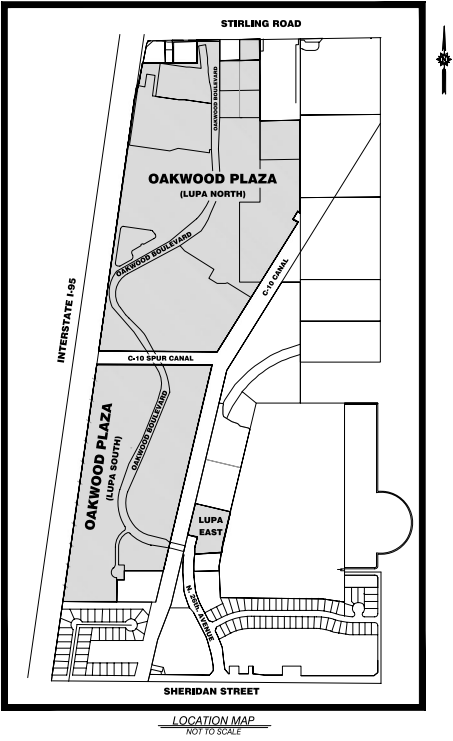
A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-8, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", JOHN L.A. BOND PLAT, RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", THE AQUA PARK, RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4; THENCE N.87°34'11"E, ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.34 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'26"E, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 55.00 FEET, TO THE NORTHEAST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°48'26"E, A DISTANCE OF 677.38 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE N.87°34'11"E, ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'26"E, ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID JOHN L.A. BOND PLAT, A DISTANCE OF 770.87 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 SPIUR CANAL; THENCE N.59°30'00"W, A DISTANCE OF 24.81 FEET; THENCE S.07°02'50"E, A DISTANCE OF 78.00 FEET; THENCE S.88°26'55"E, A DISTANCE OF 50.00 FEET; THENCE S.33°07'00"W, A DISTANCE OF 126.78 FEET (THE PREVIOUS 4 COURSES BEING CONCURRENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL); TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID THE AQUA PARK; SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPIUR CANAL; THENCE S.88°25'24"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 88.4 FEET, TO A POINT ON THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK"; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.00°01'05"E, ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 213.43 FEET; THENCE N.14°09'50"E, A DISTANCE OF 122.91 FEET; THENCE S.07°04'42"E, A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING CONCURRENT WITH THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL); TO THE SOUTHWEST CORNER OF LOT 1-8 OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE S.01°48'26"E, ALONG THE WEST LINE OF SAID LOT 1-8, A DISTANCE OF 173.83 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1-8; THENCE N.87°34'11"E, ALONG THE SOUTH LINE OF SAID LOT 1-8, A DISTANCE OF 167.45 FEET; TO THE SOUTHWEST CORNER OF LOT 1-8 OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE S.01°48'26"E, A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-8 TO THE NORTHEAST CORNER OF SAID LOT 1-8; THENCE N.87°34'11"E, ALONG THE NORTH LINE OF SAID LOT 1-8, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

- SHEET 1-2 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.
- SHEET 3-5 - PARCELS AND EASEMENTS EXHIBIT.
- SHEET 6 - BOUNDARY SURVEY KEY MAP, ABREVIATIONS AND SURVEY CONTROL TABLE.
- SHEETS 7 THROUGH 24 - BOUNDARY SURVEY DETAIL SHEETS AND LEGEND.



ENCROACHMENTS:

1. ELECTRIC TRANSFORMER PAD ENCROACHES ON THE N. LINE OF TRACT "E" AND THE C-10 SPIUR CANAL, S. RIGHT-OF-WAY LINE, IT IS 0.5' OVER THE LINE. IT IS 3.00' WEST OF THE N.E. CORNER OF TRACT "E" IN THE LUPA SOUTH PARCEL.
2. ELECTRIC TRANSFORMER PAD ENCROACHES ON THE N. LINE OF TRACT "E" AND THE C-10 SPIUR CANAL, S. RIGHT-OF-WAY LINE, IT IS 0.5' OVER THE LINE. IT IS 3.00' EAST OF THE N.W. CORNER OF TRACT "E" IN THE LUPA NORTH PARCEL.
3. THE 6' CHAIN LINK FENCE ALONG INTERSTATE I-95 ENCROACHES 0.5' E. OF THE WEST LINE OF TRACT "E", 35 1/2' N. OF THE S.W. CORNER OF TRACT "E" IN THE LUPA SOUTH PARCEL.
4. THE 6' CHAIN LINK FENCE ENCROACHES 2.6' E. OF THE WEST LINE OF PARCEL "A", 400' S. OF THE N.W. CORNER OF PARCEL "A" IN THE LUPA NORTH PARCEL.
5. THE BRICK PAVEN PAD ENCROACHES 1.3' S. OVER THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", 178' EAST OF THE MOST SOUTHERLY N.W. CORNER OF PARCEL "A" OF THE LUPA NORTH PARCEL.
6. THE 6' CHAIN LINK FENCE ENCROACHES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL, & THE WESTERN MOST LINE OF THE LUPA EAST PARCEL.

PARKING SPACES:

- REGULAR: 6,318
- RENTAL EQUIPMENT SPACES: 12
- HANDICAP: 168

AREA TABLE		
DESCRIPTION	SQ. FT.	ACRES
PARCEL 1 (LUPA EAST)	195,266	4.429
PARCEL 2 (LUPA SOUTH)	1,624,451	37.297
PARCEL 3 (LUPA NORTH)	133,135	3.041
GROSS AREA	2,852,852	65.767

NOTE:

1. AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

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 IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 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 HEREIN WAS PROVIDED BY THE CLIENT.
4. THE BOUNDARY SURVEY FOR ANY LANDS NOT SHOWN FOR ANY INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.
5. THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
6. A SEARCH OF THE PUBLIC RECORDS FOR CONDEMNATION, 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 HEREIN. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
8. THE BEARINGS SHOWN HEREIN 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.
9. THE ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 1798, A BROWN DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD. ELEVATION = 11.285'.
10. THE PROPERTY SHOWN HEREIN HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
- a. MFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 12513
 - b. COUNTY NAME: BROWARD COUNTY
 - c. STATE OF FLORIDA
 - d. MAP/PANEL NUMBER: 12011C0566
 - e. SUFFIX: N
 - f. FIRM INDEX DATE: 8/16/74
 - g. FIRM PANEL EFFECTIVE/REVISED DATED: 8/16/74
 - h. FLOOD ZONE: X, A, W, X, A, E, A, E, 3
 - i. BASE FLOOD ELEVATION: 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 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94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103.0, 103.1, 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 104.0, 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 105.0, 105.1, 105.2, 105.3, 105.4, 105.5, 105.6, 105.7, 105.8, 105.9, 106.0, 106.1, 106.2, 106.3, 106.4, 106.5, 106.6, 106.7, 106.8, 106.9, 107.0, 107.1, 107.2, 107.3, 107.4, 107.5, 107.6, 107.7, 107.8, 107.9, 108.0, 108.1, 108.2, 108.3, 108.4, 108.5, 108.6, 108.7, 108.8, 108.9, 109.0, 109.1, 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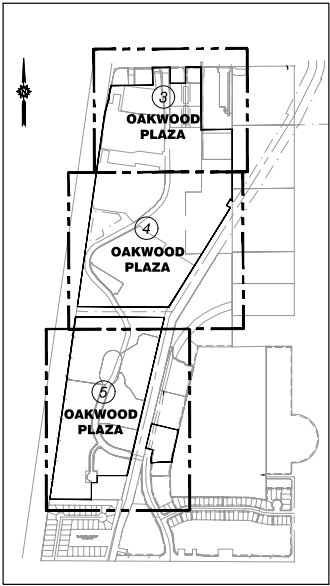
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300839FL1						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO LUPA NORTH
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO LUPA NORTH
3	Plat of Colonial Square	Plat Book 114	Page 14	YES	BLANKET IN NATURE	AS TO LUPA NORTH
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 35	YES	BLANKET IN NATURE	AS TO LUPA NORTH, LOT 1 & 2
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO LUPA SOUTH AND EAST
6	Restraintations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 460	Page 627	YES	YES	AS TO LUPA NORTH
8	Easement	O.R. Book 468	Page 638	YES	YES	AS TO LUPA NORTH
9	Easement contained in Quit Claim Deed	O.R. Book 753	Page 143	NO	YES	AS TO LUPA NORTH
10	Easement	O.R. Book 869	Page 842	YES	YES	AS TO LUPA NORTH
11	Utility Easement Deed	O.R. Book 899	Page 605	YES	YES	AS TO LUPA NORTH
12	Declaration of Restrictive Covenants and Restrictions for Oakwood Hills Commerce Center	O.R. Book 914	Page 135	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 1289	Page 660	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 1389	Page 495	YES	BLANKET IN NATURE	AS TO LUPA NORTH, SOUTH AND EAST
15	Easement Agreement	O.R. Book 1526	Page 14	YES	YES	AS TO LUPA NORTH
16	Easement Agreement	O.R. Book 1839	Page 594	YES	YES	AS TO LUPA NORTH
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 1539	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 1538	Page 55	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
19	Amendment to Easement	O.R. Book 1573	Page 442	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
20	Assignment of Easement	O.R. Book 1583	Page 483	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
21	Assignment of Permits, Licenses or Approvals or Other Rights	O.R. Book 1589	Page 473	YES	NOT SPECIFICALLY PLOTABLE	MISSING EXHIBIT "C"
22	Conveyance with, that Certain Bridge Traversing the C-1 Canal Assignment.	O.R. Book 1589	Page 498	YES	YES	AS TO LUPA SOUTH
23	Notice	O.R. Book 1617	Page 366	YES	BLANKET IN NATURE	
24	Assignment of Easement contained in Quit Claim Deed	O.R. Book 1639	Page 887	YES	YES	AS TO LUPA NORTH
25	Agreement Regarding Oakwood Center DR Ordinance No. 90-25	O.R. Book 1672	Page 179	YES	BLANKET IN NATURE	
26	Agreement	O.R. Book 1762	Page 553	YES	BLANKET IN NATURE	
27	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 1861	Page 313	YES	BLANKET IN NATURE	
28	Notice of Preliminary Development Agreement	O.R. Book 1847	Page 517	YES	BLANKET IN NATURE	
29	Declaration of Restrictive Covenants	O.R. Book 1901	Page 446	YES	BLANKET IN NATURE	
30	Notice of Adoption of a Development Order	O.R. Book 1981	Page 124	YES	BLANKET IN NATURE	
31	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 1995	Page 661	YES	BLANKET IN NATURE	
32	Amendment to Agreement	O.R. Book 2039	Page 254	YES	BLANKET IN NATURE	
33	Agreement	O.R. Book 2039	Page 259	NO	NO	
34	Agreement Relating to Nonvehicular Access Lines	O.R. Book 2039	Page 259	YES	YES	AS TO LUPA EAST
35	Agreement to Place a Notation on Plat	O.R. Book 2039	Page 255	YES	NO	
36	Agreement to Place a Notation on Plat	O.R. Book 2039	Page 255	YES	NO	
37	Agreement Relating to Nonvehicular Access Lines	O.R. Book 2039	Page 259	NO	NO	CHANGED IN O.R.B. 2379, PG. 58
38	Agreement to Place a Notation on Plat	O.R. Book 2039	Page 259	YES	NOT SPECIFICALLY PLOTABLE	
39	Memorandum of Lease	O.R. Book 2039	Page 778	YES	NO	
40	Memorandum of Lease	O.R. Book 2039	Page 778	YES	NO	
41	Memorandum of Lease	O.R. Book 2039	Page 906	YES	NO	
42	Declaration of Easement	O.R. Book 2039	Page 302	YES	YES	AS TO LUPA EAST
43	Declaration of Easement	O.R. Book 2039	Page 302	YES	YES	AS TO LUPA EAST
44	Amendment to Second Concurrency Agreement	O.R. Book 2039	Page 757	YES	NO	
45	Memorandum of Lease	O.R. Book 2076	Page 348	YES	NO	
46	Grant of Easement	O.R. Book 2084	Page 58	NO	YES	
47	Declaration of Unity of Title	O.R. Book 2087	Page 651	YES	YES	AS TO LUPA NORTH
48	Notice of Adoption of Development Order Regarding the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 2107	Page 944	YES	NO	
49	Memorandum of Lease	O.R. Book 2108	Page 457	YES	NO	
50	Memorandum of Lease	O.R. Book 2108	Page 250	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 2183	Page 259	YES	NO	
52	Agreement for Amendment of Notation on Plat	O.R. Book 2183	Page 259	YES	BLANKET IN NATURE	AS TO LUPA NORTH
53	Agreement for Amendment of Notation on Plat	O.R. Book 2183	Page 259	YES	BLANKET IN NATURE	AS TO LUPA NORTH
54	Memorandum of Lease	O.R. Book 2187	Page 351	YES	NO	
55	Agreement for Easement, Covenants and Restrictions Affecting Land	O.R. Book 2187	Page 304	YES	BLANKET IN NATURE	
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 2196	Page 202	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
57	Notice of Lower Easement Relocation and Partial Easement Release	O.R. Book 2196	Page 211	YES	YES	AS TO LUPA NORTH
58	Amendment to Declaration of Covenants and Restrictions	O.R. Book 2199	Page 342	YES	NO	
59	Easement	O.R. Book 2215	Page 731	YES	YES	AS TO LUPA NORTH
60	Traffic Maintenance Easement	O.R. Book 2263	Page 916	YES	YES	AS TO LUPA NORTH
61	Agreement for Amendment of Notation on Plat	O.R. Book 2282	Page 606	NO	YES	AS TO LUPA NORTH
62	Conveyance Agreement	O.R. Book 2284	Page 929	YES	YES	AS TO LUPA NORTH
63	Easement	O.R. Book 2284	Page 942	YES	YES	AS TO LUPA NORTH
64	Declaration of Easement	O.R. Book 2284	Page 952	YES	YES	AS TO LUPA NORTH
65	Declaration of Easement	O.R. Book 2284	Page 972	YES	YES	AS TO LUPA EAST
66	Agreement for Amendment of Notation on Plat	O.R. Book 2312	Page 383	YES	NO	
67	Third Traffic Concurrency Agreement	O.R. Book 2333	Page 441	YES	NO	
68	Short Term of Lease	O.R. Book 2339	Page 50	YES	YES	AS TO LUPA NORTH
69	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 2339	Page 61	YES	YES	AS TO LUPA NORTH
70	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 2447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
71	Easement	O.R. Book 2485	Page 172	YES	YES	AS TO LUPA NORTH
72	Conservation Easement	O.R. Book 2588	Page 751	YES	YES	AS TO LUPA NORTH
73	Non-Exclusive Deed of Utility Easement	O.R. Book 2607	Page 771	YES	YES	AS TO LUPA NORTH
74	Notice of Easement	O.R. Book 2610	Page 188	YES	NO	NOT A MATTER OF SURVEY
75	Agreement Relating to Nonvehicular Access Lines	O.R. Book 2799	Page 55	YES	YES	AS TO LUPA NORTH
76	Conservation Easement	O.R. Book 2816	Page 431	YES	YES	AS TO LUPA NORTH
77	Agreement for Amendment of Notation on Plat	O.R. Book 2816	Page 589	YES	NO	AS TO LUPA SOUTH

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300839FL1						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
79	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DR in the City of Hollywood, Broward County, Florida	O.R. Book 2501	Page 512	YES	NO	NOT A MATTER OF SURVEY
80	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 2523	Page 722	YES	NO	NOT A MATTER OF SURVEY
81	Assignment of Rents and Leases	O.R. Book 2523	Page 758	YES	NO	NOT A MATTER OF SURVEY
82	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 2543	Page 664	YES	NO	NOT A MATTER OF SURVEY
83	Conveyance Agreement	O.R. Book 2550	Page 667	YES	NO	NOT A MATTER OF SURVEY
84	Easement	O.R. Book 2550	Page 682	YES	YES	AS TO LUPA SOUTH
85	Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DR	O.R. Book 2603	Page 857	YES	BLANKET IN NATURE	
86	Easement	O.R. Book 2638	Page 658	YES	YES	AS TO LUPA EAST
87	Declaration of Easements	O.R. Book 2640	Page 285	YES	YES	AS TO LUPA EAST
88	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 2640	Page 298	YES	YES	AS TO LUPA EAST
89	Declaration of Restrictions	O.R. Book 2640	Page 304	YES	BLANKET IN NATURE	AS TO LUPA EAST
90	Non-Exclusive Right, License and Privilege	O.R. Book 2640	Page 318	YES	YES	AS TO LUPA EAST
91	Amendment of Declaration of Easement	O.R. Book 2650	Page 263	YES	YES	AS TO LUPA EAST
92	Memorandum of Lease	O.R. Book 2657	Page 506	YES	YES	AS TO LUPA SOUTH
93	Agreement for Amendment of Notation on Plat	O.R. Book 2654	Page 319	YES	NO	
94	Memorandum of Lease	O.R. Book 2708	Page 840	YES	YES	AS TO LUPA SOUTH
95	Short Term Lease Agreement	O.R. Book 2747	Page 805	NO	NO	CHEVY'S LEASE EXPIRED
96	Assignment of Lease	O.R. Book 2758	Page 24	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
97	Assignment of Lease and Memorandum of Lease	O.R. Book 2764	Page 53	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
98	First Amendment to Memorandum of Lease	O.R. Book 2764	Page 57	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
99	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 2764	Page 65	YES	YES	AS TO LUPA NORTH AND SOUTH
100	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 2807	Page 560	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
101	Assignment of Lease	O.R. Book 2828	Page 330	YES	YES	CHEVY'S LEASE
102	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 2841	Page 606	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
103	Assignment of Lease	O.R. Book 2889	Page 1030	YES	YES	AS TO LUPA NORTH
104	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 2917	Page 898	YES	NO	NOT A MATTER OF SURVEY
105	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2917	Page 901	YES	NO	NOT A MATTER OF SURVEY
106	Assignment of Rents and Leases	O.R. Book 2917	Page 907	YES	BLANKET IN NATURE	
107	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2931	Page 1	YES	BLANKET IN NATURE	
108	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 2930	Page 1547	YES	BLANKET IN NATURE	
109	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2952	Page 1050	YES	BLANKET IN NATURE	
110	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2952	Page 1058	YES	NO	NOT A MATTER OF SURVEY
111	Memorandum of Lease	O.R. Book 2966	Page 1271	NO	NO	BUILDER'S SQUARE
112	Assignment of Lease	O.R. Book 2966	Page 1279	NO	NO	
113	Memorandum of Assignment of Lease	O.R. Book 2966	Page 1285	NO	NO	
114	First Amendment to Memorandum of Lease	O.R. Book 2966	Page 1291	YES	YES	BUILDER'S SQUARE TRANSFER TO KNART
115	Call of Assignment of Lease	O.R. Book 2966	Page 1291	YES	YES	BITS AND KNART LEASES
116	Assignment of Assignment of Leases and Rents	O.R. Book 2978	Page 1671	YES	BLANKET IN NATURE	
117	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2978	Page 1677	YES	BLANKET IN NATURE	
118	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Future Filing	O.R. Book 2976	Page 1689	YES	BLANKET IN NATURE	
119	Memorandum of Lease	O.R. Book 2989	Page 1176	YES	YES	
120	Correction Declaration of Restrictions	O.R. Book 2990	Page 1353	YES	YES	AS TO LUPA EAST
121	Memorandum of Sublease	O.R. Book 3217	Page 1208	YES	NO	ILLEGIBLE
122	Amendment to Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DR	O.R. Book 3279	Page 1537	YES	BLANKET IN NATURE	AS TO ALL PARCELS
123	Partial Release of Easement	O.R. Book 3289	Page 1128	YES	NO	VACATES A PORTION OF O.R.B. 2365, PG. 773
124	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 3273	Page 1489	YES	BLANKET IN NATURE	AS TO ALL PARCELS
125	Affidavit	O.R. Book 3301	Page 220	YES	NO	
126	Agreement for Amendment of Notation on Plat	O.R. Book 3330	Page 27	YES	NO	
127	Amendment to Short Term Lease Agreement	O.R. Book 3327	Page 134	YES	YES	CHEVY'S FORMER LEASE
128	Lease	O.R. Book 3352	Page 1391	YES	NO	AS TO LUPA NORTH
129	Amended Memorandum of Lease	O.R. Book 3408	Page 1195	YES	NO	DAVE AND KATHY'S LEASE INFO
130	Easement	O.R. Book 3412	Page 234	YES	YES	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
131	Memorandum of Lease	O.R. Book 3469	Page 546	YES	YES	WENDY'S LEASE PARCEL
132	Amendment to Nonvehicular Access Lines	O.R. Book 3502	Page 1202	NO	NO	
133	Memorandum of Lease	O.R. Book 4158	Page 1770	YES	NO	
134	Amendment to Declaration of Restrictions	O.R. Book 4485	Page 313	YES	YES	AS TO LUPA EAST
135	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessee	O.R. Book 4592	Page 1029	YES	BLANKET IN NATURE	AS TO ALL PARCELS
136	Assignment of Note and Mortgage	O.R. Book 4630	Page 980	YES	BLANKET IN NATURE	
137	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessee	O.R. Book 4703	Page 1132	YES	BLANKET IN NATURE	
138	Resolution No. 11-OP-22	O.R. Book 4809	Page 1733	NO	NO	
139	Resolution No. 11-OP-22a	O.R. Book 4838	Page 1517	YES	NOT SPECIFICALLY PLOTABLE	B'S PROPANE TANK, MISSING EXHIBIT "B"
140	Easement	O.R. Book 4846	Page 476	YES	YES	AS TO LUPA NORTH
141	Resolution No. 11-OP-22a (re-recorded)	O.R. Book 4875	Page 611	YES	NOT SPECIFICALLY PLOTABLE	B'S PROPANE TANK
142	Resolution No. 11-OP-22b	O.R. Book 4880	Page 343	YES	NOT SPECIFICALLY PLOTABLE	B'S PROPANE TANK
143	Memorandum of Shopping Center Lease	O.R. Book 4910	Page 1288	NO	NO	NOT THIS LOCATION
144	Transportation Concurrency Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza DR	O.R. Book 4903	Page 1300	YES	BLANKET IN NATURE	AS TO ALL PARCELS
145	Amendment to Memorandum of Lease	Instrument No. 11295963		YES	BLANKET IN NATURE	AS TO ALL PARCELS

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 300839FL1						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
146	Assignment and Assumption of Lease	Instrument No. 11350183		YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
147	Assignment of Leases and Rents	Instrument No. 11349885		YES	BLANKET IN NATURE	AS TO ALL PARCELS
148	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 11350036		NO	YES	
149	Agreement for Amendment of Notation on Plat	Instrument No. 11349691		YES	BLANKET IN NATURE	
150	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Future Filing and Assignment of Rents	Instrument No. 11502332		YES	NOT SPECIFICALLY PLOTABLE	
151	Intentionally Deleted					
152	Intentionally Deleted					
153	Notice of Commencement	Instrument No. 11618874		YES	NO	NOT A MATTER OF SURVEY
154	Notice of Commencement	Instrument No. 11617581		YES	NO	NOT A MATTER OF SURVEY
155	Notice of Commencement	Instrument No. 11621885		YES	NO	NOT A MATTER OF SURVEY
156	Notice of Commencement	Instrument No. 11628933		YES	NO	NOT A MATTER OF SURVEY
157	Notice of Commencement	Instrument No. 11645340		YES	NO	NOT A MATTER OF SURVEY
158	Notice of Commencement	Instrument No. 11646962		YES	NO	NOT A MATTER OF SURVEY
159	Notice of Commencement	Instrument No. 11650805		YES	NO	NOT A MATTER OF SURVEY
160	Notice of Commencement	Instrument No. 11651348		YES	NO	NOT A MATTER OF SURVEY
161	Notice of Commencement	Instrument No. 11664220		YES	NO	NOT A MATTER OF SURVEY
162	Notice of Commencement	Instrument No. 11670999		YES	NO	NOT A MATTER OF SURVEY
163	Notice of Commencement	Instrument No. 11670960		YES	NO	NOT A MATTER OF SURVEY
164	Notice of Commencement	Instrument No. 11683997		YES	NO	NOT A MATTER OF SURVEY
165	Notice of Commencement	Instrument No. 11683997		YES	NO	NOT A MATTER OF SURVEY

CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

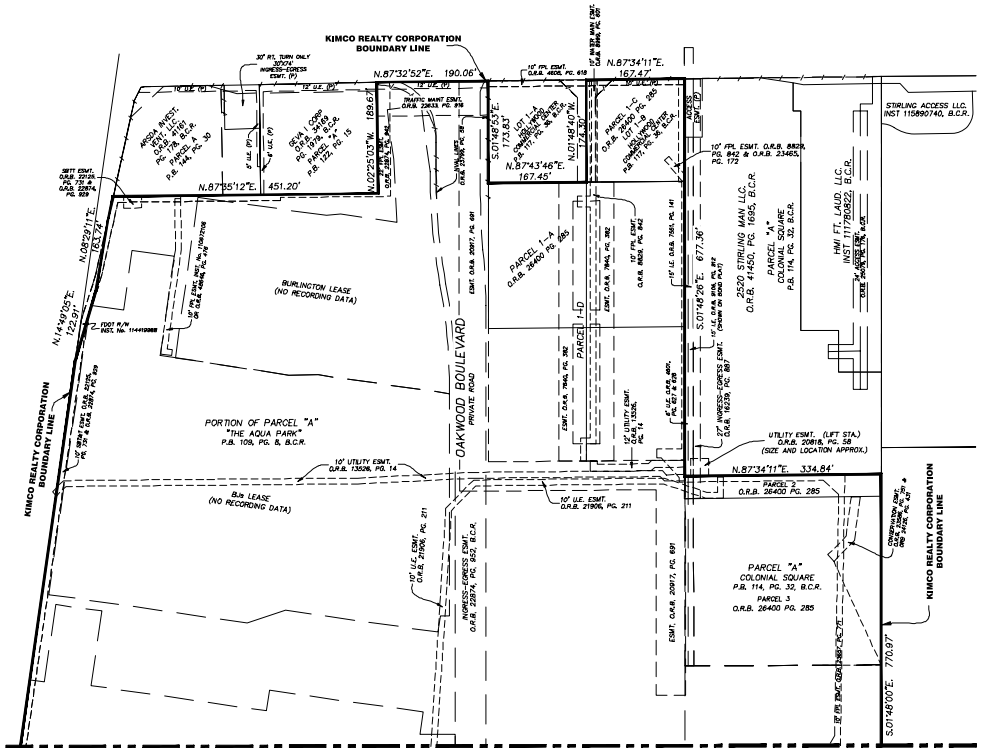
SKETCH OF ALTA/NSPS LAND TITLE SURVEY
EXHIBIT OF PARCELS AND EASEMENTS



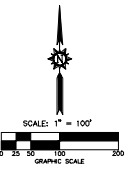
KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FL.	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY
SET/AT	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
U.E.	NON-VEHICULAR ACCESS LINE

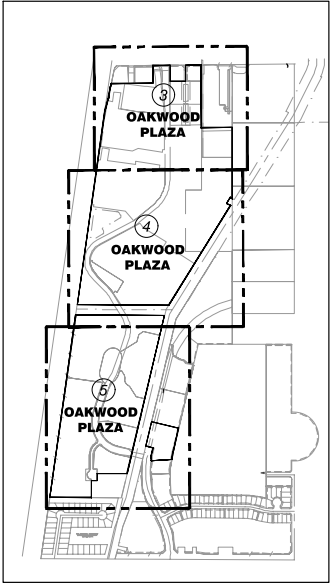


MATCH LINE - SEE SHEET 3 OF 24



DATE	BY	REVISION	NO.
10/14/2021	JOS		
STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveyors and Mappers No. 4538 4341 S.W. 62nd Avenue, Town of Dade, Florida 33314			
SEAL JAMES O. STONER PROFESSIONAL SURVEYOR AND MAPPER No. 4538 STATE OF FLORIDA			
PROJECT 18-8637 OVERALL			
SHEET NO. 3 OF 24			

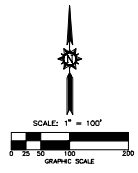
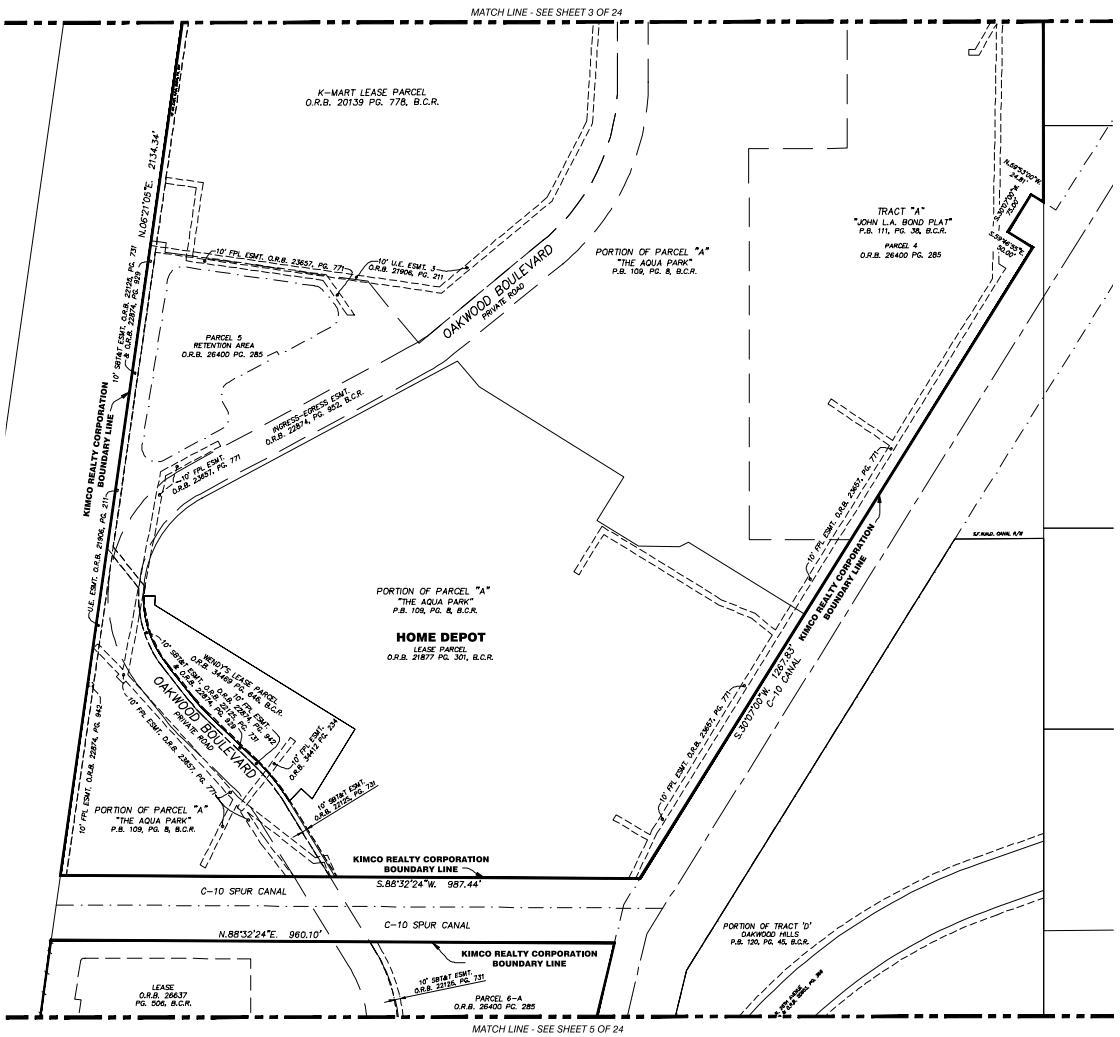
SKETCH OF ALTA/NSPS LAND TITLE SURVEY
EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

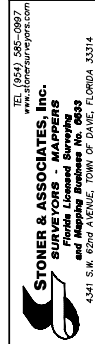
ESMT.	EASEMENT
FL.	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
R/W	RIGHT-OF-WAY
SET/AT	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
N-V.A.L.	NON-VEHICULAR ACCESS LINE



DATE	BY	REVISION	NO.	NO.
STONER & ASSOCIATES, INC. SURVEYORS - MAPPERS Florida Licensed Surveyors and Mappers No. 18-8637 4341 S.W. 62nd Avenue, Town of Dade, Florida 33314				
PROJECT 18-8637 OVERALL				
SHEET NO. 4 OF 24				

NO.	REVISION	DATE	BY :

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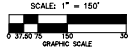
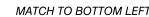
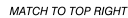
LAST DATE OF FIELD SURVEY	1/04/2021
DRAWN DWS	
CHECKED: JDS/LAS	
BOOK/PAGE(S)	1097/01-57
& DATA COLLECTOR	

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

- | |
|-------------------------------|
| PROJECT
18-8637
OVERALL |
| SHEET NO.
5 OF 24 |



BOUNDARY SURVEY KEY MAP



POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	62400.862	331886.534	1.61	SET N/A TRAVEL P. 18.653
101	62400.862	331886.534	1.61	SET N/A TRAVEL P. 18.653
102	62308.508	331845.504	6.97	SET N/A TRAVEL P. 18.653
103	62308.508	331845.504	6.97	SET N/A TRAVEL P. 18.653
104	62252.531	331845.504	6.97	SET N/A TRAVEL P. 18.653
105	62252.531	331845.504	6.97	SET N/A TRAVEL P. 18.653
106	62147.686	331761.777	4.97	N/A TRAVEL P. 18.653
107	62147.686	331761.777	4.97	N/A TRAVEL P. 18.653
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SHEET NO.
6 OF 24

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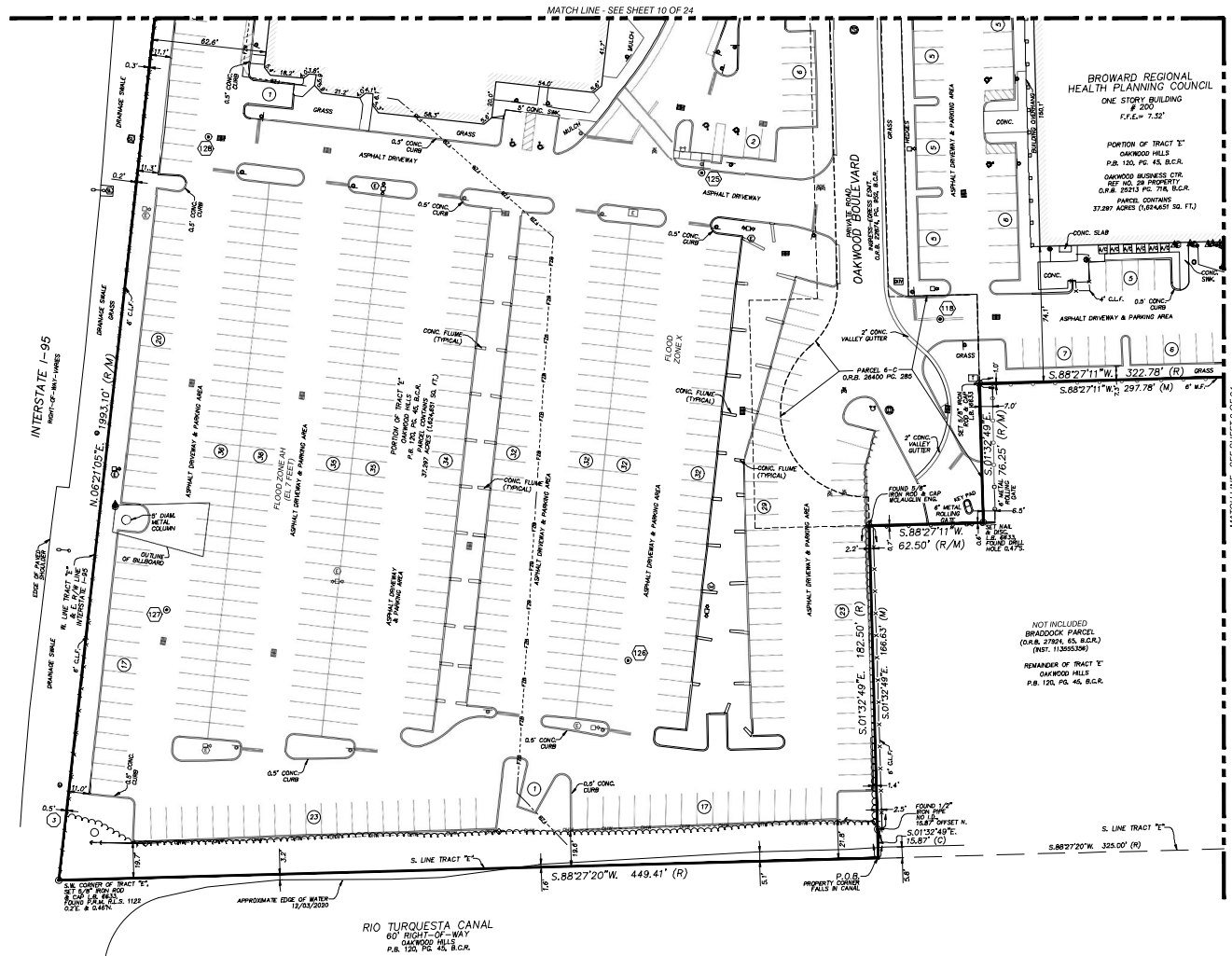
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TRANSFER ON PAD
UTILITY
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UTL UTILITY POLE
UNKNOWN UTILITY VAULT
PUMPED HOUSE BREWER
FUEL VALVE BOX
WATER VAULT
FUEL VALVE GAS
GAS VALVE
IRRIGATION VAULT
RECYCLED WATER VALVE
SEWER
UNKNOWN VALVE
WATER VAULT
COMMUNICATIONS VAULT
ELECTRIC VAULT
FIBER OPTIC VAULT
TELEPHONE VAULT
CANOE UTILITY VAULT
VENT PIPE
WELL
WOOD LIGHT POLE
WIRE PULL BOX
COMMUNICATIONS WIRE PULL BOX
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WIRE PULL BOX
STREET LIGHT WIRE PULL BOX
TELEPHONE WIRE PULL BOX
TRAFFIC WIRE PULL BOX
WIRE PULL BOX
WOOD POWER POLE
WOOD POST
NET WALL
YARD SIGN
ROUND RAMP
ENCODING NUMBER

(6) NUMBER OF PARKING SPACES

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

LEGEND

COMMUNICATIONS MANHOLE
STORM DRAINAGE MANHOLE
ELECTRIC MANHOLE
FIRE
FIRE MANHOLE
FIBER OPTIC MANHOLE
GAS MANHOLE
GREASE TRAP MANHOLE
SANITARY SEWER MANHOLE
TELEPHONE MANHOLE
UNDERGROUND MANHOLE
WATER MANHOLE
METAL LIGHT POLE
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MOTOR
DOUBLE SUPPORT POLE
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WELL
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OUTLET INLET TYPE #6
PA
PAY PHONE
PEDESTAL CROSSING SIGNAL
PEDESTAL
PARKING METER BOX
PARKING METER
PALE CLUSTER
PLANT
PUMP
PUMP
ROCK
RAILROAD ARROW
RAILROAD MILEPOST
RAILROAD SWITCH STAND
RECORDING WATER GAUGE
SATELLITE SIGNAL
SHRUB
TRAFFIC SIGNAL ON POST
TRAFFIC SIGNAL POLE
SPRINKLER HEAD
SPAN SIGNAL LIGHT
SINGLE SUPPORT SIGN
STUMP
TELEPHONE BOX
TELEPHONE CABINET
TELEPHONE BOOTH
TELEPHONE REEF



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SKETCH OF ALTA/NSPS LAND TITLE SURVEY		
OAKWOOD PLAZA		
INTERSTATE 95 AND STIRLING ROAD		
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA		
18-8637		
OVERALL		
SHEET NO.		
7 OF 24		



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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

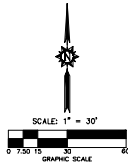
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BOOK/PAGE(S)	1097/01-57
& DATA COLLECTOR	

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

PROJECT 18-8637 OVERALL
SHEET NO. 8 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY





**SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

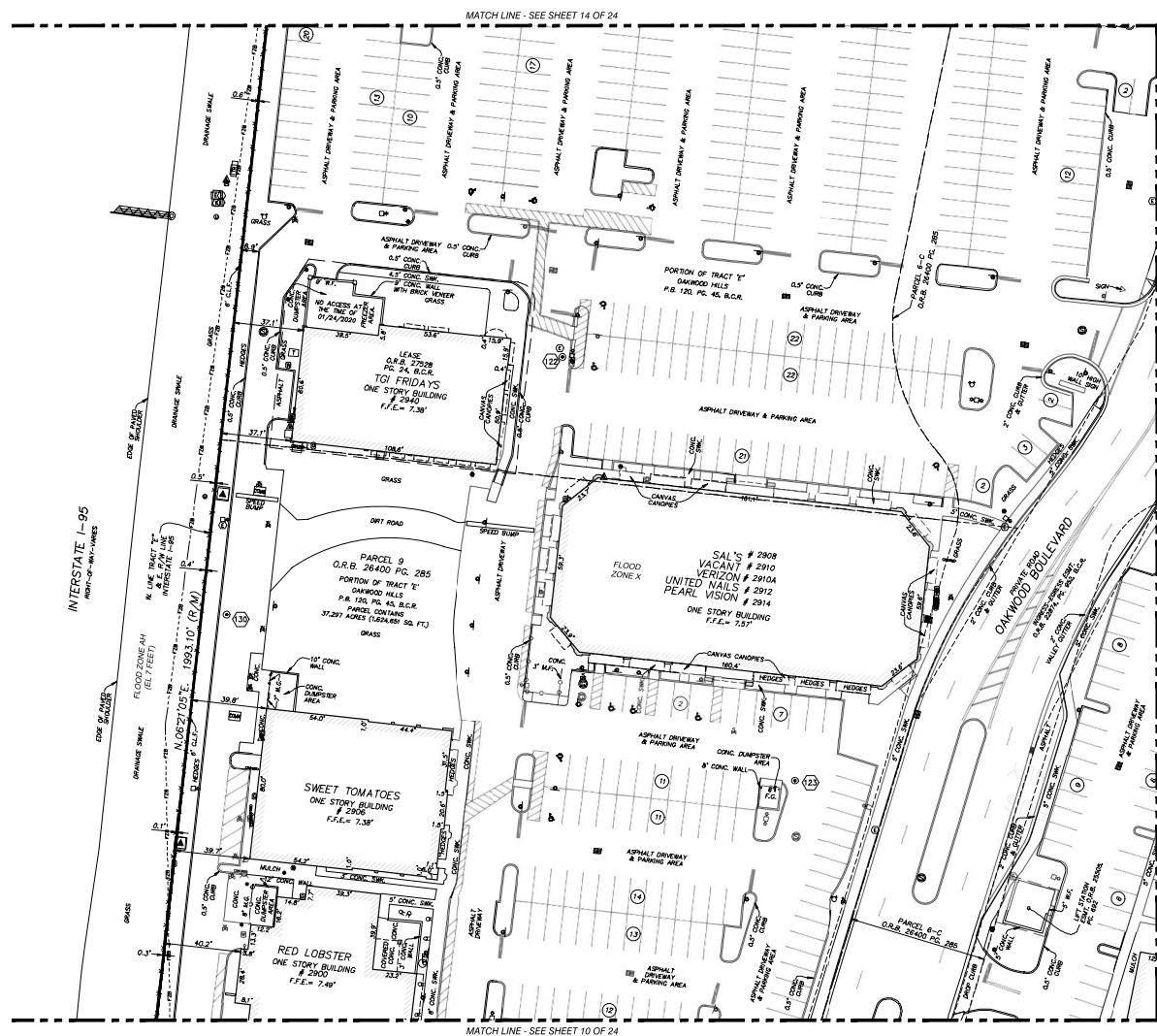
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DATA COLLECTOR	

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

PROJECT 18-8637 OVERALL
SHEET NO. 10 OF 24



DATE: Jan 08, 2021 - 1:45pm EST
FILE: F:\Draw\KIMBLE-HORN\2018\15-BE57 Oakland Plaza\01-Drawing\Oakland Plaza ALTA Survey 2020\15-BE57 DOUG-GPS-HD-Topo.dwg



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FILE: F:\Draw\KIMBLE-HORN\2018\15-BE57 Oakland Plaza\01-Drawing\Oakland Plaza ALTA Survey 2020\15-BE57 DOUG-GPS-HD-Topo.dwg

NO.	REVISION	DATE	BY :

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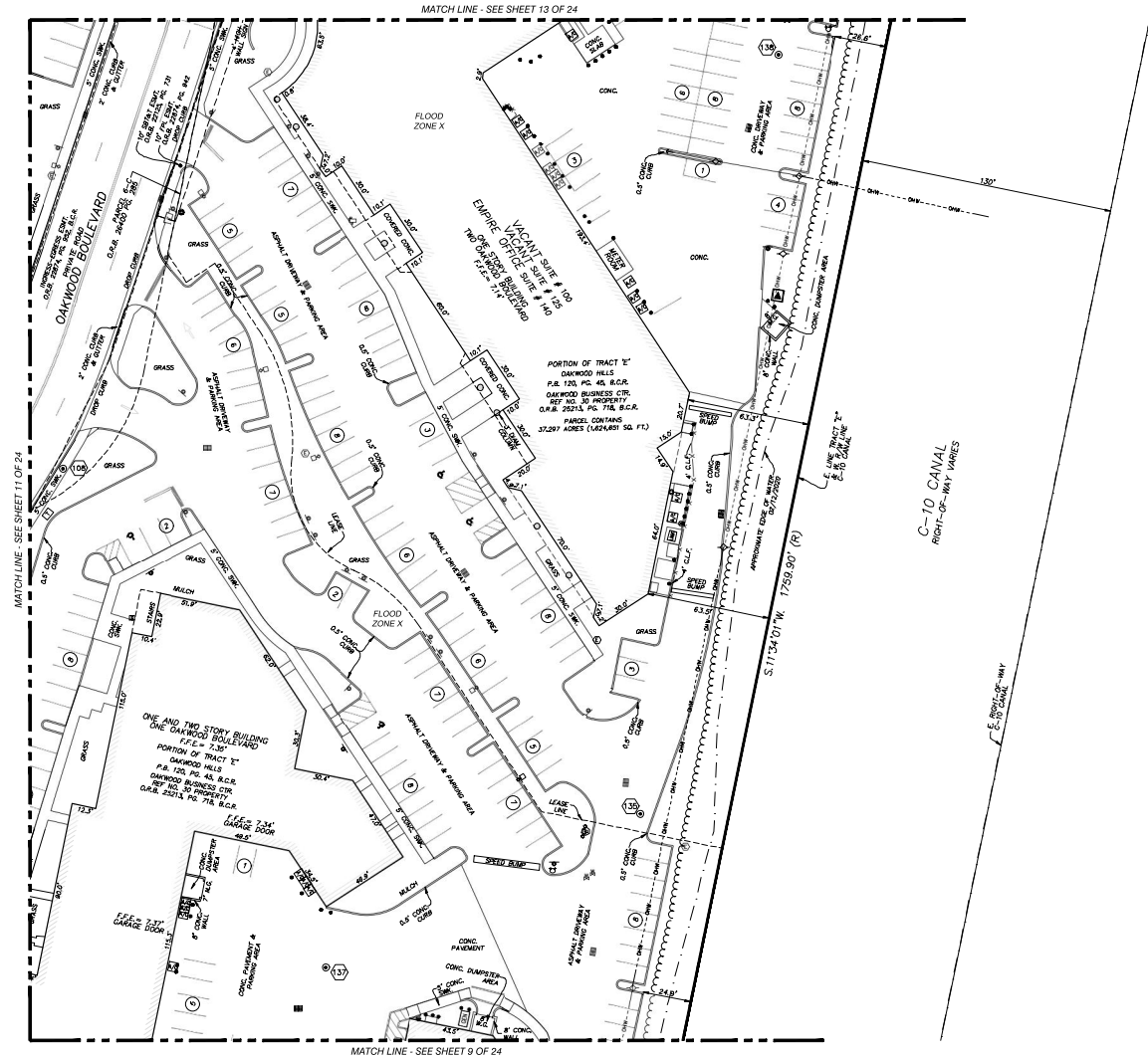
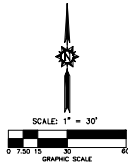
SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LAST DATE OF: 1/04/
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BOOK/PAGE(S):
1097/01
DATA COLLECTOR

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

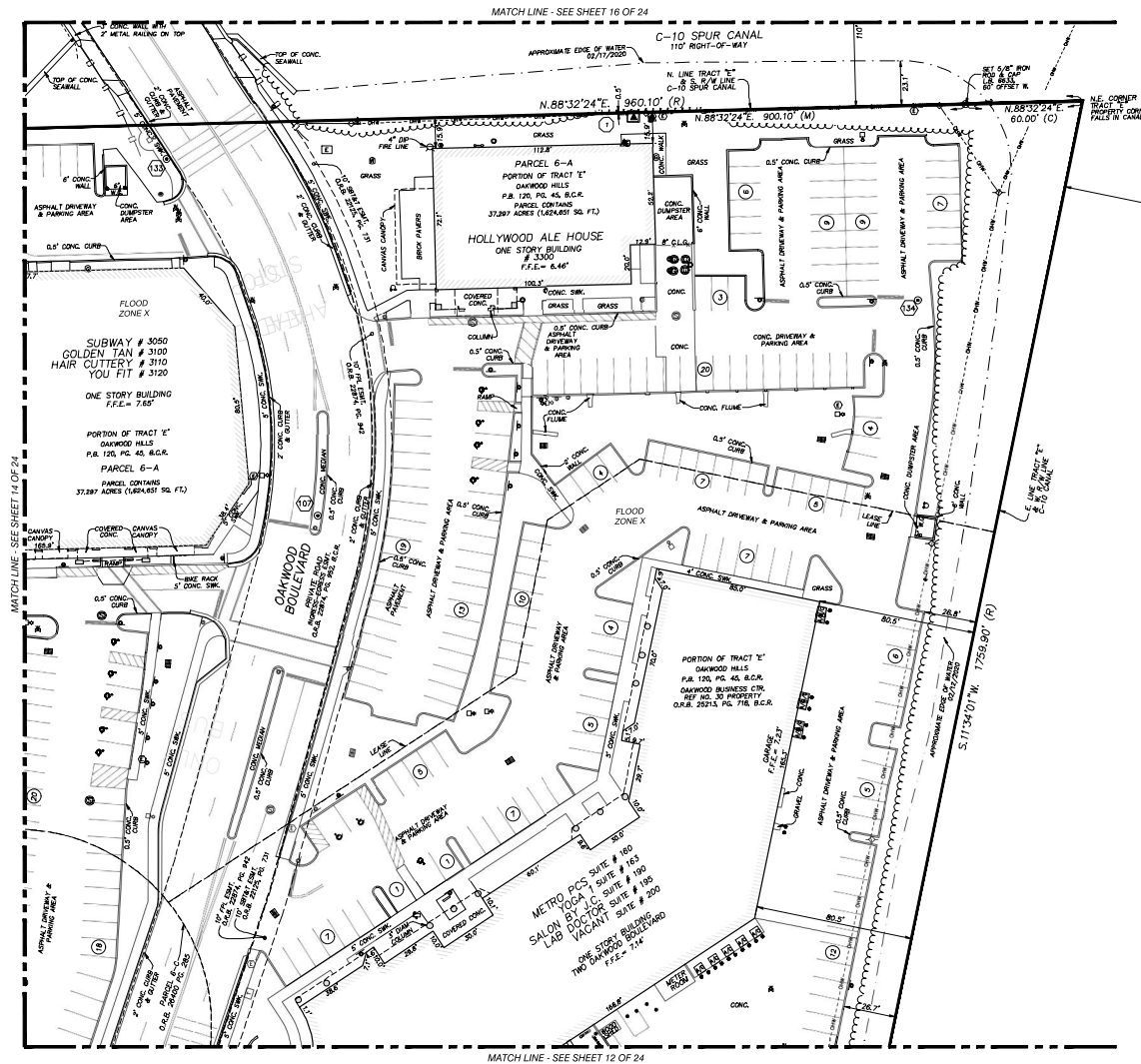
PROJECT 18-8637 OVERALL
SHEET NO. 11 OF 24

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



DATE: Jan 08, 2021 - 1:40pm EST
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PROJECT 18-8637 OVERALL		SHEET NO. 12 OF 24	
JAMES O. STONER PROFESSIONAL SURVEYOR AND MAPPER REG. #6318 STATE OF FLORIDA			
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA			
LAST DATE OF FIELD SURVEY 1/4/2021		NAME OF SURVEYOR JAMES O. STONER	
DRAWN BY JAMES O. STONER		BOOK/PAGES 18-8637-10-1	
DATE OF THIS SURVEY 1/4/2021		BY JAMES O. STONER	
NO.		REVISION	
DATE		BY	
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MATCH LINE - SEE SHEET 12 OF 24

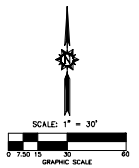
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PROJECT
18-8637
OVERALL
SHEET NO.
13 OF 24

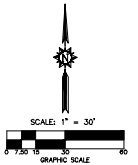
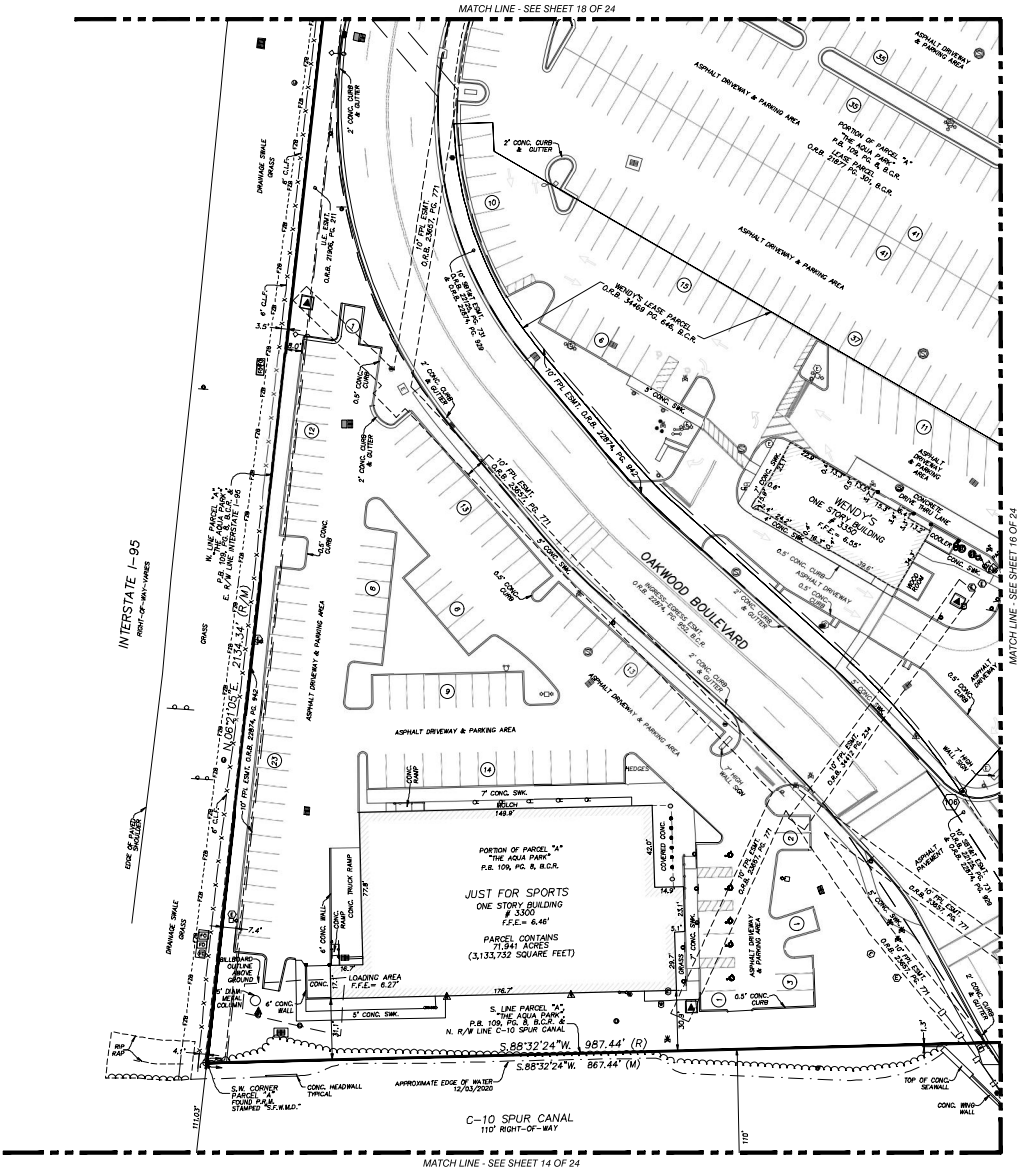


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SKETCH OF ALTA/NSPS LAND TITLE SURVEY



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



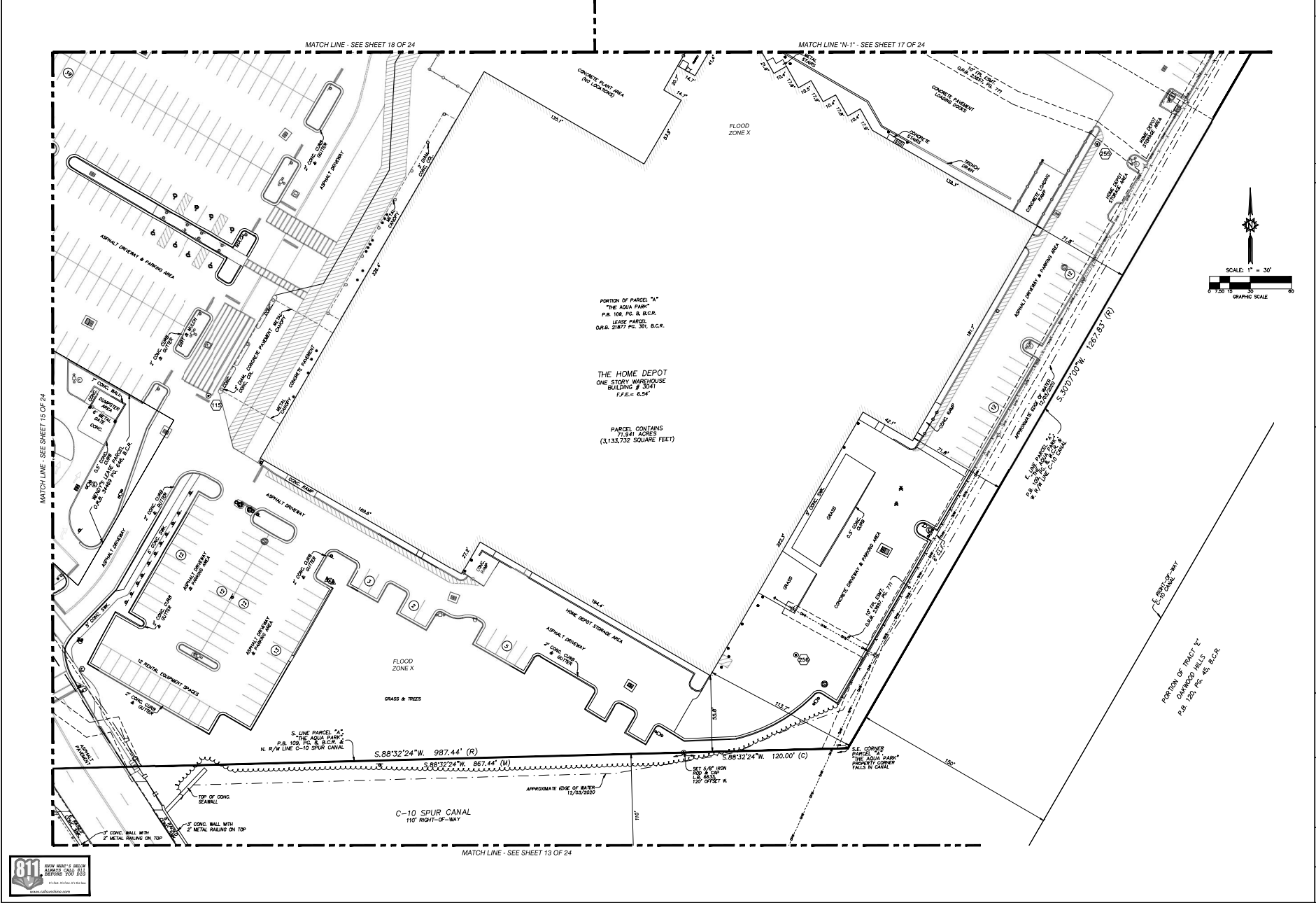
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PROJECT
18-8637
OVERALL
SHEET NO.
15 OF 24

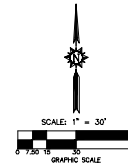
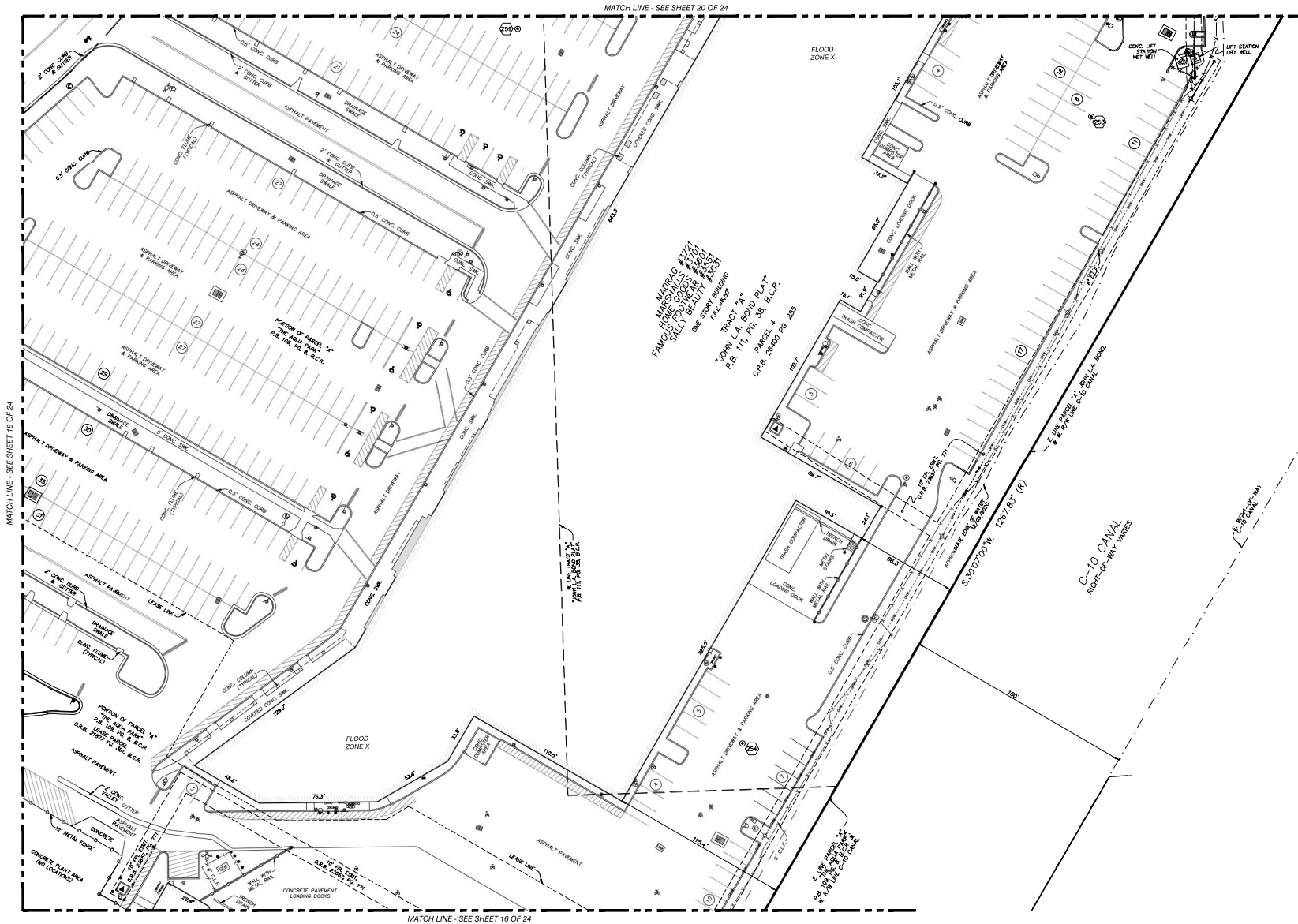
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DATE: Jan 08, 2021 - 11:46am EST
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PROJECT 18-8637 OVERALL		SHEET NO. 16 OF 24	
JAMES O. STONER PROFESSIONAL SURVEYOR AND MAPPER REG. #2018 STATE OF FLORIDA			
DATE: 01/08/2021 FILED: 01/08/2021 BOOK/PAGES: 18-8637-05/16 BY: DATA COLLECTOR			
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA			
STONER & ASSOCIATES, INC. SURVEYORS - MAPPERS and Mapping Solutions, Inc. 4341 S.W. 62nd Avenue, Town of Dade, Florida 33114 www.stonerandassociates.com		REVISION	DATE
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SKETCH OF ALTA/NSPS LAND TITLE SURVEY



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**SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LAST DATE OF: FIELD SURVEY	1/04/2021
BRAIN DMS	
ORDERED: JDS/LAS	
BOOK/PAGE(S):	1097/01-57

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 403
STATE OF FLORIDA

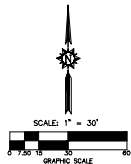
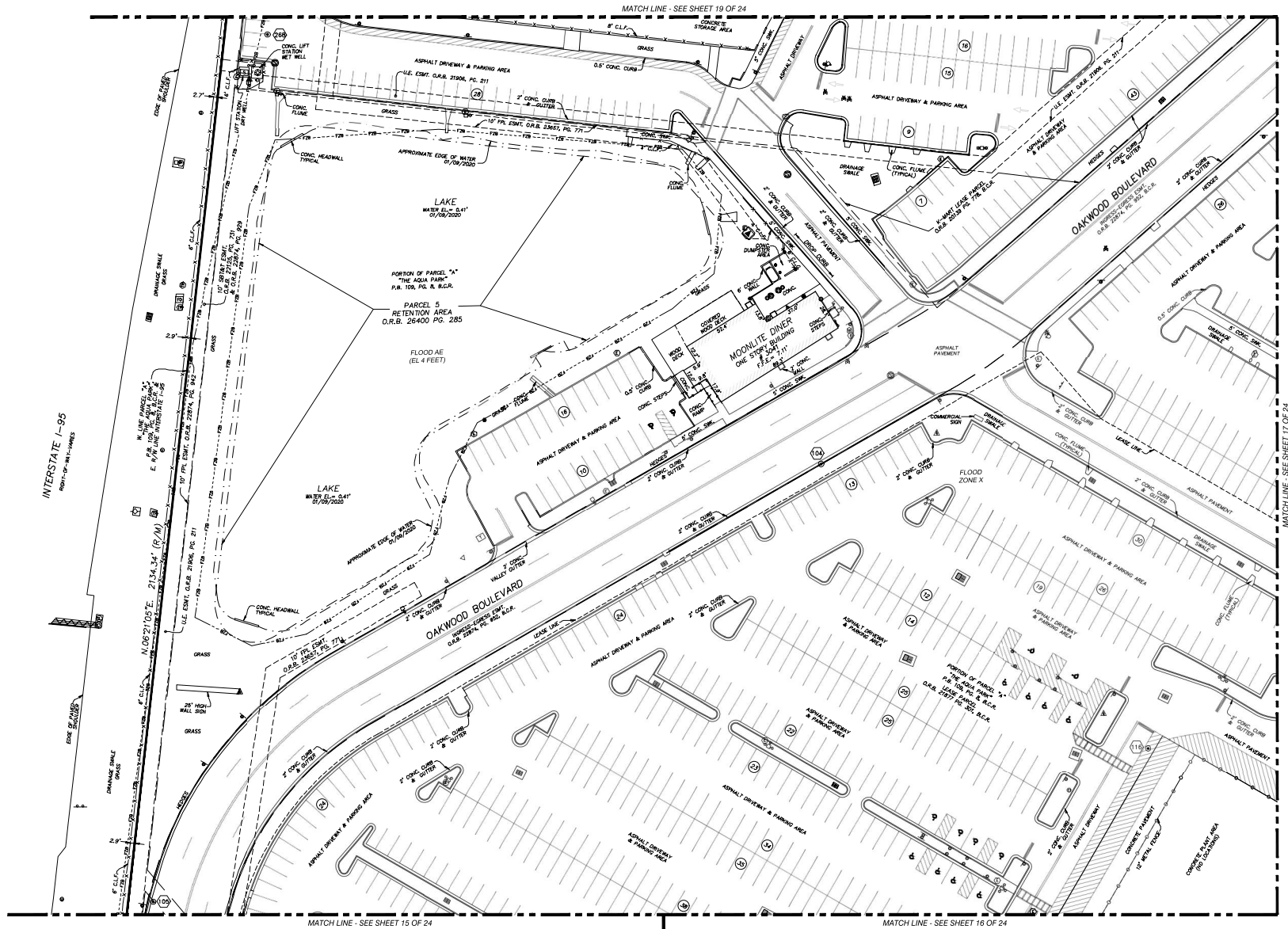
PROJECT 18-8637 OVERALL	
SHEET NO 17 OF 24	



DATE: Jan 08, 2021 - 1:48pm EST
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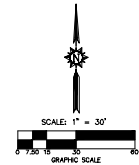
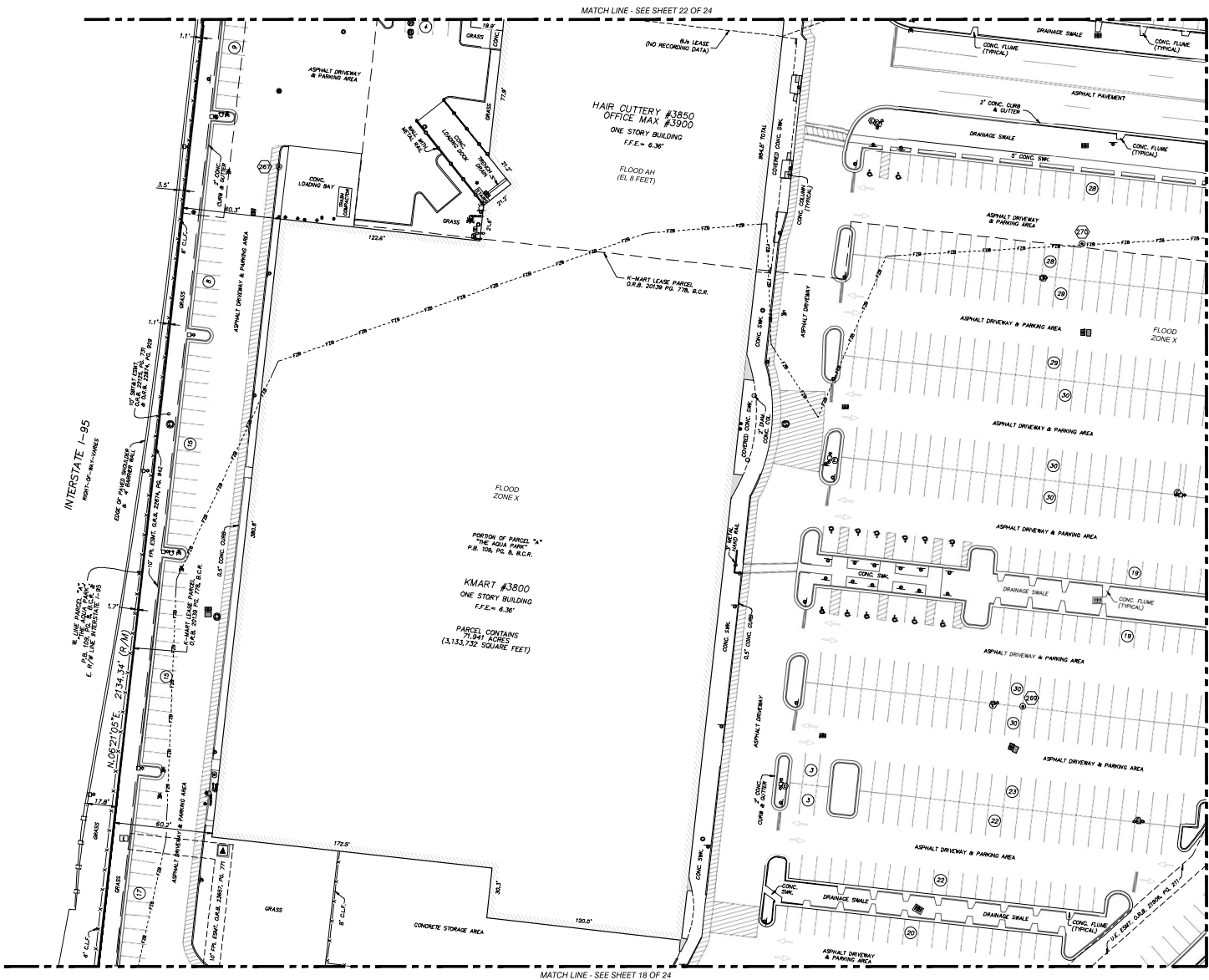


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SHEET NO. 18 OF 24	
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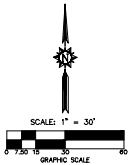
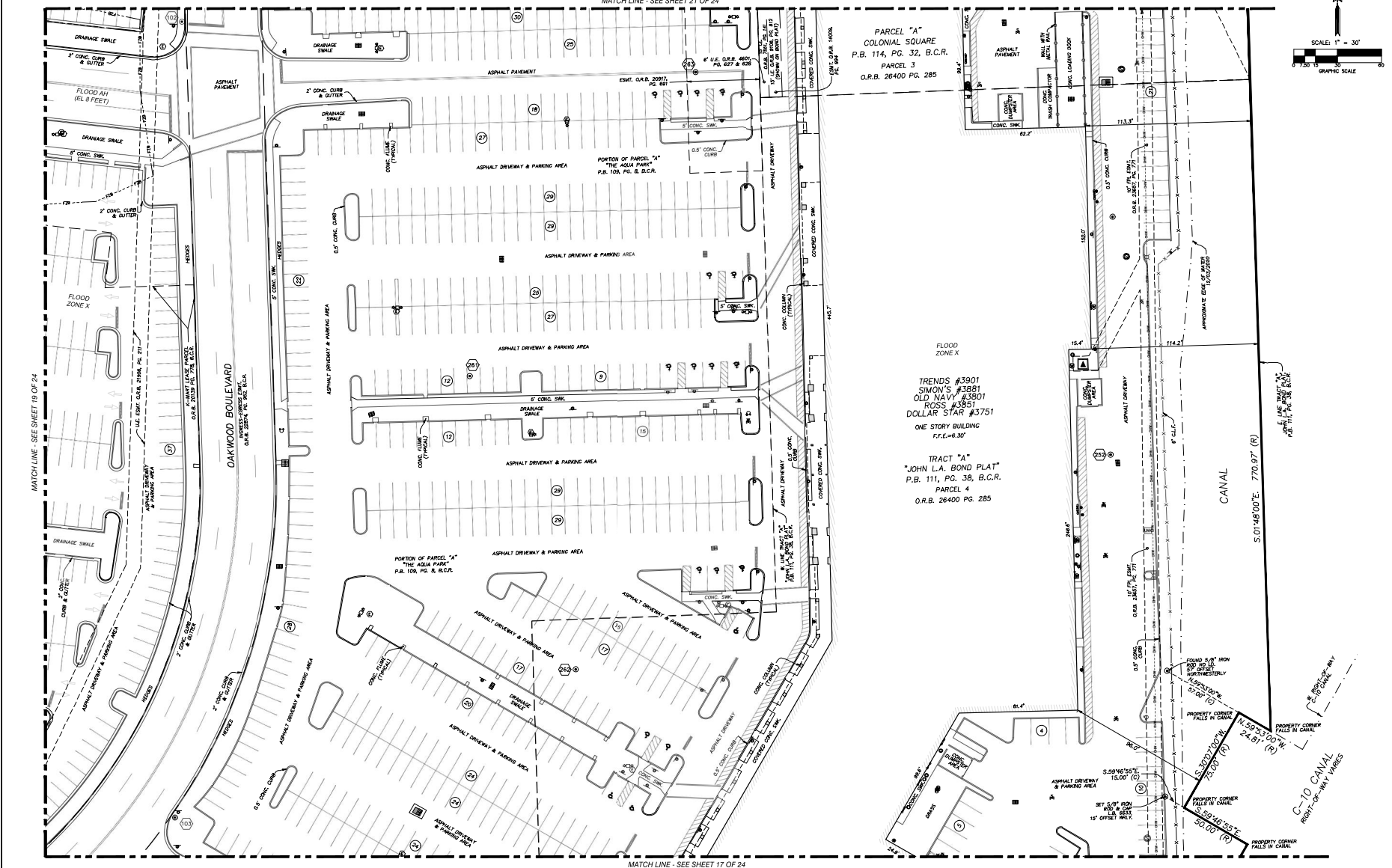
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REVISION	NO.
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PROJECT 18-8637 OVERALL	
SHEET NO. 19 OF 24	
JAMES O. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 403 STATE OF FLORIDA	
LAST DATE 20 1/4/2021 FILED JMS BOOK/PAGES 100-57 & DATA COLLECTION	
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA	

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

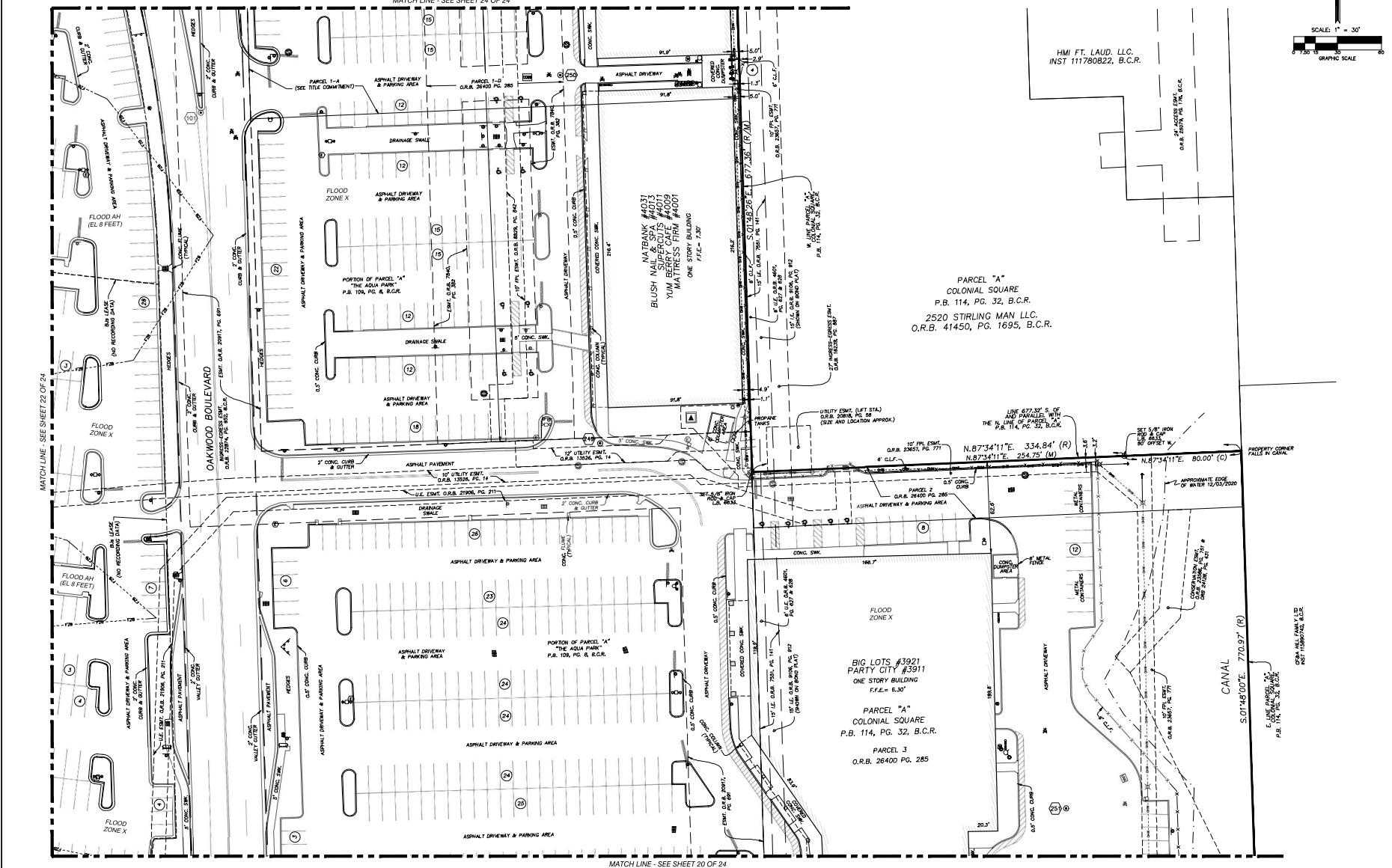
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AND MAPPER NO. 2833
STATE OF FLORIDA

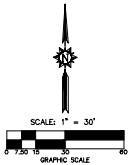
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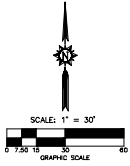
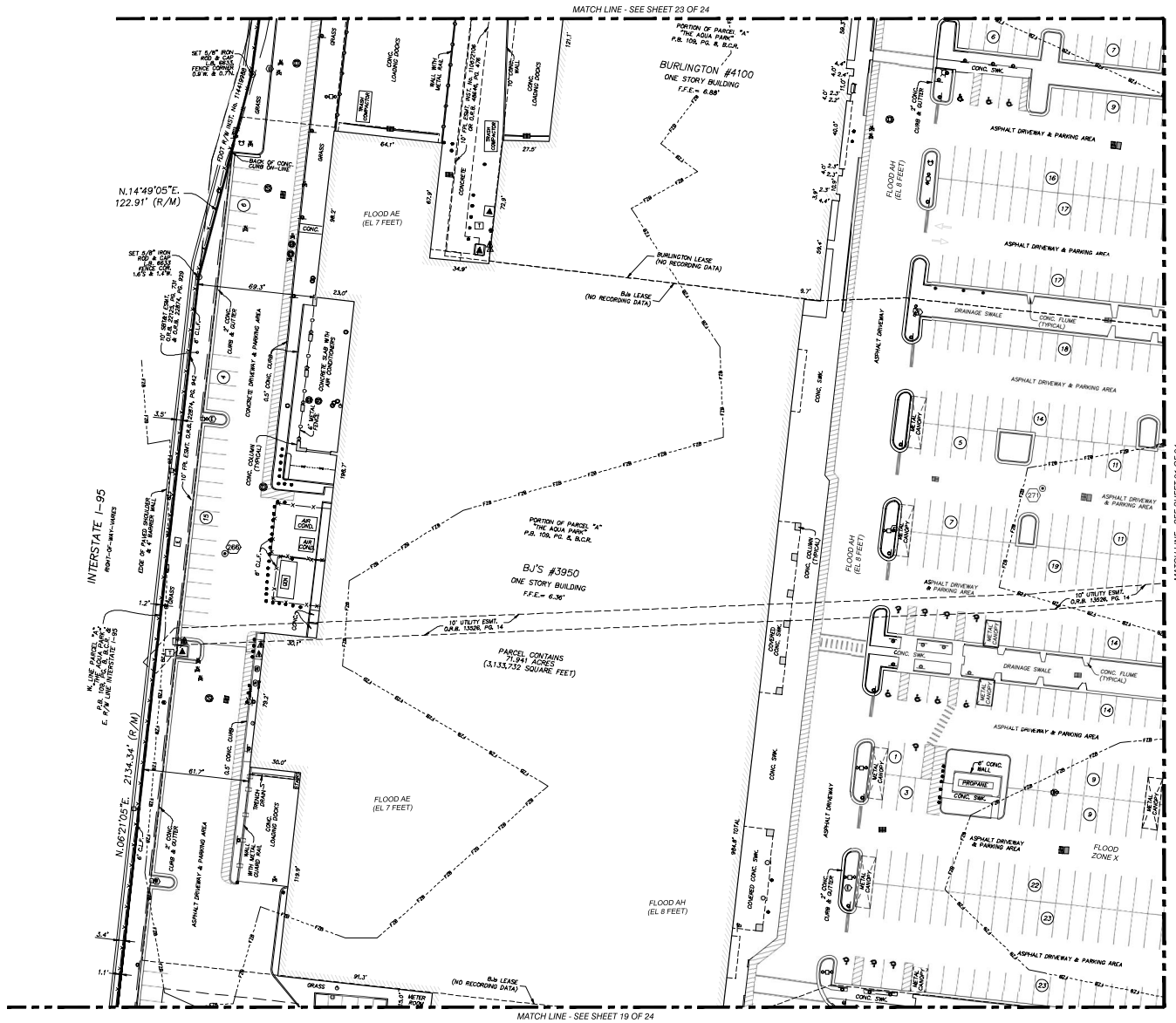


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18-8637
OVERALL
SHEET NO.
21 OF 24

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



NO.	REVISION	DATE	BY :

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LAST DATE OF FIELD SURVEY	1/04/2021
DRAWN DWS	
CHECKED JDS/LAS	
BOOK/PAGE(S)	1097/01-57
& DATA COLLECTOR	

JAMES D. STONER
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STATE OF FLORIDA

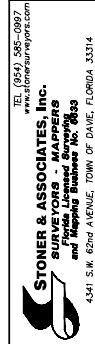
PROJECT 18-8637 OVERALL
SHEET NO. 22 OF 24



DATE: Jan 08, 2021 - 1:44pm EST
FILE: F:\Drive\KIMLEY-HORN\2018\18-0637 Oakwood Plaza\01-Drawings\Oakwood Plaza ALTA Survey 2020\18-0637 DDUG-OPS-HD-Topo.dwg

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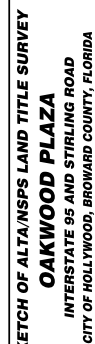
LEGEND

- TRASH - CARGAGE BIN
 TRAFFIC SIGNAL CABINET
 TRAILER
 TELEPHONE VAULT
 TAP WATER LIGHT
 TRANSFORMATION ON PAD
 TRUCK
 TUB
 UTILITY POLE
 UNKNOWN UTILITY VAULT
 UNKNOWN BROWER
 UNKNOWN VAULT
 SEWER VALVE BOX
 WATER VAULT
 FUEL VALVE
 GAS VAULT
 IRRIGATION VAULT
 RECLAIMED WATER VAULT
 SEWER VAULT
 UNKNOWN VAULT
 WATER VAULT
 COMMUNICATIONS VAULT
 GLASS CONTAINER PULL BOX
 FIBER OPTIC VAULT
 TELEPHONE VAULT
 CABLE TV VAULT
 VENT PIPE
 WELL
 NOOD LIGHT POLE
 NAIL PULL BOX
 GLASS CONTAINER PULL BOX
 ELECTRIC METER PULL BOX
 FIBER OPTIC NAIL PULL BOX
 IRRIGATION NAIL PULL BOX
 UNKNOWN NAIL PULL BOX
 TELEPHONE NAIL PULL BOX
 WATER NAIL PULL BOX
 UNKNOWN UTILITY NAIL PULL BOX
 UNKNOWN UTILITY POLE
 NOOD POST
 NET WELL
 FUEL DRAIN
 HOUSE NET
 ENDORSEMENT NUMBER
 NUMBER OF PARKING SPACES

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

LEGEND

- COMMUNICATIONS MANHOLE
- TRENCH DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- PIPE MANHOLE
- FAA MANHOLE
- FIBER OPTIC MANHOLE
- GAS MANHOLE
- GREASE TRAP MANHOLE
- SANITARY SEWER MANHOLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- WATER MANHOLE
- METAL LIGHT POLE
- MONITORING WELL
- MOTOR
- GATE MOTOR
- METAL MANHOLE
- DOUBLE SUPPORT SYSTEM
- UNKNOWN UTILITY METER
- WATER METER
- MARKER
- ORNAMENTAL PLANT
- OUTLET LIFT TYPE PS
- OUTLET LIFT TYPE PM
- PALM
- PAY PHONE
- RESIDENT CROSSING SIGNAL
- CONCRETE PIPE
- PARKING METER BOX
- PARKING METER
- PALM POLE
- PLASTIC POST
- PUMP
- POLE
- RAILROAD ARM
- RAILROAD REEFPAST
- RAILROAD SIGNAL STAND
- RECLAIMED WATER VALVE
- SATELLITE DISH
- SHOUB
- TRAIL SIGNAL ON POST
- STREET LIGHT MOUNT
- SPRINKLER HEAD
- SPIN SPIN WELL
- SINGLE SUPPORT SIGN
- STUMP
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE POLE
- TELEPHONE RISER





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SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
INTERSTATE 95 AND STIRLING ROAD
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LAST DATE OF: FIELD SURVEY	1/04/2022
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AND MAPPER NO. 4039
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SHEET NO. 24 OF 24



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