

ATTACHMENT A
Application Package

PLANNING DIVISION



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 9-22-22

Location Address: SEE ATTACHED LIST

Lot(s): SEE ATTACHED LIST Block(s): SEE ATTACHED LIST Subdivision: SEE ATTACHED LIST

Folio Number(s): SEE ATTACHED LIST

Zoning Classification: OAKWOOD PLAZA PD Land Use Classification: OAKWOOD ACTIVITY CENTER

Existing Property Use: COMM. SHOPPING CENTER Sq Ft/Number of Units: @ 953,771 S F RETAIL AND 85,689 S F OFFICE

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 20-L-32, 0-2012-17, 0-92-22, 0-93-23, 0-95-13, 0-95-68, 0-97-03 & 0-2001-39

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: REZONING APPLICATION

Number of units/rooms: 3,800 multi-family units/ 1,200,000 s.f. retail/ 625 hotel rooms Sq Ft: 1,890,000 s.f office

Value of Improvement: T.B.D. Estimated Date of Completion: T.B.D.

Will Project be Phased? (X) Yes () No If Phased, Estimated Completion of Each Phase THE PHASING WILL BE DETERMINED AT A LATER DATE

Name of Current Property Owner: SFA Atlantis Assoc LP & Oakwood Business Center Ltd Prt

Address of Property Owner: 1 OAKWOOD BOULEVARD, SUITE 70, HOLLYWOOD, FL, 33023

Telephone: 954-956-2118 Fax: N/A Email Address: Pflint@kimcorealty.com

Name of Consultant/Representative/Tenant (circle one): SEE ATTACHED LIST

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: N/A Is there an option to purchase the Property? Yes () No ()


If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

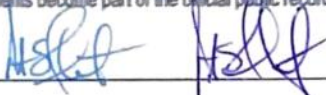
GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:  Date: 9/17/22

PRINT NAME: Peter S. Flint Date: 9/17/22

Signature of Consultant/Representative:  Date: 9-13-22

PRINT NAME: Greg Wilfong, Kimley-Horn and Associates Inc. Date: 9-13-22


Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

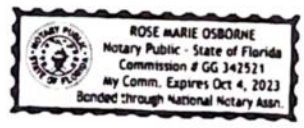
Sworn to and subscribed before me
this 19 day of September 2022


Notary Public
State of Florida


Signature of Current Owner Authorized agent

Print Name _____

My Commission Expires: 2023 (Check One) Personally known to me; OR Produced Identification _____





September 20, 2022

Mawusi Watson
Planner
City of Hollywood
The Division of Planning and Urban Design
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33022-9045

Re: Oakwood Plaza Rezoning Application

Dear Leslie:

This letter accompanies a new General Application for a PD Rezoning (Oakwood Plaza PD) based on our prior discussions.

The proposed rezoning application will comply with the existing Land Use Plan Amendment Application (20-L-32) which created a new Land Use Classification of Oakwood Activity Center (OAC).

We are now proceeding with the next phase of our long range development plans of creating a specific zoning district for this project.

Included with our application package are the proposed Oakwood Plaza PD Development Standards along with a Master Site Plan which detail out the specific requirements for our Oakwood Activity Center.

As part of the rezoning application we must demonstrate that we meet the following criteria:

In reviewing a request for a change of zoning district designation, the applicant must demonstrate that the application is consistent with the below criteria. The Planning and Development Board shall provide a recommendation to the City Commission on whether the application substantially meets criteria a and b and meets two of more of criteria c-e. In order for the City Commission to approve and application, it must find that the application is substantially consistent with the below criteria (meets criteria a and b and meets two of more of criteria c-e):

- a. That the petition for a change of zoning district will not result in spot zoning or contract zoning;

The proposed zoning change to Oakwood Plaza PD encompasses a total of 112.5 acres of property which is controlled by the same ownership. This proposed zoning

designation change is consistent with the Oakwood Activity Center (OAC) vision.

- b. That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan;

The proposed zoning change to Oakwood Plaza PD is consistent with the goals, objectives and policies as shown in the Oakwood Activity Center Land Use Plan Amendment application package.

- c. That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary;

The proposed zoning change to Oakwood Plaza PD is required to allow for the type of development as allowed under the approved Oakwood Activity Center.

- d. That proposed change will not adversely influence living conditions in the neighborhood; and

The proposed zoning change to Oakwood Plaza PD will not adversely influence the living conditions since it's a an existing commercial shopping center with no existing residential within the property . There are many essential services for the existing shopping center and adjacent neighborhoods will benefit from. This proposal has also been thoroughly reviewed by the City and Broward County as part of the Land Use Plan Amendment application process.

- e. That the proposed change is compatible with the development(s) within the same district/neighborhood.

The proposed zoning change to Oakwood Plaza PD is compatible with other types of Activity centers currently in the City of Hollywood, and is consistent with other shopping centers and uses adjacent to this project.

If you have any questions or require any additional information, please do not hesitate to call our office at 772-794-4119. Thanks for your help

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Greg Wilfong, P.E.
Project Manager



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

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-B, 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 NORTHWEST 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 334.94 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 53.00 FEET, TO THE NORTHWEST 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 677.36 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°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST 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 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO 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.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 47

IN
VAL SURVEYORS
STATUTES.

DATE OF SIGNATURE: 4/8/20

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



REVISIONS	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 © 2018

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/08/2020	JDS	LSG	N/A

SHEET 1 OF 5

SKETCH NO.
18-8637 LUPA N.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

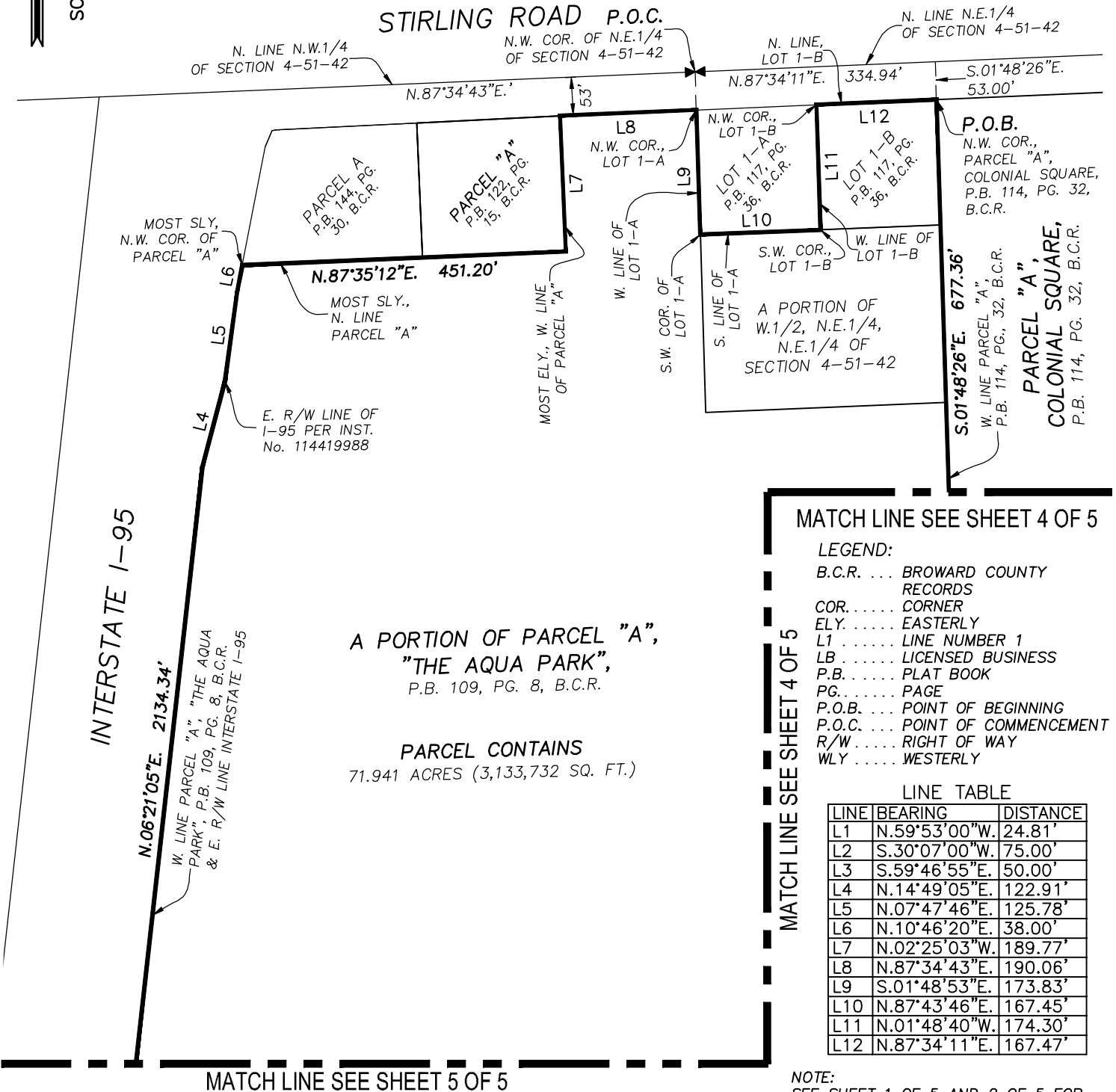
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTIONS 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 3, 4 AND 5 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 4 OF 5

LEGEND:

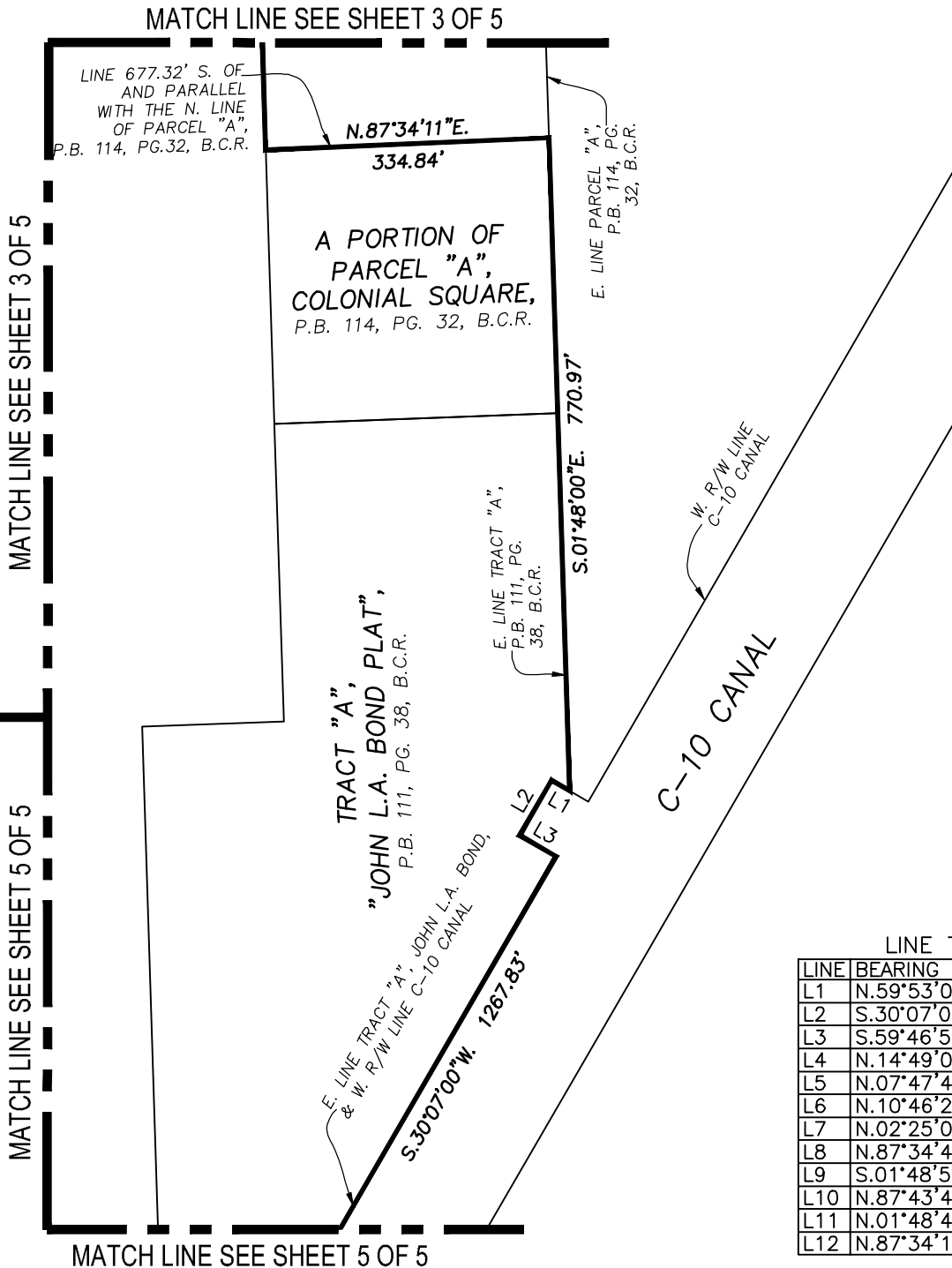
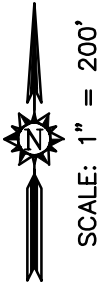
- B.C.R. ... BROWARD COUNTY RECORDS
- COR. CORNER
- ELY. EASTERLY
- L1 LINE NUMBER 1
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- WLY WESTERLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

NOTE:
 SEE SHEET 1 OF 5 AND 2 OF 5 FOR
 THE LEGAL DESCRIPTION OF THE SKETCH
 GRAPHICALLY SHOWN HEREON.

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

LEGEND:
 B.C.R. . . . BROWARD COUNTY RECORDS
 COR. CORNER
 ELY. EASTERLY
 L1 LINE NUMBER 1
 LB LICENSED BUSINESS
 P.B. PLAT BOOK

LEGEND:
 PG. PAGE
 P.O.B. . . . POINT OF BEGINNING
 P.O.C. . . . POINT OF COMMENCEMENT
 R/W RIGHT OF WAY
 WLY WESTERLY

NOTE:
 SEE SHEET 1 OF 5 AND 2 OF 5 FOR
 THE LEGAL DESCRIPTION OF THE SKETCH
 GRAPHICALLY SHOWN HEREON.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

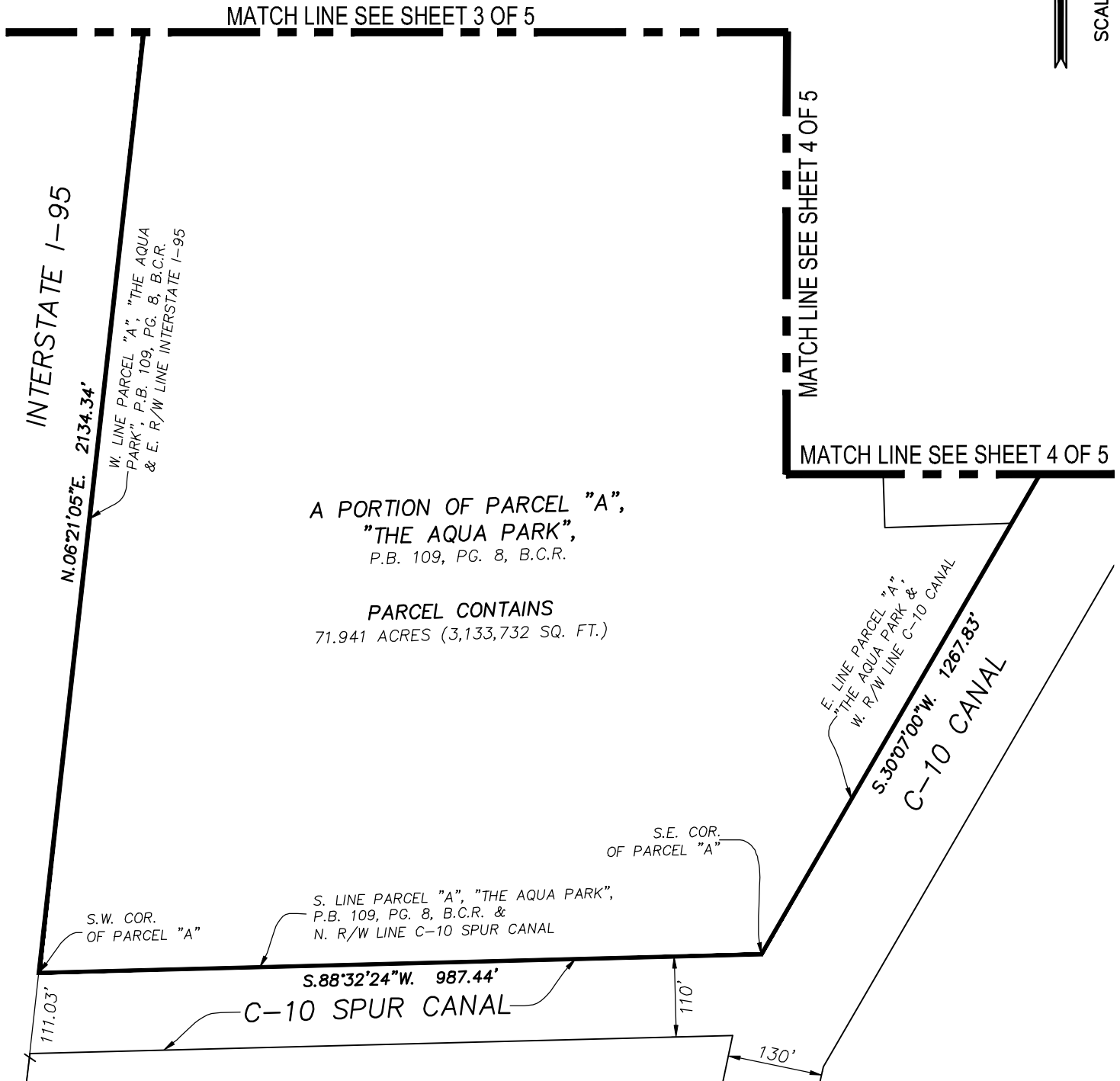
Tel. (954) 585-0997

Fax (954) 585-3927

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'



LEGEND:
B.C.R. . . . BROWARD COUNTY RECORDS
COR. CORNER
ELY. EASTERLY
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK

LEGEND:
PG. PAGE
P.O.B. . . . POINT OF BEGINNING
P.O.C. . . . POINT OF COMMENCEMENT
R/W RIGHT OF WAY
WLY WESTERLY

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 5 OF 5 SKETCH NO.
18-8637 LUPA N.



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

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°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 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°32'24"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 960.10 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°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 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°27'20"W. ALONG THE SOUTH LINE OF TRACT "E", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 AND 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND SEAL OF OFFICE AS A LICENSED SURVEYOR AND MAPPER ON THIS 4th DAY OF FEBRUARY, 2020.

DATE OF SIGNATURE: 4/8/20

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



REVISIONS	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 © 2018

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/02/2020	JDS	LSG	N/A

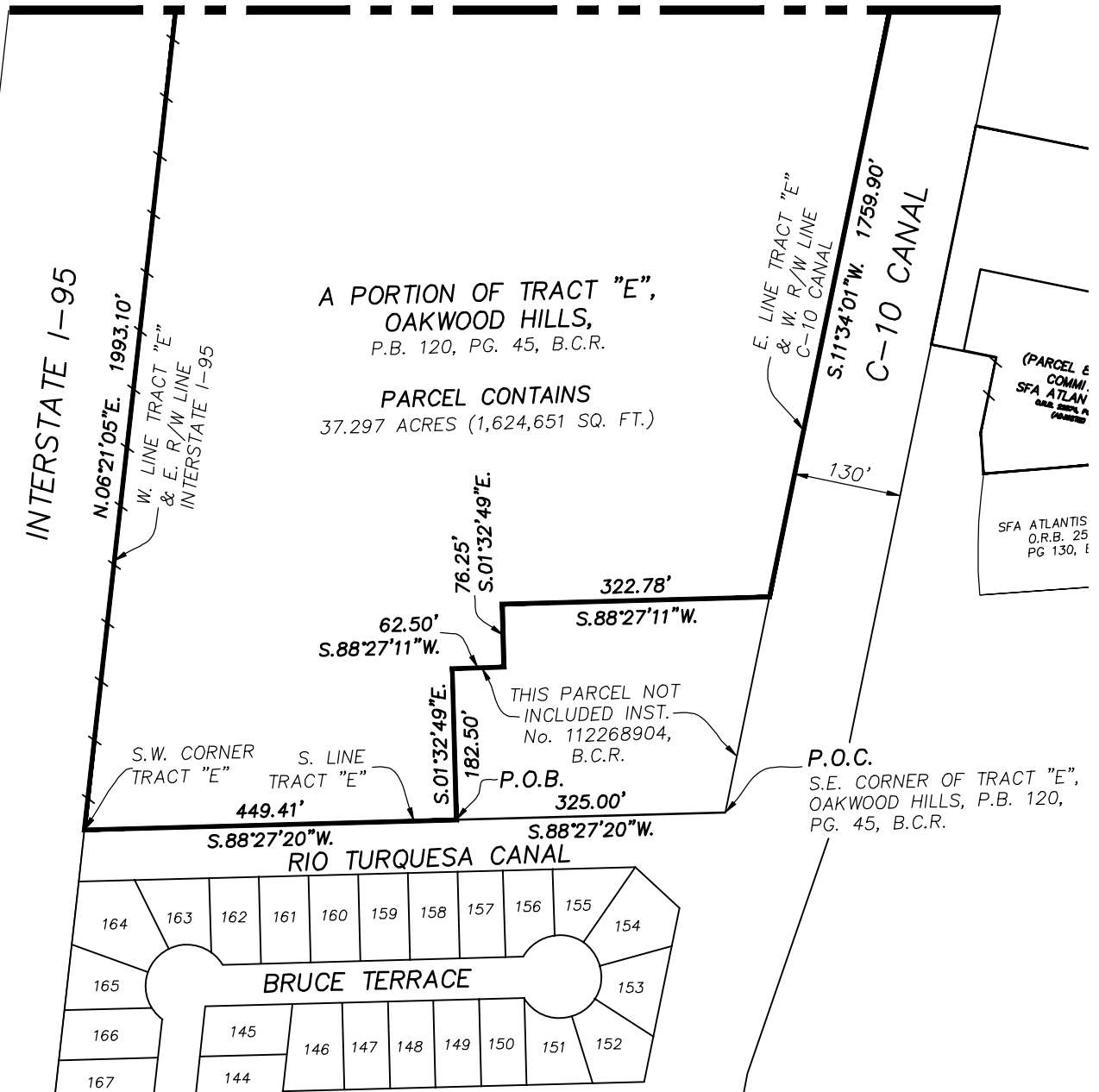
SHEET 1 OF 3

SKETCH NO. 18-8637 LUPA S.

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 3 OF 3



A PORTION OF TRACT "E",
 OAKWOOD HILLS,
 P.B. 120, PG. 45, B.C.R.

PARCEL CONTAINS
 37.297 ACRES (1,624,651 SQ. FT.)

THIS PARCEL NOT
 INCLUDED INST.
 No. 112268904,
 B.C.R.

P.O.C.
 S.E. CORNER OF TRACT "E",
 OAKWOOD HILLS, P.B. 120,
 PG. 45, B.C.R.

(PARCEL &
 COMM.)
 SFA ATLAN
 O.R.B. 2004, P.
 (PARTIAL)

SFA ATLANTIS
 O.R.B. 25
 PG 130, E

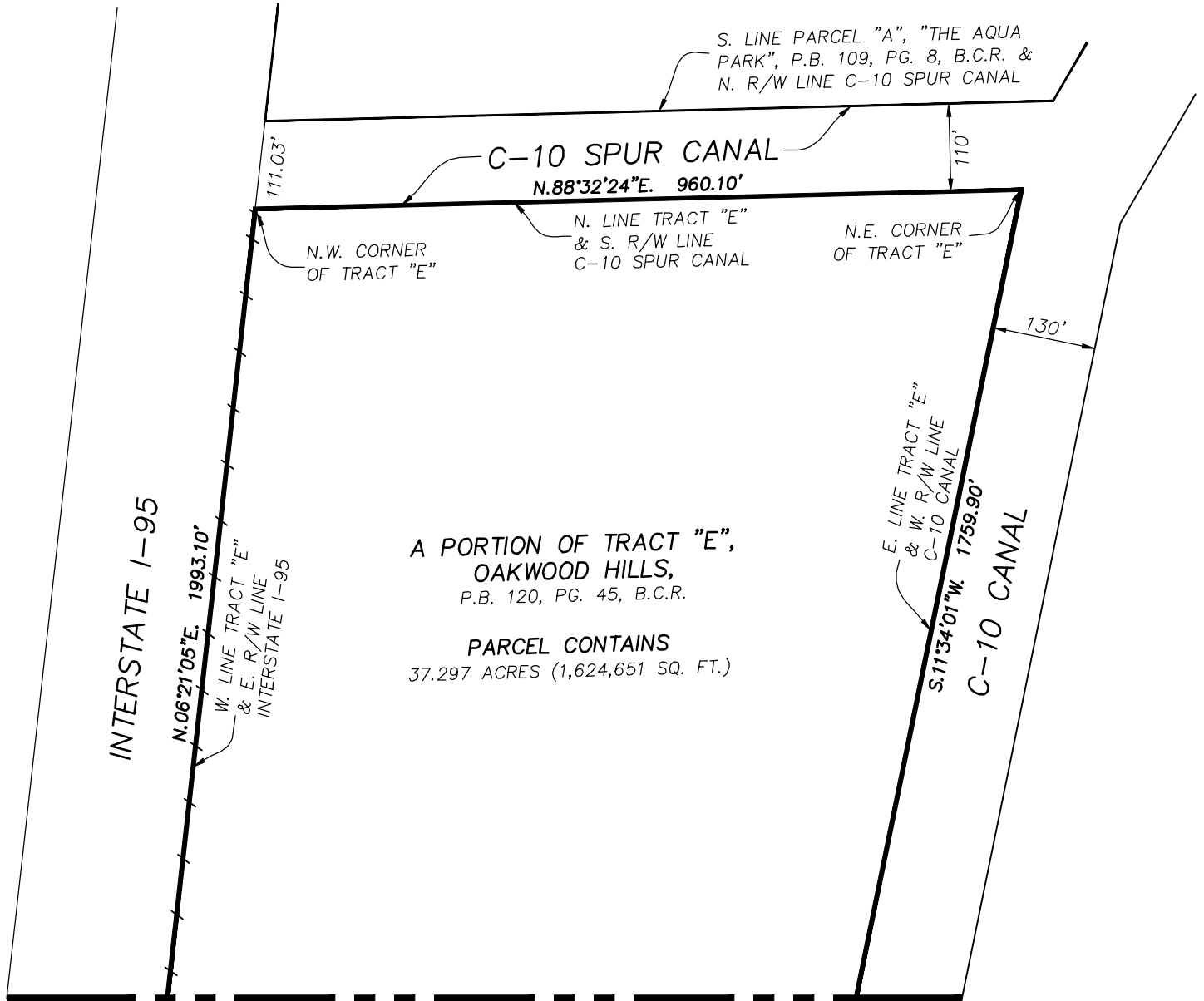
LEGEND:
 B.C.R. BROWARD COUNTY RECORDS
 C CENTERLINE
 C1 CURVE NUMBER 1
 L1 LINE NUMBER 1
 LB LICENSED BUSINESS
 P.B. PLAT BOOK
 PG. PAGE
 P.O.B. POINT OF BEGINNING

LEGEND:
 P.O.C. POINT OF COMMENCEMENT
 R/W RIGHT OF WAY
 U.E. UTILITY EASEMENT
 A ARC LENGTH
 CA CENTRAL ANGLE
 R RADIUS
 -√- BREAK IN LINE SCALE

NOTE:
 SEE SHEET 1 OF 3 FOR THE
 LEGAL DESCRIPTION OF THE
 SKETCH GRAPHICALLY SHOWN
 HEREON.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 2 OF 3

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. . . . POINT OF BEGINNING

LEGEND:

P.O.C. . . . POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
-√- BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE LEGAL DESCRIPTION OF THE SKETCH GRAPHICALLY SHOWN HEREON.



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

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 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";

THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");

THENCE N.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 269.78 FEET;

THENCE S.78°25'59"E., A DISTANCE OF 300.01 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°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W. ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

IN AL SURVEYORS STATUTES.

DATE OF SIGNATURE: 4/8/20

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	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 © 2018

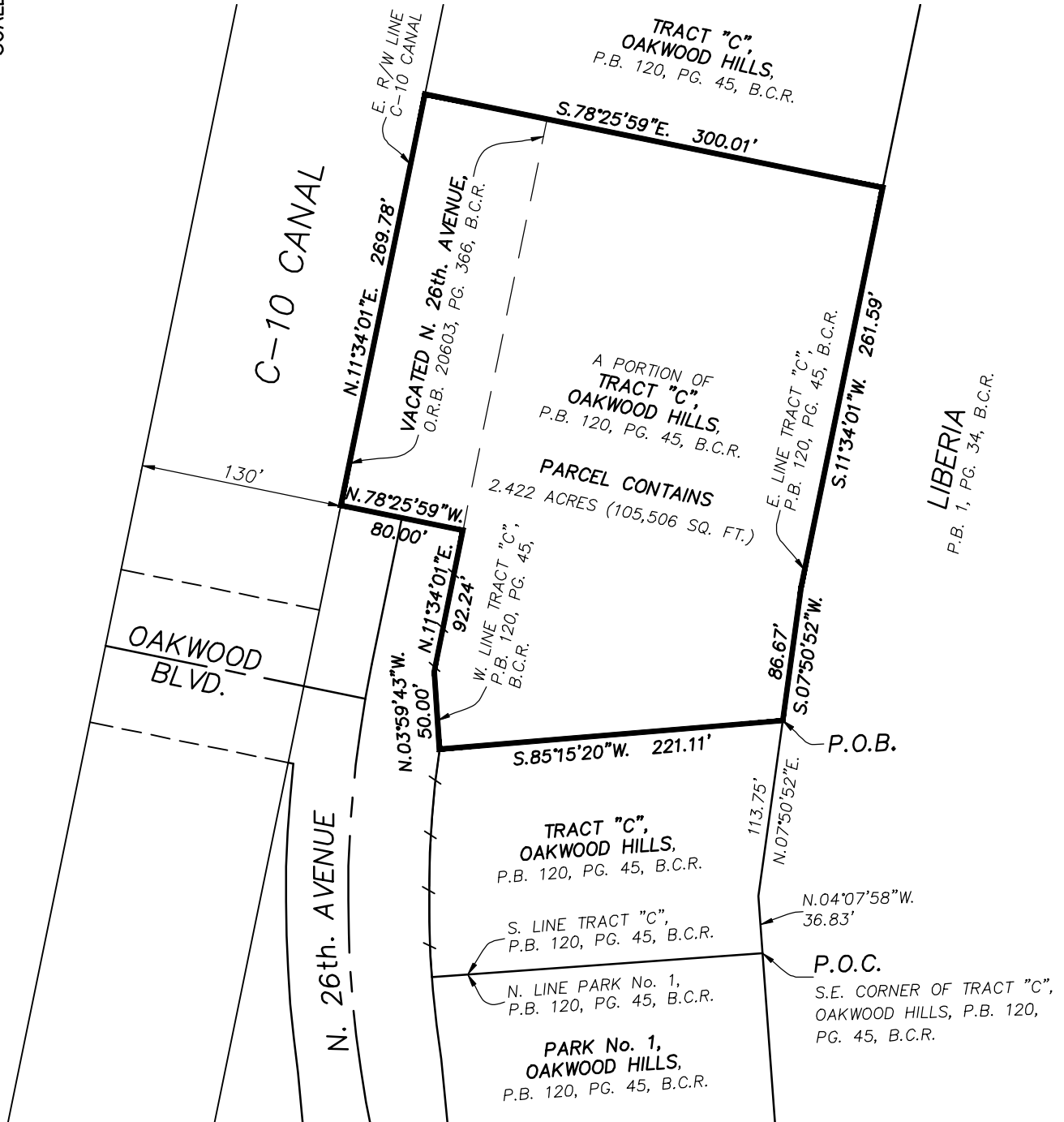
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO. 18-8637 LUPA E.

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LEGEND:
 B.C.R. . . . BROWARD COUNTY RECORDS
 C CENTERLINE
 C1 CURVE NUMBER 1
 L1 LINE NUMBER 1
 LB LICENSED BUSINESS
 P.B. PLAT BOOK
 PG. PAGE
 P.O.B. . . . POINT OF BEGINNING

LEGEND:
 P.O.C. . . . POINT OF COMMENCEMENT
 R/W RIGHT OF WAY
 U.E. UTILITY EASEMENT
 A ARC LENGTH
 CA CENTRAL ANGLE
 R RADIUS
 —|— BREAK IN LINE SCALE

NOTE:
 SEE SHEET 1 OF 2 FOR THE
 LEGAL DESCRIPTION OF THE
 SKETCH GRAPHICALLY SHOWN
 HEREON.

Plotted By: Miekley, Lisa Sheet Set: Kha Layout: LOCATION July 07, 2022 08:19:49am K:\VRB_LDEV\147507039_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\LOCATION.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and approval, reliance on this document, without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**OAKWOOD PLAZA
NORTH PARCEL RIGHT-OF-WAYS
0.4 AC**

**OAKWOOD PLAZA PD
NORTH PARCEL
72.0 AC**

**OAKWOOD PLAZA PD
SOUTH PARCEL
37.3 AC**

**OAKWOOD PLAZA PD
EAST PARCEL
1.2 AC**

**OAKWOOD PLAZA PD
EAST PARCEL
1.3 AC**

**OAKWOOD PLAZA PD
EAST PARCEL RIGHT-OF-WAY
0.3 AC**

STIRLING ROAD

N. 26TH AVENUE

SHERIDAN STREET

**OAKWOOD BLVD
(PRIVATE)**



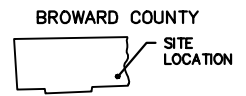
GRAPHIC SCALE IN FEET
0 175 350 700

 **WATER FEATURES**

 **RIGHT OF WAY**

 **MAJOR ROADS**

 **LUPA APPLICATION
BOUNDARY**



Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

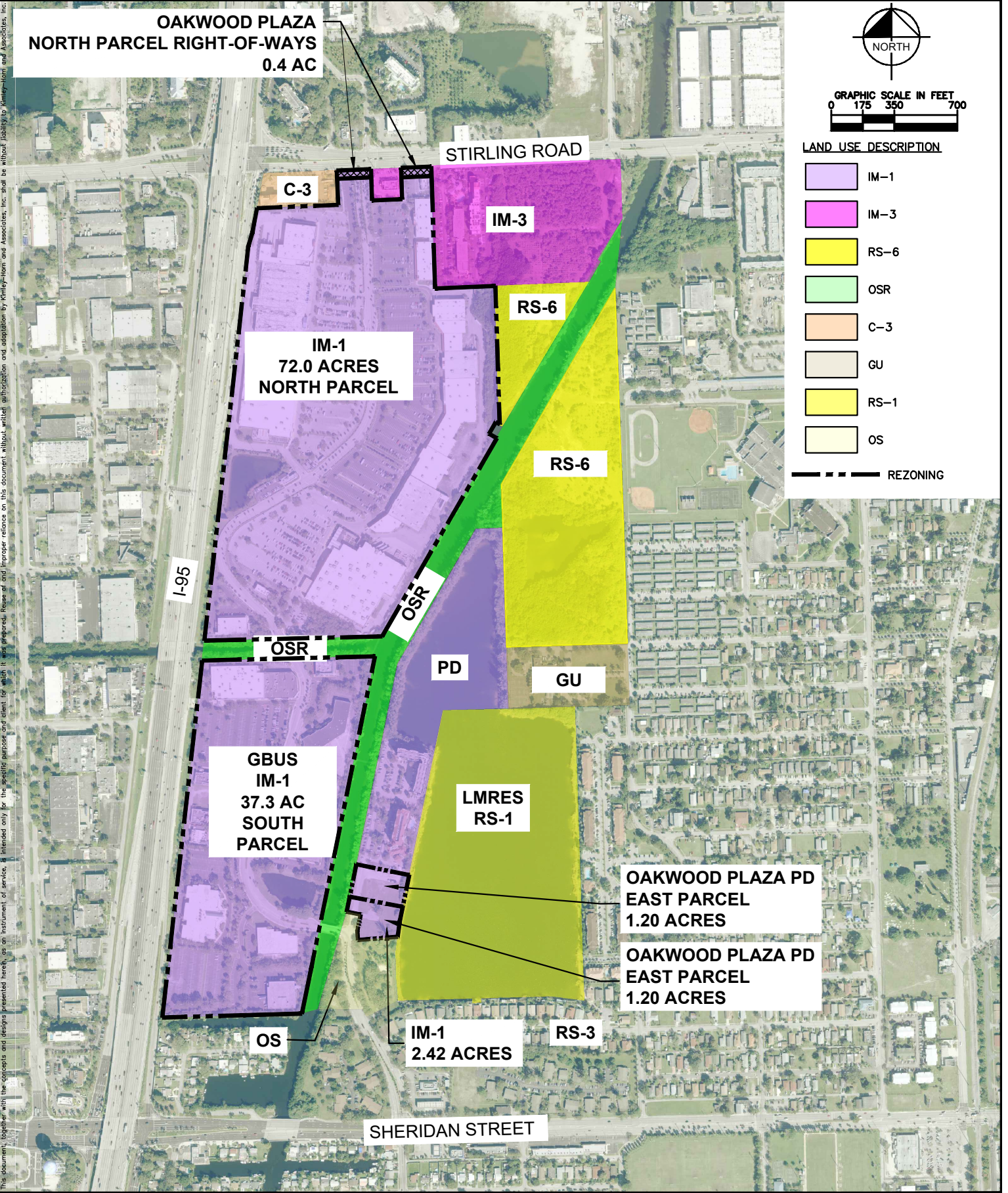
OAKWOOD PLAZA SHOPPING CENTER

LOCATION MAP

SHEET NUMBER

B

Plotted By: Schulz, Ryan Sheet Set: Kna Layout: CITY EXT LU September 20, 2022 12:54:55pm K:\VRB_LDEV\147507039_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits\B.dwg



OAKWOOD PLAZA
NORTH PARCEL RIGHT-OF-WAYS
0.4 AC

STIRLING ROAD

C-3

IM-3

IM-1
72.0 ACRES
NORTH PARCEL

RS-6

RS-6

I-95

OSR

OSR

PD

GU

GBUS
IM-1
37.3 AC
SOUTH
PARCEL

LMRES
RS-1

OAKWOOD PLAZA PD
EAST PARCEL
1.20 ACRES

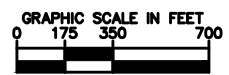
OAKWOOD PLAZA PD
EAST PARCEL
1.20 ACRES

OS

IM-1
2.42 ACRES

RS-3

SHERIDAN STREET



LAND USE DESCRIPTION

- IM-1
- IM-3
- RS-6
- OSR
- C-3
- GU
- RS-1
- OS

--- REZONING

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

OAKWOOD PLAZA SHOPPING CENTER

CITY EXISTING ZONING

SHEET NUMBER

B

Plotted By: Schulz, Ryan Sheet Set: Kha Layout: CITY FLU June 16, 2022 11:09:06am K:\VRB_LDEV\147507039_Oakwood Plaza\CADD Exhibits\Aerial Exhibits\C.dwg
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OAKWOOD PLAZA PD
NORTH PARCEL RIGHT-OF-WAYS
0.4 AC

OAKWOOD
PLAZA PD
72.0 AC
NORTH PARCEL

OAKWOOD
PLAZA PD
37.3 AC
SOUTH PARCEL

OPEN
SPACE

OAKWOOD PLAZA PD
EAST PARCEL
1.2 AC

OAKWOOD PLAZA PD
EAST PARCEL
1.3 AC

OAKWOOD PLAZA PD
EAST PARCEL RIGHT-OF-WAY
0.3 AC



GRAPHIC SCALE IN FEET
0 175 350 700

 OAKWOOD PLAZA PD

 RIGHT OF WAY

 REZONING APPLICATION BOUNDARY

STIRLING ROAD

I-95

SHERIDAN STREET

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

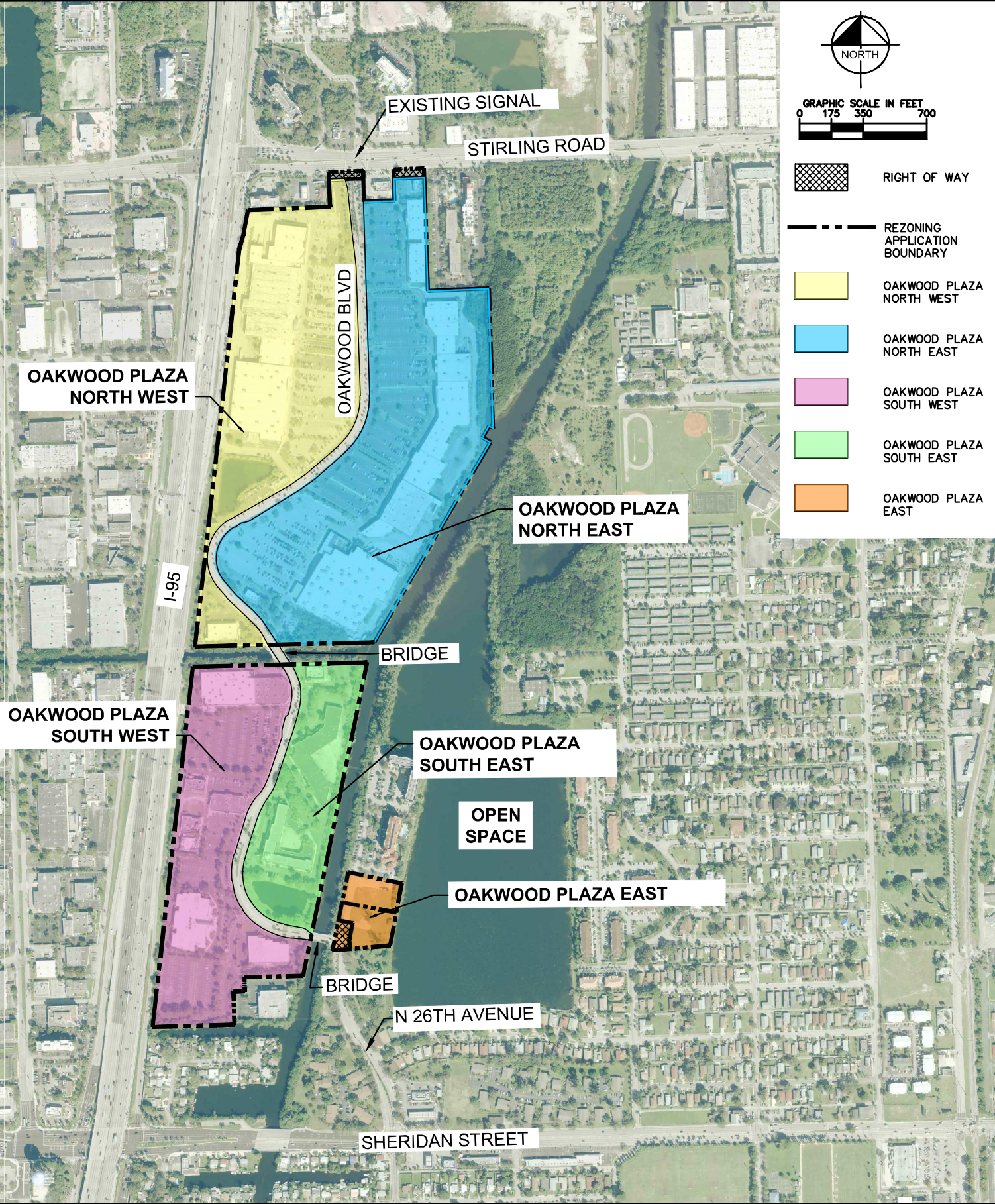
OAKWOOD PLAZA SHOPPING CENTER

CITY PROPOSED ZONING

SHEET NUMBER

D

Plotted By: Mikeley, Lisa Sheet Set: Kha Layout: MASTERPLAN July 06, 2022 08:43:16pm K:\VRB_LDEV\147507039_Oakwood Plaza\CADD\Exhibits\Aerial Exhibits_D.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared, and is not to be used for any other purpose without the prior written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696

OAKWOOD PLAZA SHOPPING CENTER

MASTER DEVELOPMENT PLAN

SHEET NUMBER

E

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (1-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 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. 28th 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 36.83 FEET; THENCE N.07°50'52"E, ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W, A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'45"W, A DISTANCE OF 50.00 FEET; THENCE N.1°13'01"E, A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.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 269.78 FEET; THENCE S.78°25'59"E, A DISTANCE OF 300.01 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°50'52"W, A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT 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°27'20"W, ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREBY 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 1-95; THENCE N.06°21'05"E, ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 1-95, A DISTANCE OF 1993.10 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°32'24"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 960.10 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°34'01"W, ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 1-95, A DISTANCE OF 1759.90 FEET; THENCE S.82°27'11"W, A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E, A DISTANCE OF 76.25 FEET; THENCE S.82°27'11"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)

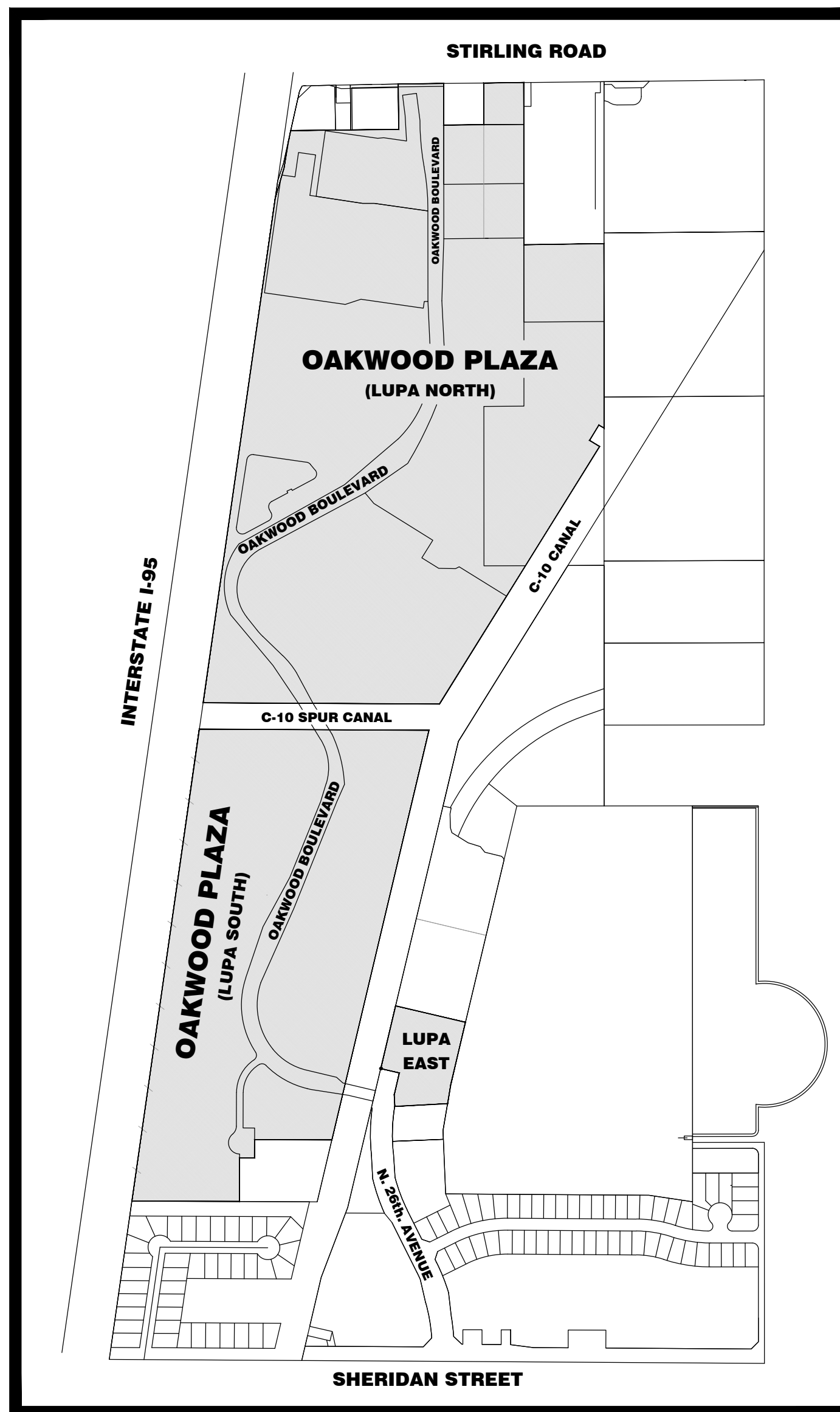
A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, 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 NORTHWEST 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 334.94 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 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.88°32'24"E, ALONG THE POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°48'26"E, A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH 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 LOT "A", OF SAID JOHN L.A. BOND PLAT; A DISTANCE OF 1793.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.59°30'00"W, A DISTANCE OF 24.81 FEET; THENCE S.300°7'00"W, A DISTANCE OF 75.00 FEET; THENCE S.59°46'55"E, A DISTANCE OF 50.00 FEET; THENCE S.300°7'00"W, A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST 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 SPUR CANAL; THENCE S.88°32'24"E, ALONG THE SOUTH LINE OF THE NORTH RIGHT-OF-WAY LINE OF SAID C-10 SPUR CANAL, A DISTANCE OF 987.44 FEET, TO 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 1-95; THENCE N.06°21'05"E, ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK"; AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET; THENCE N.14°49'05"E, A DISTANCE OF 122.91 FEET; THENCE N.07°47'46"E, A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 1-95 AS DESCRIBED INSTRUMENT No. 11449898 OF SAID PUBLIC RECORDS); THENCE N.10°46'20"E, A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.87°35'12"E, ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK"; A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.02°25'03"W, ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 4; THENCE N.87°34'43"E, ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE S.01°48'53"E, ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE N.87°43'46"E, ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE N.01°48'40"W, A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B; THENCE N.87°34'11"E, ALONG THE NORTH LINE OF SAID LOT 1-B, 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, ABBREVIATIONS AND SURVEY CONTROL TABLE.
 SHEETS 7 THROUGH 24 - BOUNDARY SURVEY DETAIL SHEETS AND LEGEND.



LOCATION MAP
NOT TO SCALE

ENCROACHMENTS:

- ELECTRIC TRANSFORMER PAD ENCLOSED ON THE N. LINE OF TRACT "E" & THE C-10 SPUR CANAL S. RIGHT-OF-WAY LINE, IT IS 0.5' OVER THE LINE, IT IS 330± WEST OF THE N.E. CORNER OF TRACT "E" IN THE LUPA SOUTH PARCEL.
- ELECTRIC TRANSFORMER PAD ENCLOSED ON THE N. LINE OF TRACT "E" & THE C-10 SPUR CANAL S. RIGHT-OF-WAY LINE, IT IS 5.3' OVER THE LINE, IT IS 340± EAST OF THE N.W. CORNER OF TRACT "E" IN THE LUPA SOUTH PARCEL.
- THE 6' CHAIN LINK FENCE ALONG INTERSTATE 1-95 ENCLOSES 0.5' E. OF THE WEST LINE OF TRACT "E", 35± N. OF THE S.W. CORNER OF TRACT "E" IN THE LUPA SOUTH PARCEL.
- THE 6' CHAIN LINK FENCE ENCLOSES 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.
- THE BRICK PAVEMENT ENCLOSES 1.3' S. OVER THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", 176± EAST OF THE MOST SOUTHERLY N.W. CORNER OF PARCEL "A" OF THE LUPA NORTH PARCEL.
- THE 6' CHAIN LINK FENCE ENCLOSES 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: 5,318
 RENTAL EQUIPMENT SPACES: 12
 HANDICAP: 168

AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
PARCEL 1 (LUPA EAST)	105,506	2,422
PARCEL 2 (LUPA SOUTH)	1,624,651	37,297
PARCEL 3 (LUPA NORTH)	3,133,732	71,941
GROSS AREA	4,863,889	111.66

NOTE:

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

SURVEY NOTES:

- 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 5J-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.
- 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.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR 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.
- THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
- 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.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON 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.
- 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.
- 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. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0566
 - SUFFIX: H
 - FIRM INDEX DATE: 8/18/14
 - FIRM PANEL EFFECTIVE/REMOVED DATE: 8/18/14
 - FLOOD ZONE: X, AH, Z, AE 5, AE 3
 - BASE FLOOD ELEVATION: X, AH, Z, AE 5 AND AE 3
 - 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 APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- 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 SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- 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.
- 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 DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- 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.
- 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 BEING CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- 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 SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY AND REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SURVEYOR. 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 EFFLUWIA 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.
- 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.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HERON. 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.
- 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 HARD 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 REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL RECORDINGS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED IN THE DRAWING.
- 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 2016 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 THAT THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 1/14/2020
 DATE OF SIGNATURE: 1/6/2021

JAMES D. STONER
 PROFESSIONAL SURVEYOR AND MAPPER No. 4039
 STATE OF FLORIDA
 STONER AND ASSOCIATES, INC. L.B. 6633
 jstoner@stonersurveyors.com

DATE OF FIELD SURVEY: 1/04/2021 DRAWN: DWS CHECKED: DJS/LAS BOOK/PAGE(S): 089/101-107 & DATA COLLECTOR	BY: _____ DATE: _____
	REVISION: _____
	TEL: (954) 685-0897 www.stonersurveyors.com
	STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 6633 4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA	
SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL	
PROJECT 18-8637 OVERALL	
SHEET NO. 1 OF 24	

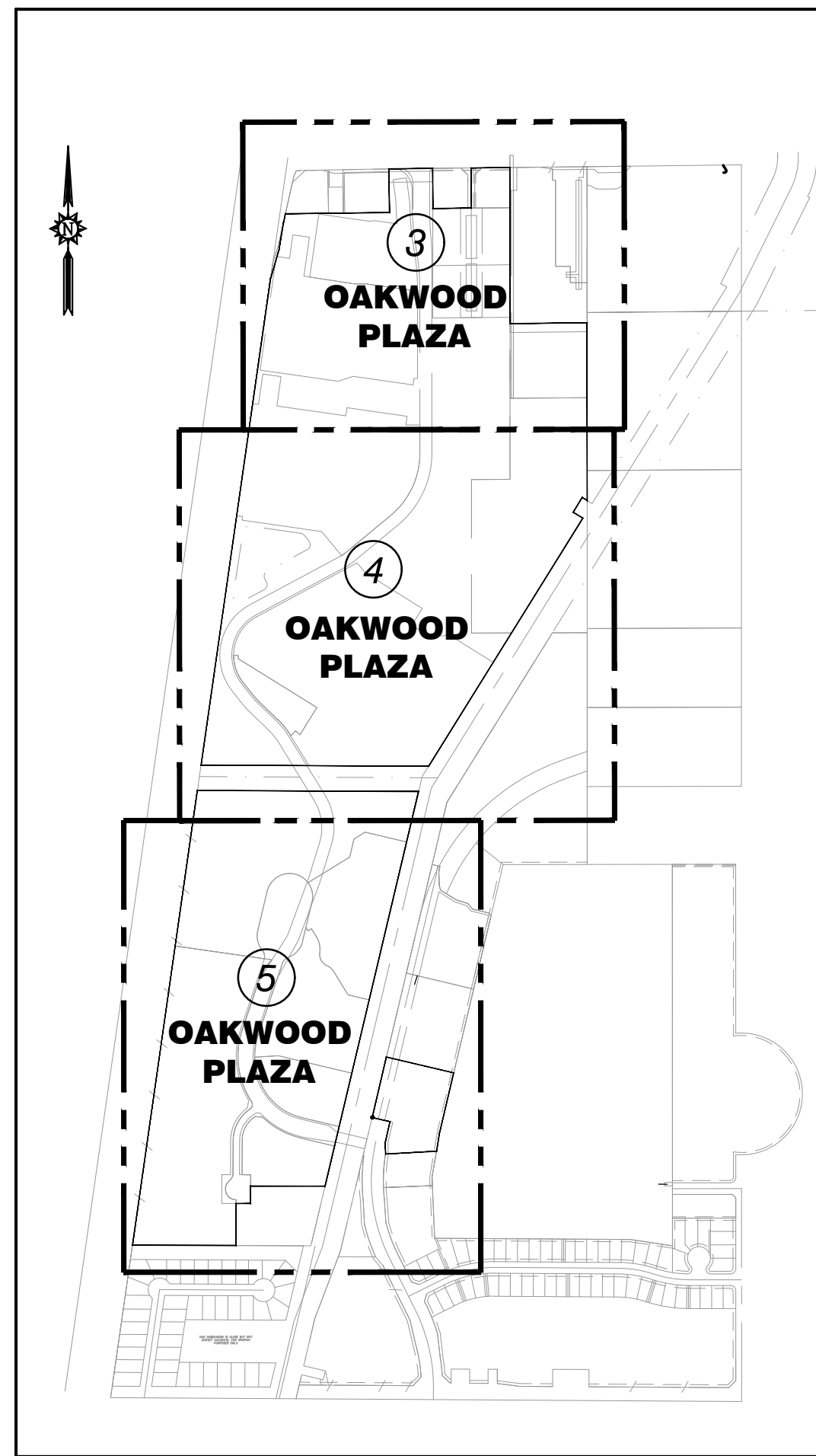
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1008935FL1						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8		YES	BLANKET IN NATURE AS TO LUPA NORTH
2	Plat of John L.A. Bond	Plat Book 111	Page 38		YES	BLANKET IN NATURE AS TO LUPA NORTH
3	Plat of Colonial Square	Plat Book 114	Page 32		YES	BLANKET IN NATURE AS TO LUPA NORTH
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36		YES	BLANKET IN NATURE AS TO LUPA NORTH, LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45		YES	BLANKET IN NATURE AS TO LUPA SOUTH AND EAST
6	Reservations contained in Deed	Deed Book 557	Page 261		NO	NO
7	Easement	O.R. Book 4601	Page 627		YES	YES AS TO LUPA NORTH
8	Easement	O.R. Book 4608	Page 618		YES	YES AS TO LUPA NORTH
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141		NO	YES AS TO LUPA NORTH
10	Easement	O.R. Book 8629	Page 842		YES	YES AS TO LUPA NORTH
11	Utility Easement Deed	O.R. Book 8999	Page 601		YES	YES AS TO LUPA NORTH
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125		YES	BLANKET IN NATURE NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12889	Page 669		YES	BLANKET IN NATURE NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12889	Page 681		YES	BLANKET IN NATURE AS TO LUPA NORTH, SOUTH AND EAST
15	Easement Agreement	O.R. Book 13526	Page 14		YES	YES AS TO LUPA NORTH
16	Easement Agreement	O.R. Book 14009	Page 994		YES	YES AS TO LUPA NORTH
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915		YES	BLANKET IN NATURE AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55		YES	BLANKET IN NATURE AS TO LUPA SOUTH
19	Amendment to Easement	O.R. Book 15731	Page 442		YES	BLANKET IN NATURE AS TO LUPA SOUTH
20	Assignment of Easement	O.R. Book 15809	Page 463		YES	BLANKET IN NATURE AS TO LUPA SOUTH
21	Assignment of Permits, Licenses or Approvals in Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 473		YES	NOT SPECIFICALLY PLOTTABLE MISSING EXHIBIT "C"
22		O.R. Book 15809	Page 488		YES	YES AS TO LUPA SOUTH
23	Notice	O.R. Book 16117	Page 366		YES	BLANKET IN NATURE
24	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887		YES	YES AS TO LUPA NORTH
25	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803		YES	BLANKET IN NATURE
26	Ordinance No. 90-25	O.R. Book 17737	Page 179		YES	BLANKET IN NATURE
27	Agreement	O.R. Book 17762	Page 553		YES	BLANKET IN NATURE
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313		YES	BLANKET IN NATURE
29	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917		YES	BLANKET IN NATURE
30	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446		YES	BLANKET IN NATURE
31	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124		YES	BLANKET IN NATURE
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661		YES	BLANKET IN NATURE
33	Amendment to Agreement	O.R. Book 20099	Page 254		YES	BLANKET IN NATURE
34	Agreement	O.R. Book 20099	Page 289		NO	NO
35	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599		YES	YES AS TO LUPA EAST
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259		YES	NO
37	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263		YES	NO
38	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329		NO	NO CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340		YES	NOT SPECIFICALLY PLOTTABLE
40	Memorandum of Lease	O.R. Book 20319	Page 778		YES	NO
41	Memorandum of Lease	O.R. Book 20543	Page 906		YES	NO
42	Declaration of Easement	O.R. Book 20553	Page 360		YES	YES AS TO LUPA EAST
43	Resolution 93-338	O.R. Book 20553	Page 369		YES	YES AS TO LUPA EAST
44	Amendment to Second Concurrence Agreement	O.R. Book 20744	Page 757		YES	NO
45	Memorandum of Lease	O.R. Book 20795	Page 328		YES	NO
46	Grant of Easement	O.R. Book 20818	Page 58		NO	NO
47	Declaration of Unity of Title	O.R. Book 20917	Page 691		YES	YES AS TO LUPA NORTH
48	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944		YES	NO
49	Memorandum of Lease	O.R. Book 21018	Page 457		YES	NO
50	Memorandum of Lease	O.R. Book 21082	Page 290		YES	NO
51	Agreement for Amendment of Notation on Plat	O.R. Book 21253	Page 299		YES	NO
52	Agreement for Amendment of Notation on Plat	O.R. Book 21269	Page 708		YES	BLANKET IN NATURE
53	Agreement for Amendment of Notation on Plat	O.R. Book 21269	Page 720		YES	BLANKET IN NATURE
54	Memorandum of Lease	O.R. Book 21877	Page 301		YES	NO
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	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 21906	Page 202		YES	BLANKET IN NATURE AS TO LUPA SOUTH
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211		YES	YES AS TO LUPA NORTH
58	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352		YES	NO
59	Easement	O.R. Book 22125	Page 731		YES	YES AS TO LUPA NORTH
60	Traffic Maintenance Easement	O.R. Book 22633	Page 916		YES	YES AS TO LUPA NORTH
61	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 696		NO	YES
62	Corrective Easement	O.R. Book 22874	Page 929		YES	YES AS TO LUPA NORTH
63	Easement	O.R. Book 22874	Page 942		YES	YES AS TO LUPA NORTH
64	Declaration of Easement	O.R. Book 22874	Page 952		YES	YES AS TO LUPA NORTH
65	Declaration of Easement	O.R. Book 22874	Page 972		YES	YES AS TO LUPA EAST
66	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383		YES	NO
67	Third Traffic Concurrence Agreement	O.R. Book 23193	Page 441		YES	NO
68	Short Form of Lease	O.R. Book 23370	Page 50		YES	YES AS TO LUPA NORTH
69	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	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 23447	Page 317		YES	BLANKET IN NATURE AS TO ALL PARCELS
71	Easement	O.R. Book 23465	Page 172		YES	YES AS TO LUPA NORTH
72	Conservation Easement	O.R. Book 23586	Page 171		YES	YES AS TO LUPA NORTH
73	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771		YES	YES AS TO LUPA NORTH
74	Notice of Permit	O.R. Book 23745	Page 201		YES	NO NOT A MATTER OF SURVEY
75	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58		YES	YES AS TO LUPA NORTH
76	Conservation Easement	O.R. Book 24126	Page 431		YES	YES AS TO LUPA NORTH
77	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948		YES	NO
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989		YES	NO AS TO LUPA SOUTH

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1008935FL1						
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 DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312		YES	NO NOT A MATTER OF SURVEY
80	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722		YES	NO NOT A MATTER OF SURVEY
81	Assignment of Rents and Leases	O.R. Book 25213	Page 758		YES	NO NOT A MATTER OF SURVEY
82	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664		YES	NO NOT A MATTER OF SURVEY
83	Conveyance Agreement	O.R. Book 25505	Page 667		YES	NO NOT A MATTER OF SURVEY
84	Easement	O.R. Book 25505	Page 692		YES	YES AS TO LUPA SOUTH
85	Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857		YES	BLANKET IN NATURE
86	Easement	O.R. Book 26358	Page 858		YES	YES AS TO LUPA EAST
87	Declaration of Easements	O.R. Book 26400	Page 285		YES	YES AS TO LUPA EAST
88	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298		YES	YES AS TO LUPA EAST
89	Declaration of Restrictions	O.R. Book 26400	Page 304		YES	BLANKET IN NATURE AS TO LUPA EAST
90	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318		YES	YES AS TO LUPA EAST
91	Amendment of Declaration of Easement	O.R. Book 26560	Page 263		YES	YES AS TO LUPA EAST
92	Memorandum of Lease	O.R. Book 26637	Page 506		YES	YES AS TO LUPA SOUTH
93	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319		YES	NO
94	Memorandum of Lease	O.R. Book 27208	Page 840		YES	YES AS TO LUPA SOUTH
95	Short Form Lease Agreement	O.R. Book 27347	Page 805		NO	CHEVY'S LEASE EXPIRED
96	Assignment of Lease	O.R. Book 27528	Page 24		YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
97	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53		YES	YES AS TO LUPA SOUTH, FRIDAY'S LEASE
98	First Amendment to Memorandum of Lease	O.R. Book 27924	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 27924	Page 65		YES	YES AS TO LUPA NORTH AND SOUTH
100	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560		YES	YES AS TO LUPA SOUTH, FRIDAY'S LEASE
101	Assignment of Lease	O.R. Book 28226	Page 330		YES	YES CHEVY'S LEASE
102	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606		YES	YES AS TO LUPA SOUTH, FRIDAY'S LEASE
103	Assignment of Lease	O.R. Book 28869	Page 1920		YES	YES AS TO LUPA NORTH
104	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	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 29177	Page 901		YES	NO NOT A MATTER OF SURVEY
106	Assignment of Rents and Leases	O.R. Book 29177	Page 927		YES	BLANKET IN NATURE
107	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	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 29190	Page 1547		YES	BLANKET IN NATURE
109	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1050		YES	BLANKET IN NATURE
110	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1058		YES	NO NOT A MATTER OF SURVEY
111	Memorandum of Lease	O.R. Book 29466	Page 1271		NO	NO BUILDER'S SQUARE
112	Assignment of Lease	O.R. Book 29466	Page 1279		NO	NO
113	Memorandum of Assignment of Lease	O.R. Book 29466	Page 1285		NO	NO
114	First Amendment to Memorandum of Lease	O.R. Book 29466	Page 1291		YES	YES BUILDER'S SQUARE TRANSFER TO KMART
115	Collateral Assignment of Lease	O.R. Book 29466	Page 1296		YES	YES BI'S AND KMART LEASES
116	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Page 1671		YES	BLANKET IN NATURE
117	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789	Page 1677		YES	BLANKET IN NATURE
118	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796	Page 1689		YES	BLANKET IN NATURE
119	Memorandum of Lease	O.R. Book 29839	Page 1176		YES	YES
120	Corrective Declaration of Restrictions	O.R. Book 29960	Page 1832		YES	YES AS TO LUPA EAST
121	Memorandum of Sublease	O.R. Book 31217	Page 1708		YES	NO ILLEGIBLE
122	Amendment to Fourth Traffic Concurrence Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379	Page 1557		YES	BLANKET IN NATURE AS TO ALL PARCELS
123	Partial Release of Easement	O.R. Book 32389	Page 1328		YES	NO VACATES A PORTION OF O.R.B. 23657, PG. 771
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 32573	Page 1589		YES	BLANKET IN NATURE AS TO ALL PARCELS
125	Affidavit	O.R. Book 33011	Page 220		YES	NO
126	Agreement for Amendment of Notation on Plat	O.R. Book 33030	Page 27		YES	NO
127	Amendment to Short Form Lease Agreement	O.R. Book 33257	Page 334		YES	YES CHEVY'S FORMER LEASE
128	Lease	O.R. Book 33652	Page 1991		YES	NO AS TO LUPA NORTH
129	Amended Memorandum of Lease	O.R. Book 34028	Page 1195		YES	NO DAVE AND BUSTERS' LEASE INFO
130	Easement	O.R. Book 34412	Page 234		YES	YES AS TO LUPA NORTH, WENDY'S LEASE PARCEL
131	Memorandum of Lease	O.R. Book 34469	Page 546		YES	YES
132	Amendment to Nonvehicular Access Lines	O.R. Book 36832	Page 1502		NO	NO WENDY'S LEASE PARCEL
133	Memorandum of Lease	O.R. Book 41358	Page 1770		YES	NO
134	Amendment to Declaration of Restrictions	O.R. Book 44865	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 Lessees	O.R. Book 45922	Page 1929		YES	BLANKET IN NATURE AS TO ALL PARCELS
136	Assignment of Note and Mortgage	O.R. Book 46282	Page 980		YES	BLANKET IN NATURE
137	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023	Page 1132		YES	BLANKET IN NATURE
138	Resolution No. 11-DP-22	O.R. Book 48209	Page 1733		NO	NO
139	Resolution No. 11-DP-22a	O.R. Book 48536	Page 1517		YES	NOT SPECIFICALLY PLOTTABLE BI'S PROPANE TANK, MISSING EXHIBIT "B"
140	Easement	O.R. Book 48646	Page 476		YES	YES AS TO LUPA NORTH
141	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775	Page 611		YES	NOT SPECIFICALLY PLOTTABLE BI'S PROPANE TANK
142	Resolution No. 11-DP-22b	O.R. Book 48810	Page 343		YES	NOT SPECIFICALLY PLOTTABLE BI'S PROPANE TANK
143	Memorandum of Shopping Center Lease	O.R. Book 49101	Page 1398		NO	NO NOT THIS LOCATION
144	Transportation Concurrence Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza DRI	O.R. Book 49303	Page 1500		YES	BLANKET IN NATURE AS TO ALL PARCELS
145	Amendment to Memorandum of Lease	Instrument No. 112915953			YES	BLANKET IN NATURE AS TO ALL PARCELS

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1008935FL1						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
146	Assignment and Assumption of Lease	Instrument No. 113010183		YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
147	Assignment of Leases and Rents	Instrument No. 113439895		YES	BLANKET IN NATURE	AS TO ALL PARCELS
148	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356		NO	YES	
149	Agreement for Amendment of Notation on Plat	Instrument No. 113749591		YES	BLANKET IN NATURE	
150	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115022132		YES	NOT SPECIFICALLY PLOTTABLE	
151	Intentionally Deleted					
152	Intentionally Deleted					
153	Intentionally Deleted					
154	Notice of Commencement	Instrument No. 116168874		YES	NO	NOT A MATTER OF SURVEY
155	Notice of Commencement	Instrument No. 116177081		YES	NO	NOT A MATTER OF SURVEY
156	Notice of Commencement	Instrument No. 116230835		YES	NO	NOT A MATTER OF SURVEY
157	Notice of Commencement	Instrument No. 116263033		YES	NO	NOT A MATTER OF SURVEY
158	Notice of Commencement	Instrument No. 116433340		YES	NO	NOT A MATTER OF SURVEY
159	Notice of Commencement	Instrument No. 116464962		YES	NO	NOT A MATTER OF SURVEY
160	Notice of Commencement	Instrument No. 116500055		YES	NO	NOT A MATTER OF SURVEY
161	Notice of Commencement	Instrument No. 116513848		YES	NO	NOT A MATTER OF SURVEY
162	Notice of Commencement	Instrument No. 116644220		YES	NO	NOT A MATTER OF SURVEY
163	Notice of Commencement	Instrument No. 116703991		YES	NO	NOT A MATTER OF SURVEY
160	Claim of Lien	Instrument No. 116793667		YES	NO	NOT A MATTER OF SURVEY
161	Notice of Commencement	Instrument No. 116801947		YES	NO	

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

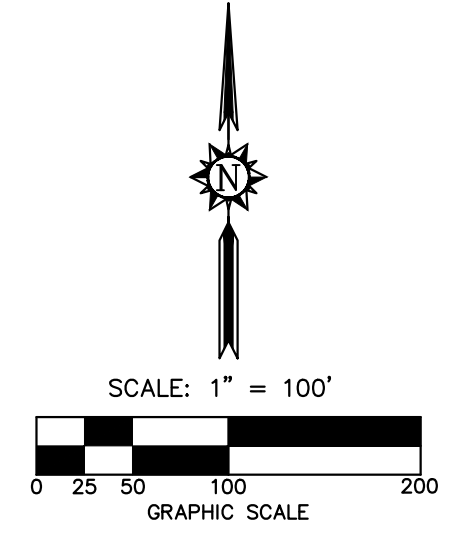
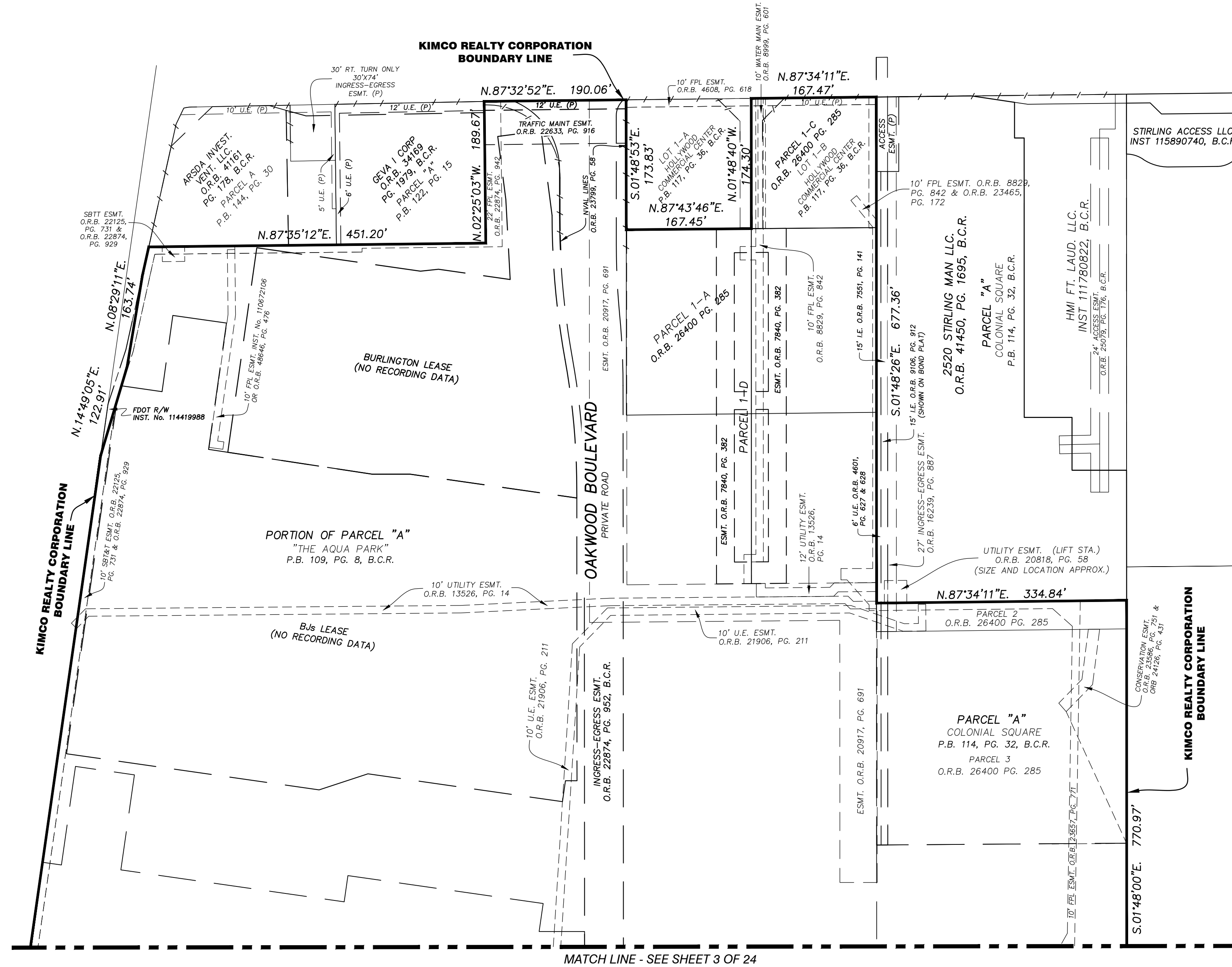
EXHIBIT OF PARCELS AND EASEMENTS



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
P.G.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
- - - - -	NON-VEHICULAR ACCESS LINE



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN	DWS
CHECKED	JDS/LAS
BOOK/PAGE(S)	0897/01-97
& DATA COLLECTOR	

SEAL

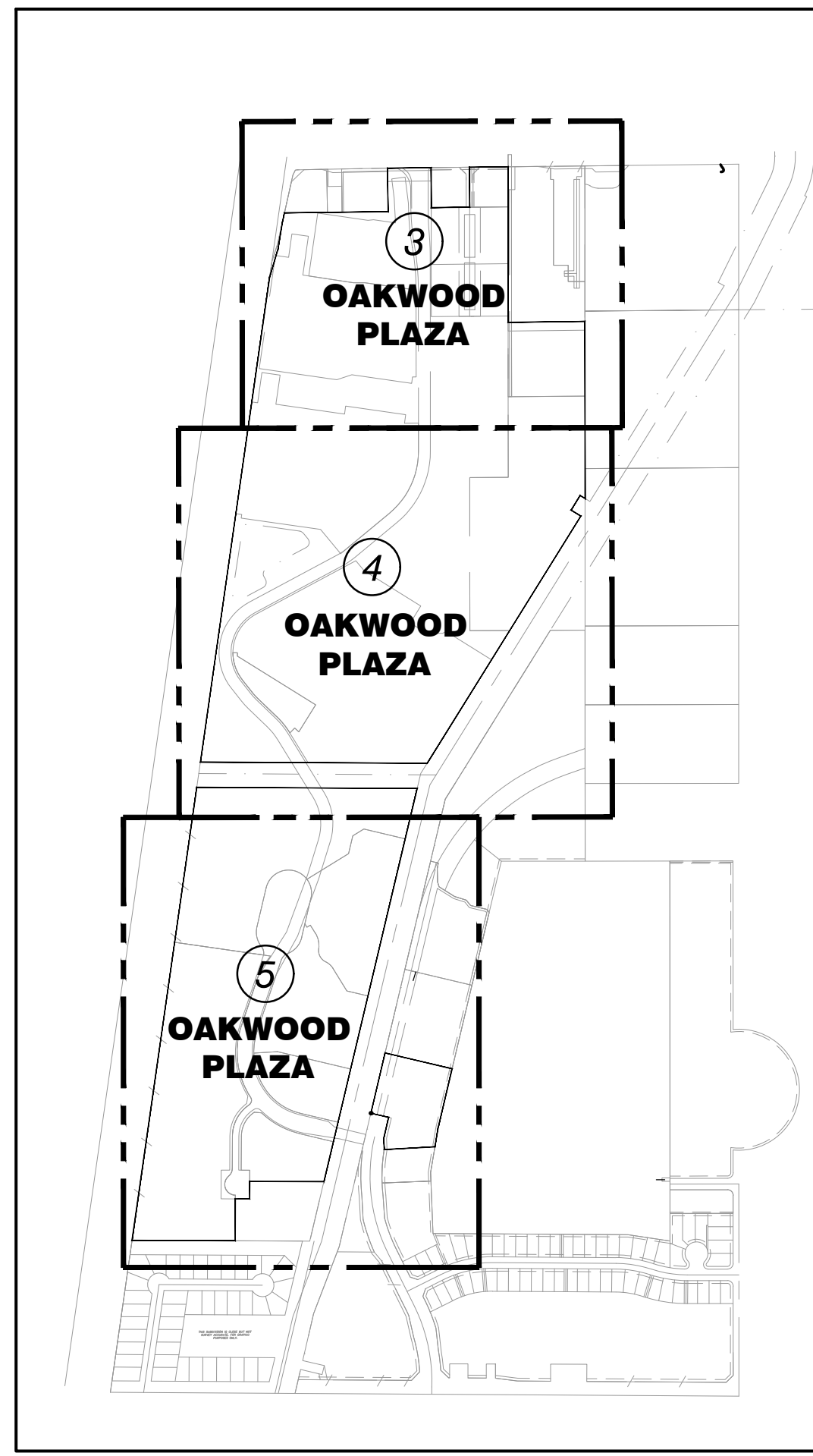
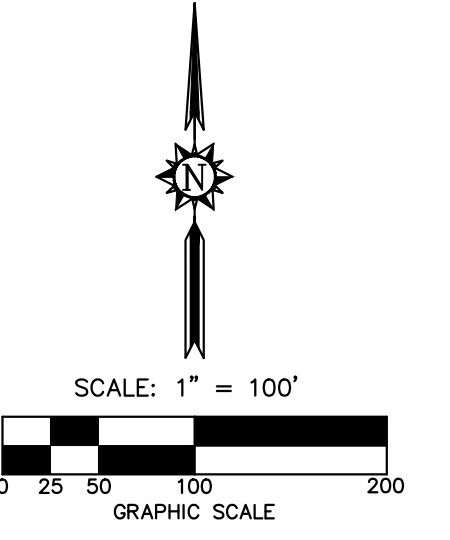
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
3 OF 24

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

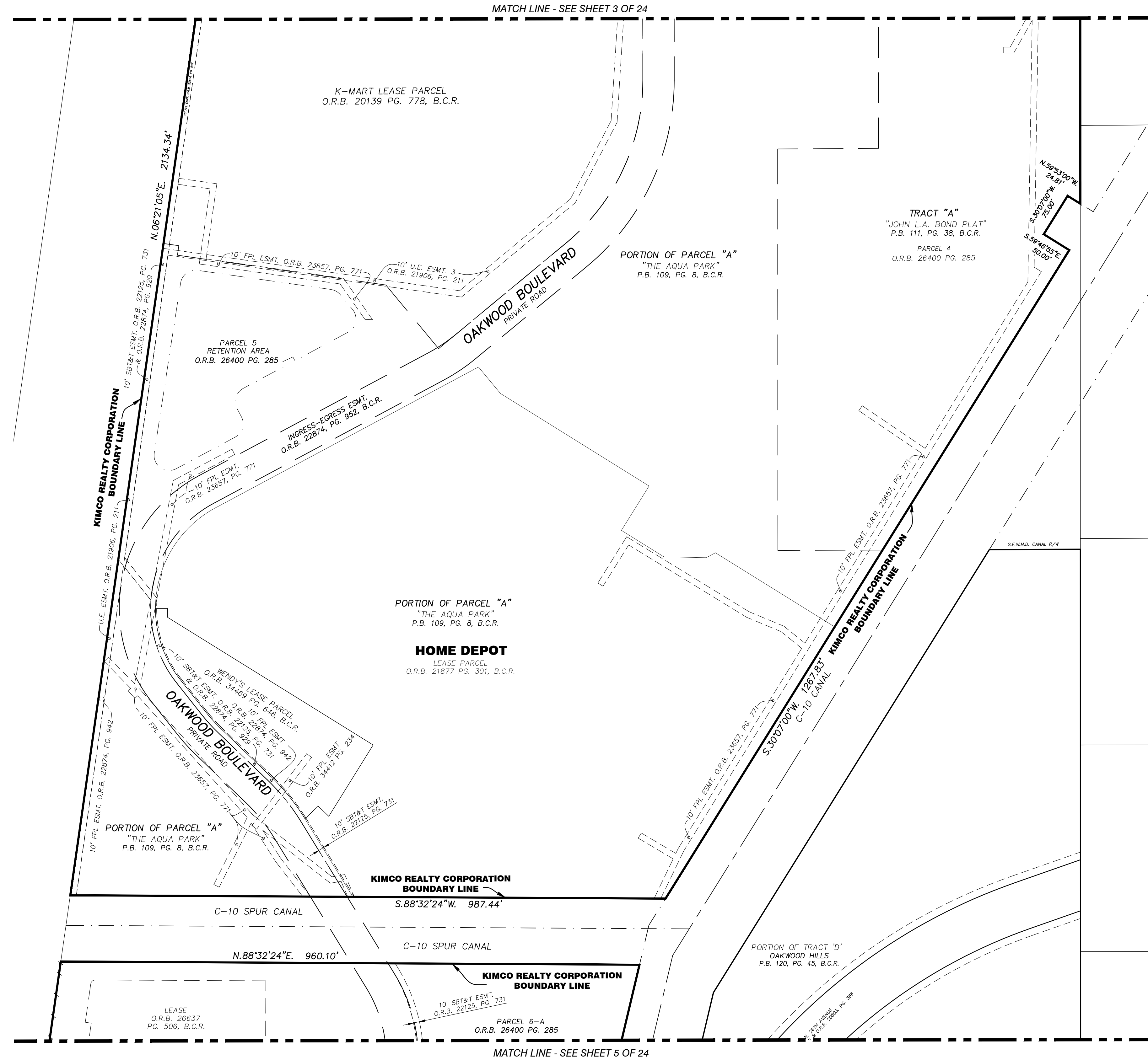
EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

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



NO.	REVISION	DATE	BY

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	05/1/04/2021
DRAWN: DMS	
CHECKED: JDS/LAS	
BOOK/PAGE(S) & DATA COLLECTOR	

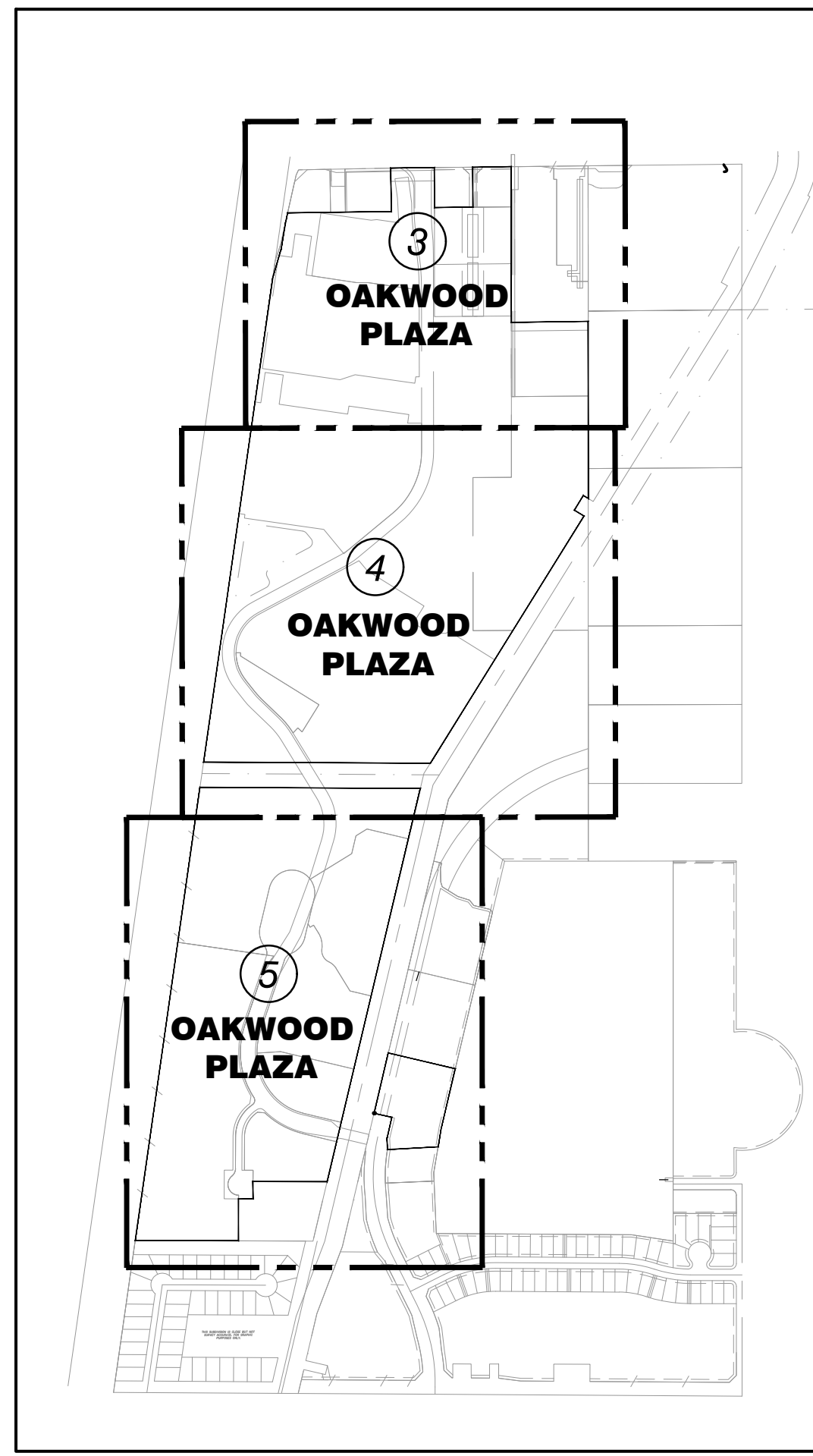
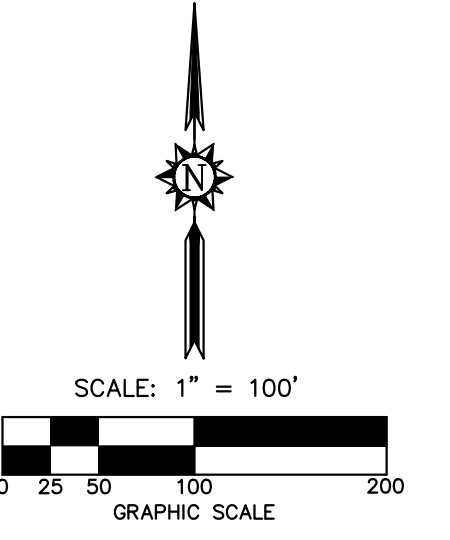
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
4 OF 24

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

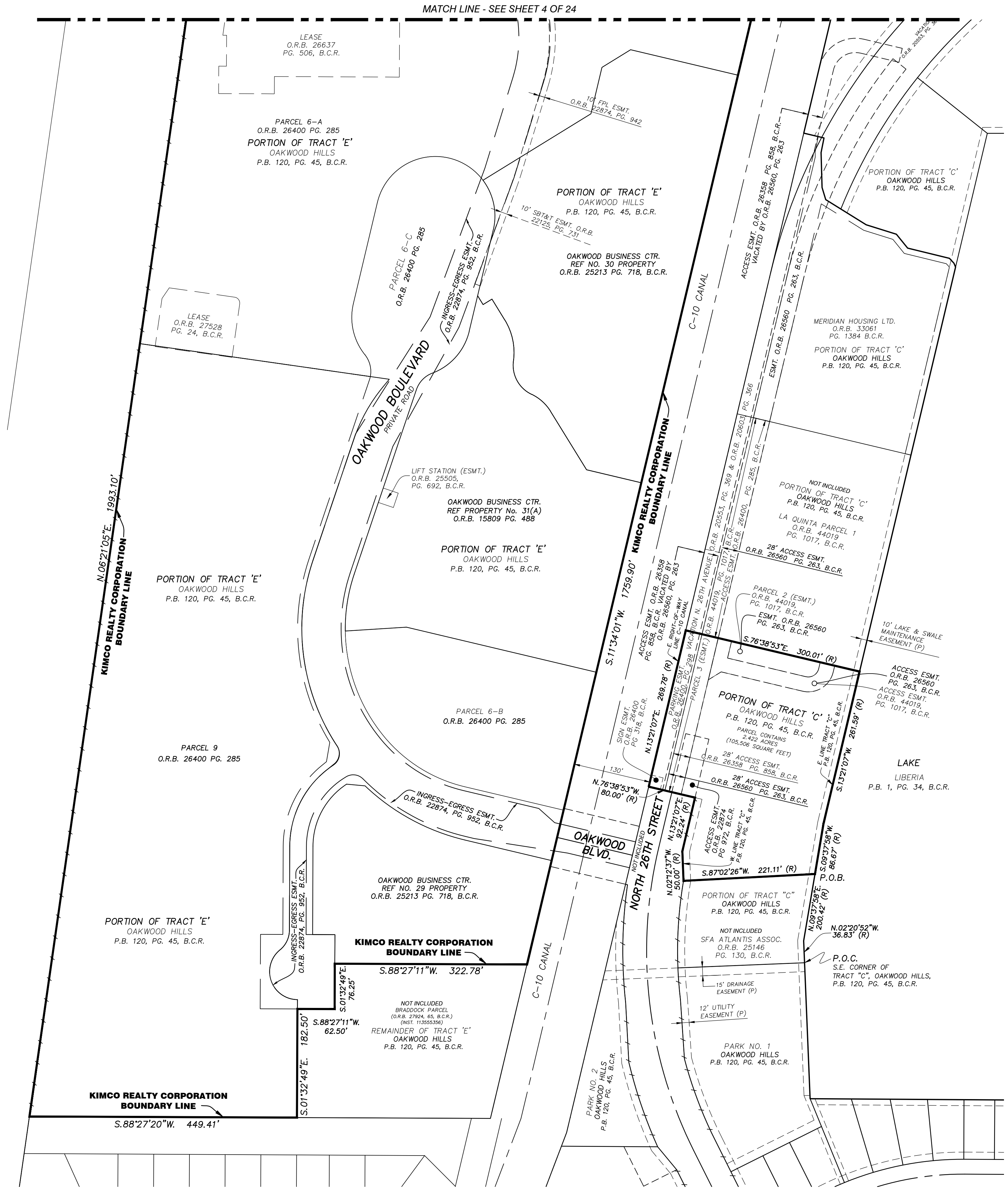
EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

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



NO.	REVISION	DATE	BY

TEL (954) 565-0997
www.stoner.com
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN	DMS
CHECKED	JDS/LAS
BOOK/PAGE(S)	1092/01-07
& DATA COLLECTOR	

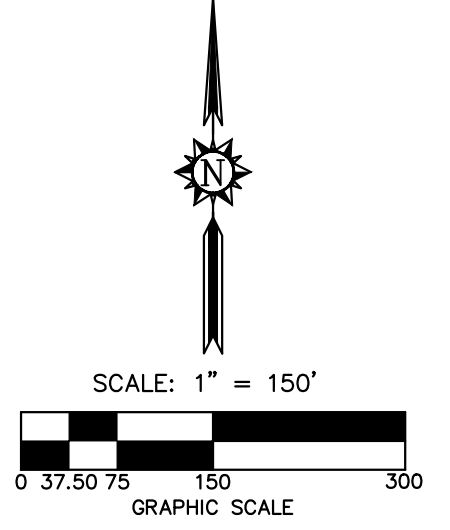
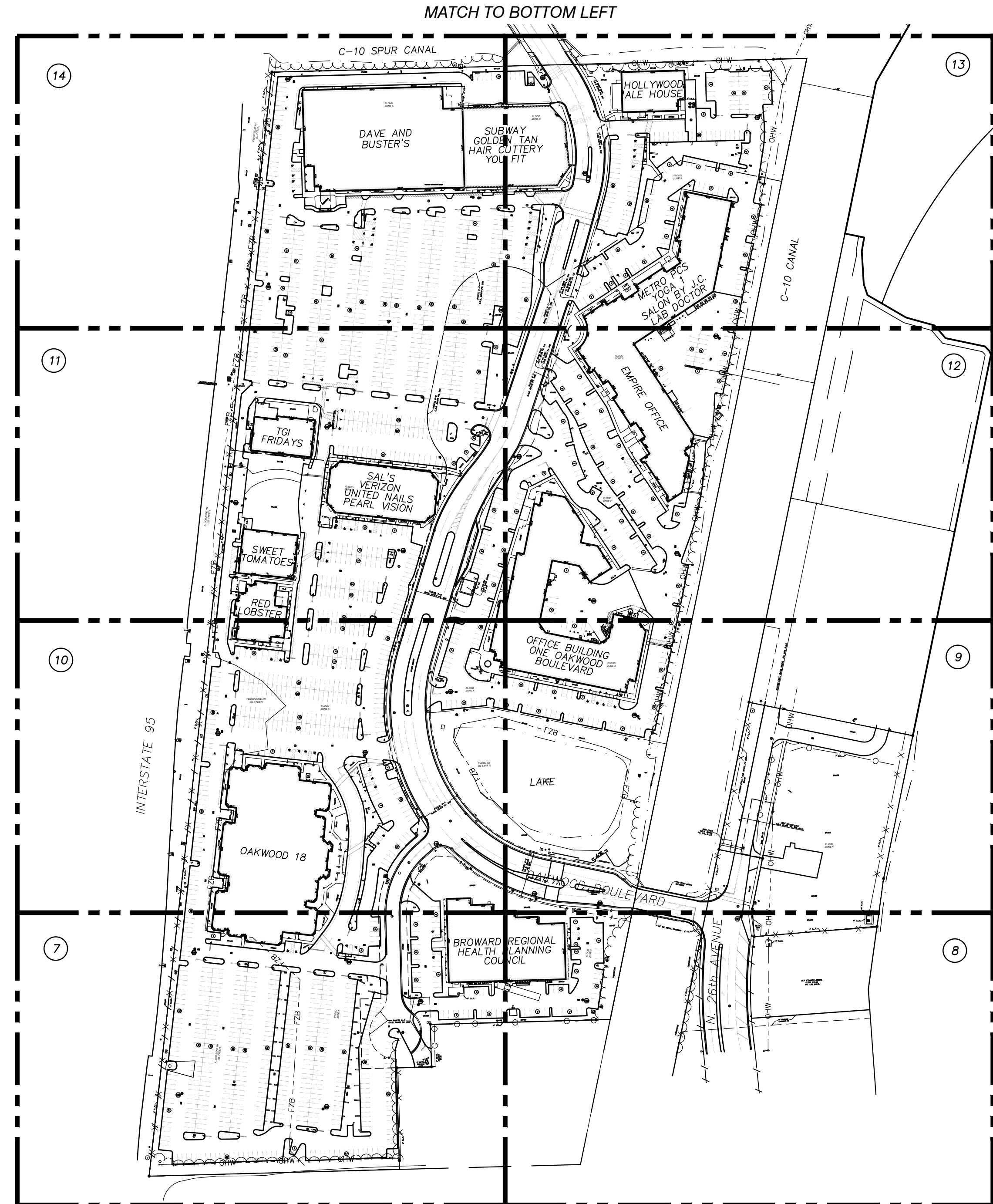
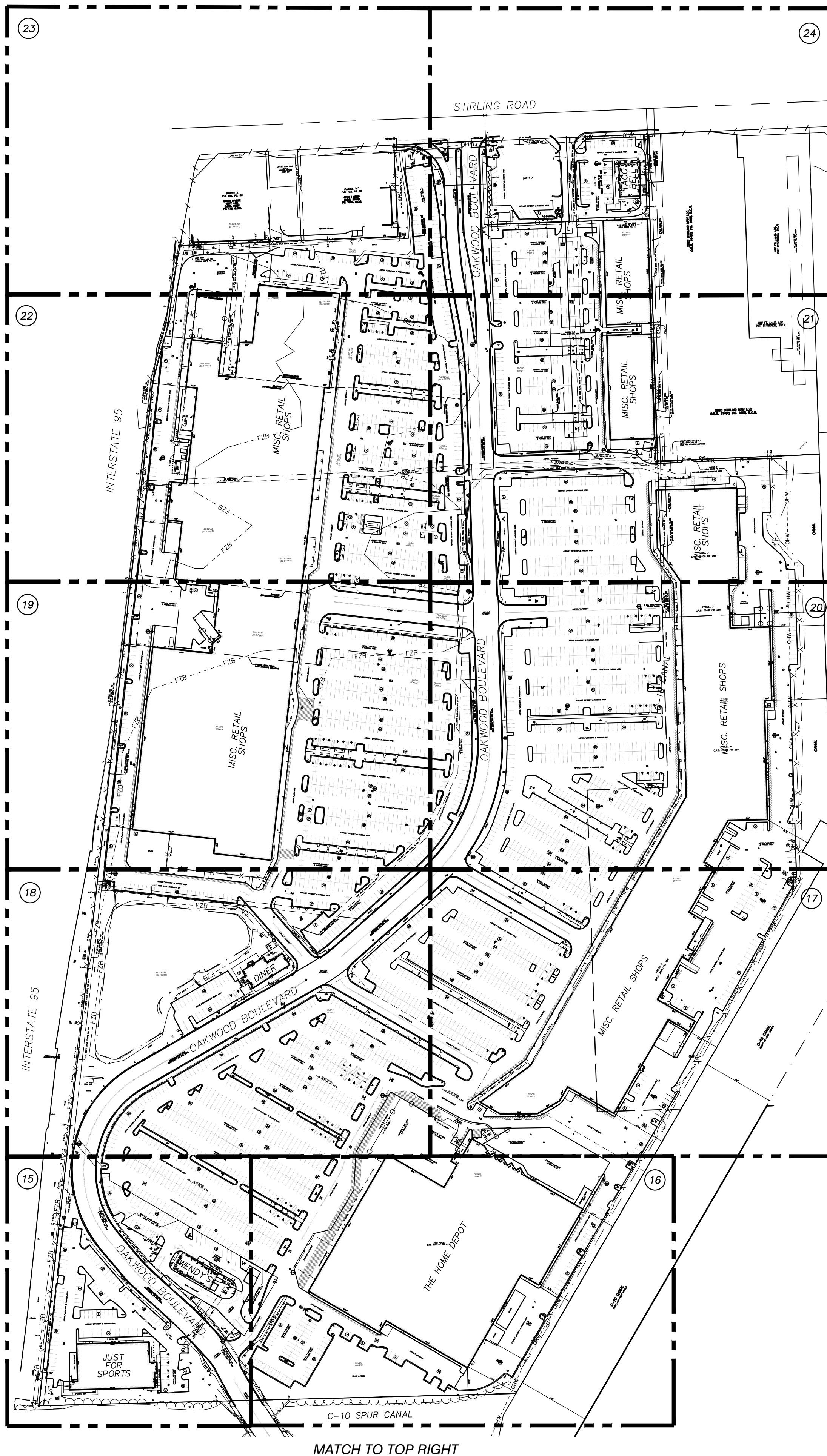
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
5 OF 24

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY KEY MAP



SURVEY CONTROL POINTS TABLE

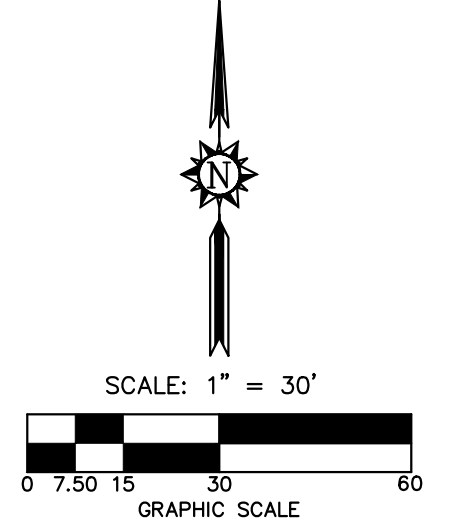
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	624001.262	931886.334	10.61	SET N/D TRAV.PT. LB 6633
101	623606.277	931954.115	6.02	SET N/D TRAV.PT. LB 6633
102	623089.300	931945.584	6.27	SET N/D TRAV.PT. LB 6633
103	622545.692	931940.699	5.32	SET 5/8" IRC TRAV.PT. S/A
104	622230.331	931557.993	5.86	SET N/D TRAV.PT. LB 6633
105	621947.665	931126.717	4.91	SET N/D TRAV.PT. LB 6633
106	621544.020	931436.990	7.18	SET N/D TRAV.PT. LB 6633
107	621107.266	931606.265	8.07	SET N/D TRAV.PT. LB 6633
108	620604.920	931473.097	6.69	SET N/D TRAV.PT. LB 6633
109	620191.837	931351.668	6.16	SET N/D TRAV.PT. LB 6633
110	619811.877	931512.022	6.82	SET N/D TRAV.PT. LB 6633
111	619780.007	931879.371	6.96	SET N/D TRAV.PT. LB 6633
112	619281.140	931942.998	5.09	SET N/D TRAV.PT. LB 6633
113	619241.469	933464.835	4.49	SET N/D TRAV.PT. LB 6633
114	621213.791	933402.456	3.71	SET N/D TRAV.PT. LB 6633
115	621688.235	931570.042	5.24	SET N/D TRAV.PT. LB 6633
116	622047.106	931769.081	5.04	SET N/D TRAV.PT. LB 6633
117	619908.183	931340.373	5.98	SET N/D TRAV.PT. LB 6633
118	619621.840	931300.668	6.04	SET N/D TRAV.PT. LB 6633
119	619630.269	931595.562	5.87	SET N/D TRAV.PT. LB 6633
120	619797.087	931622.999	7.58	SET N/D TRAV.PT. LB 6633
121	620866.336	931456.083	6.68	SET N/D TRAV.PT. LB 6633
122	620660.772	931142.737	6.12	SET N/D TRAV.PT. LB 6633
123	620437.472	931265.320	6.44	SET N/D TRAV.PT. LB 6633
124	620068.405	931203.952	6.41	SET N/D TRAV.PT. LB 6633
125	619702.108	931169.909	6.62	SET N/D TRAV.PT. LB 6633
126	619434.700	931129.548	6.41	SET N/D TRAV.PT. LB 6633
127	619462.375	930876.539	5.97	SET N/D TRAV.PT. LB 6633
128	619721.774	930899.494	5.86	SET N/D TRAV.PT. LB 6633

SURVEY CONTROL POINTS TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
122	620115.377	930940.435	5.89	SET N/D TRAV.PT. LB 6633
130	620524.951	930965.678	6.99	SET N/D TRAV.PT. LB 6633
131	620915.039	931032.127	6.03	SET N/D TRAV.PT. LB 6633
132	621285.999	931072.056	6.62	SET N/D TRAV.PT. LB 6633
133	621289.907	931528.867	8.74	SET N/D TRAV.PT. LB 6633
134	621149.570	931913.392	6.25	SET N/D TRAV.PT. LB 6633
135	620427.553	931769.729	6.19	SET N/D TRAV.PT. LB 6633
136	620139.040	931694.628	5.90	SET N/D TRAV.PT. LB 6633
137	620348.603	931608.123	6.40	SET N/D TRAV.PT. LB 6633
138	620817.583	931840.650	6.03	SET N/D TRAV.PT. LB 6633
250	623632.303	932193.663	6.09	SET FLUTED NAIL
251	623131.131	932545.301	5.28	SET FLUTED NAIL
252	622793.633	932580.135	4.99	SET FLUTED NAIL
253	622453.839	932544.519	5.55	SET FLUTED NAIL
254	622047.648	932318.598	5.28	SET FLUTED NAIL
255	621871.941	932219.664	5.28	SET FLUTED NAIL
256	621498.850	931999.387	5.65	SET FLUTED NAIL
261	622847.289	932142.200	4.91	SET FLUTED NAIL
262	622646.883	932214.667	5.21	SET FLUTED NAIL
263	623055.014	932296.561	5.56	SET FLUTED NAIL
264	623746.091	931845.235	7.22	SET FLUTED NAIL
265	623723.368	931372.764	5.32	SET FLUTED NAIL
266	623364.413	931501.816	5.48	SET FLUTED NAIL
267	623008.290	931284.736	6.07	SET FLUTED NAIL
268	622507.642	931200.542	5.51	SET FLUTED NAIL
269	622677.913	931739.915	5.41	SET FLUTED NAIL
270	623262.172	931776.229	5.34	SET FLUTED NAIL
271	623402.586	931781.226	5.00	SET FLUTED NAIL
272	623976.919	932211.527	5.66	SET FLUTED NAIL

DATE: 01/04/2021 FIELD SURVEY DRAWN: DWS CHECKED: DWS/LAS BOOK/PAGE(S): 082/01-07 & DATA COLLECTOR	TEL: (954) 565-0997 www.stonersurveyors.com STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 66633 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314	REVISION NO. DATE BY:	<p style="text-align: center;">SKETCH OF ALTA/NSPS LAND TITLE SURVEY</p> <p style="text-align: center;">OAKWOOD PLAZA</p> <p style="text-align: center;">INTERSTATE 95 AND STIRLING ROAD</p> <p style="text-align: center;">CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA</p> <p style="text-align: right;">PROJECT 18-8637 OVERALL</p> <p style="text-align: right;">SHEET NO. 6 OF 24</p> <p style="font-size: small; text-align: right;"> JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA </p> <p style="font-size: x-small; text-align: right;"> THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND CAN BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2020 </p>
---	---	--------------------------------	---

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
CA	CENTRAL ANGLE
C	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DIAM.	DIAMETER
EL.	ELEVATION
ELEC.	ELECTRIC
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER & LIGHT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.E.	INGRESS/EGRESS EASEMENT
I.E.	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
N/D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
POP	PERMANENT CONTROL POINT
PC	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
(C)	DATA BASED ON CALCULATIONS
(OFT)	DATA CALCULATED FROM A FIELD TRAVERSE
(M)	DATA BASED ON FIELD MEASUREMENTS
(MAP)	DATA BASED ON A MAP (NOT OF RECORD)
(F)	DATA BASED ON THE PLAT OF RECORD
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS

UTILITY LINES

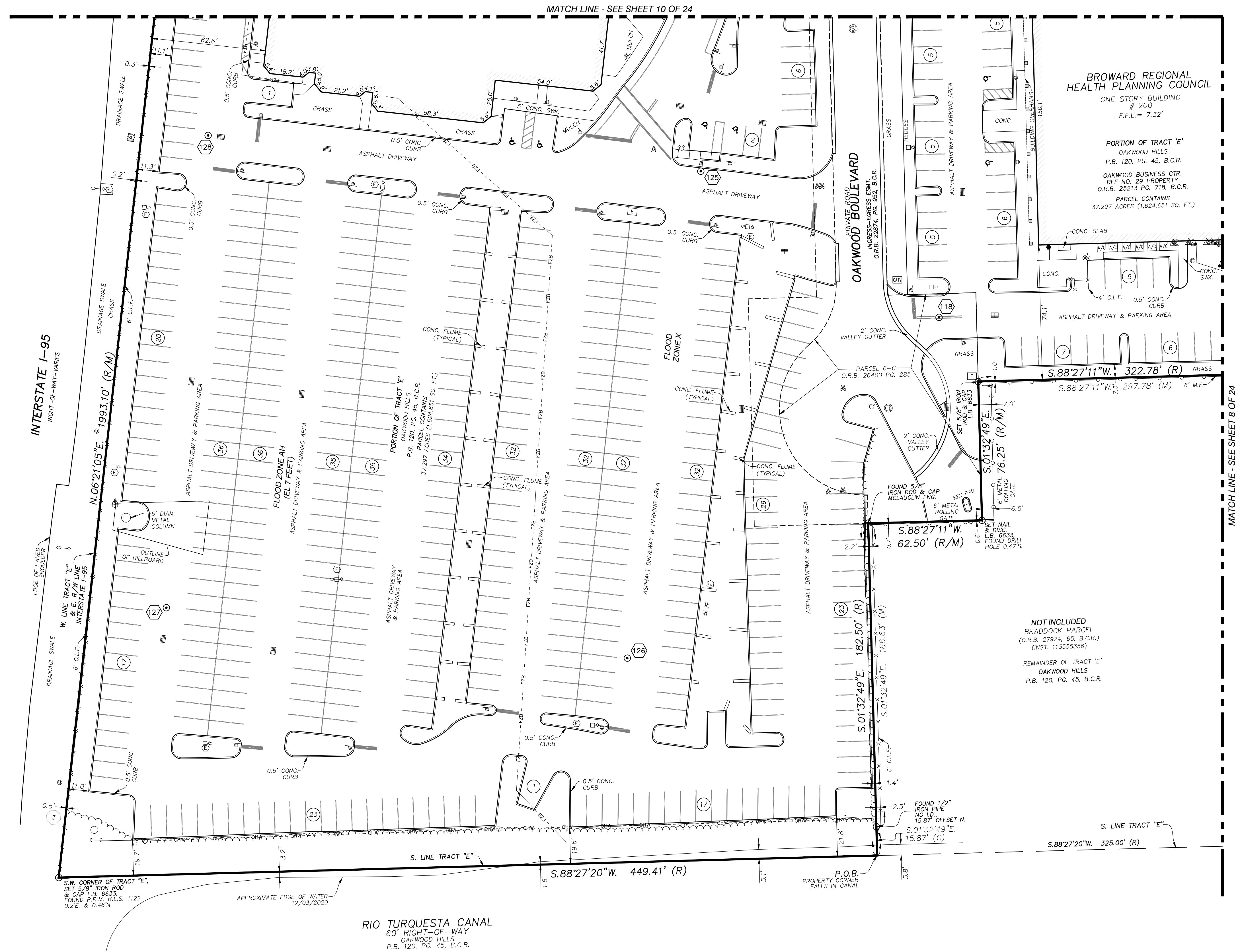
	METAL GUARD RAIL
	NON-VEHICULAR ACCESS LINE
	TREE/HEDGE LINE
	FLOOD ZONE BOUNDARY

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
	VENT 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
	WET WELL
	YARD DRAIN
	ROUND INLET
	ENCROACHMENT NUMBER
	NUMBER OF PARKING SPACES

LEGEND

	AIR CONDITIONER
	ANCHOR
	KEYPAD
	ANTENNA
	GATE ARM
	AERIAL TARGET
	BACK FLOW PREVENTER
	BORE HOLE
	BENCH
	BOLLARD
	CALL BOX / INTERCOMM
	CABLE TV BOX
	CABLE TV RISER
	CABLE TV VAULT
	CATCH BASIN
	SANITARY SEWER CLEANOUT
	CONCRETE POWER LIGHT POLE
	COMMUNICATIONS VAULT
	CONCRETE POWER POLE
	CONCRETE POST
	DRINKING FOUNTAIN
	DOUBLE VALVE ASSEMBLY
	ELECTRIC CABINET
	ELECTRIC OUTLET
	ELECTRIC VAULT
	FAUCET / SPIGOT
	FILL CAP
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FIBER OPTIC VAULT
	FLAG POLE
	GAS VALVE BOX
	GENERATOR
	GUTTER INLET
	GROUND LIGHT
	GRILL
	HANDICAP PARKING
	HIGH MAST LIGHT POLE
	HIGH TRANSMISSION VOLTAGE POLE
	IRRIGATION BOX
	IRRIGATION PUMP
	IRRIGATION WELL
	LAMP POST
	LIGHT POLE BASE
	MAIL BOX
	ELECTRIC METER
	GAS METER
	MANHOLE
	AIR RELEASE VALVE IN MANHOLE
	BCAD MANHOLE
	COMMUNICATIONS MANHOLE
	STORM DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	FUEL MANHOLE
	FAA MANHOLE
	FIBER OPTIC MANHOLE
	GAS MANHOLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	WATER MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	MOTOR
	GATE MOTOR
	METAL POST
	PEDESTRIAN CROSSING SIGNAL
	CONCRETE PILE
	PARKING MASTER BOX
	PARKING METER
	PALM CLUSTER
	PLASTIC POST
	PUMP
	ROCK
	RAILROAD ARM
	RAILROAD MILEPOST
	RAILROAD SWITCH STAND
	RECLAIMED WATER VAULT
	SATELLITE DISH
	SHRUB
	TRAFFIC SIGNAL ON POST
	STREET METAL LIGHT POLE
	SPRINKLER HEAD
	SPAN SIGNAL POLE
	SINGLE SUPPORT SIGN
	STUMP
	TELEPHONE BOX
	TELEPHONE CABINET
	TELEPHONE POLE
	TELEPHONE RISER
	TEST HOLE



NO.	REVISION	DATE	BY:

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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

LAST DATE	01/04/2021
FIELD SURVEY	
DRAWN: DWS	
CHECKED: DWS/LAS	
BOOK/PAGE(S)	082/01-87
& DATA COLLECTOR	

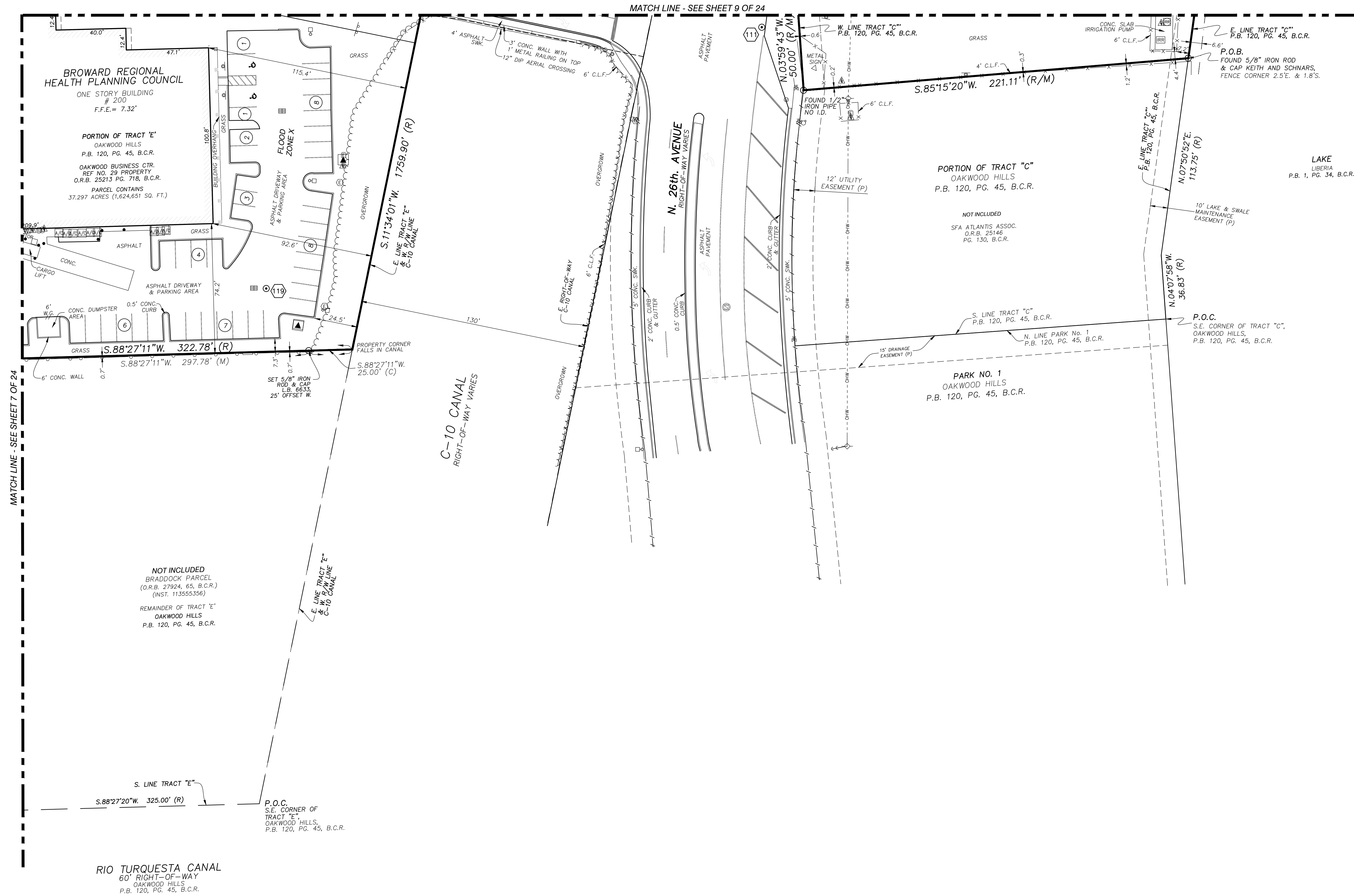
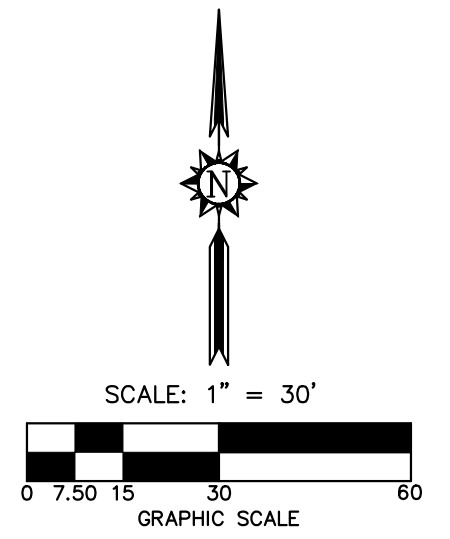
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
7 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 7 OF 24

MATCH LINE - SEE SHEET 9 OF 24

NOT INCLUDED
BRADDOCK PARCEL
(O.R.B. 27924, 45, B.C.R.)
(INST. 113555356)
REMAINDER OF TRACT "E"
OAKWOOD HILLS
P.B. 120, PG. 45, B.C.R.

RIO TURQUESTA CANAL
60' RIGHT-OF-WAY
OAKWOOD HILLS
P.B. 120, PG. 45, B.C.R.

P.O.C.
S.E. CORNER OF
TRACT "E"
OAKWOOD HILLS,
P.B. 120, PG. 45, B.C.R.

PARK NO. 1
OAKWOOD HILLS
P.B. 120, PG. 45, B.C.R.

PORTION OF TRACT "C"
OAKWOOD HILLS
P.B. 120, PG. 45, B.C.R.

LAKE
LIBERIA
P.B. 1, PG. 34, B.C.R.

NO.	REVISION	DATE	BY

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

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN	DWS
CHECKED	JDS/LAS
BOOK/PAGE(S)	1092/01-07
& DATA COLLECTOR	

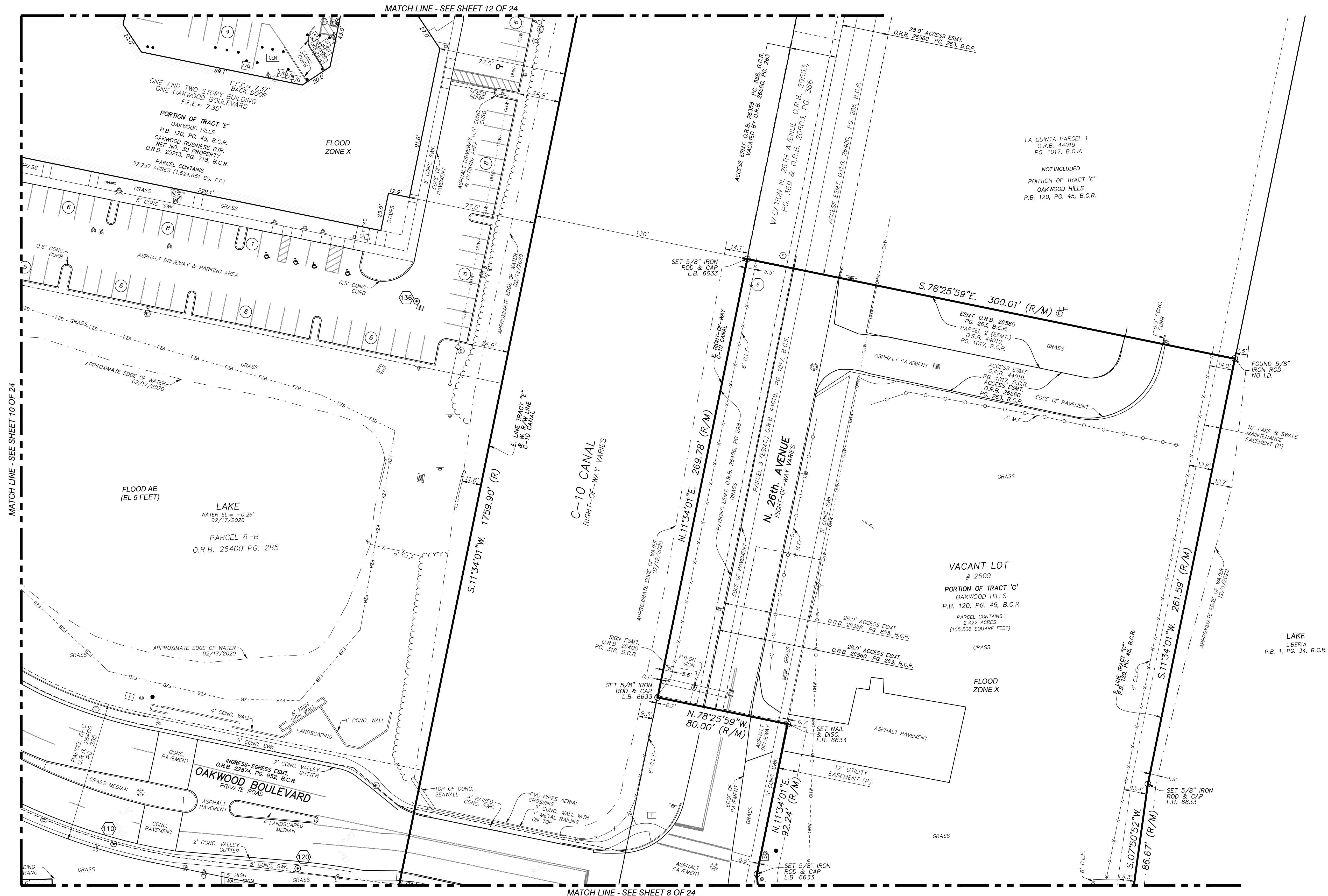
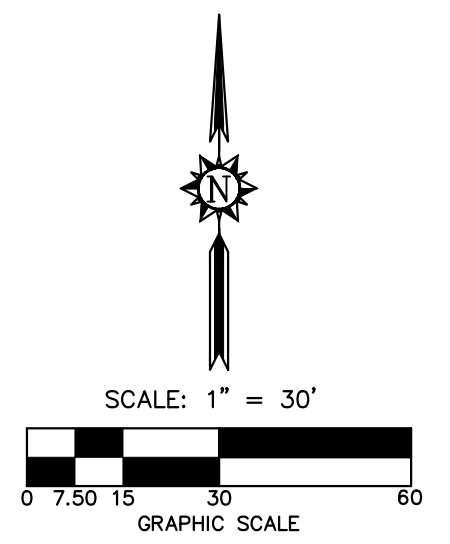
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
8 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 10 OF 24

MATCH LINE - SEE SHEET 12 OF 24

MATCH LINE - SEE SHEET 8 OF 24

NO.	REVISION	DATE	BY

TEL (954) 565-0997
www.stonersurveyors.com
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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

LAST DATE OF 1/04/2021
FIELD SURVEY
DRAFTER: DWS
CHECKED: JDS/LAS
BOOK/PAGE(S): 082/01-87
& DATA COLLECTOR

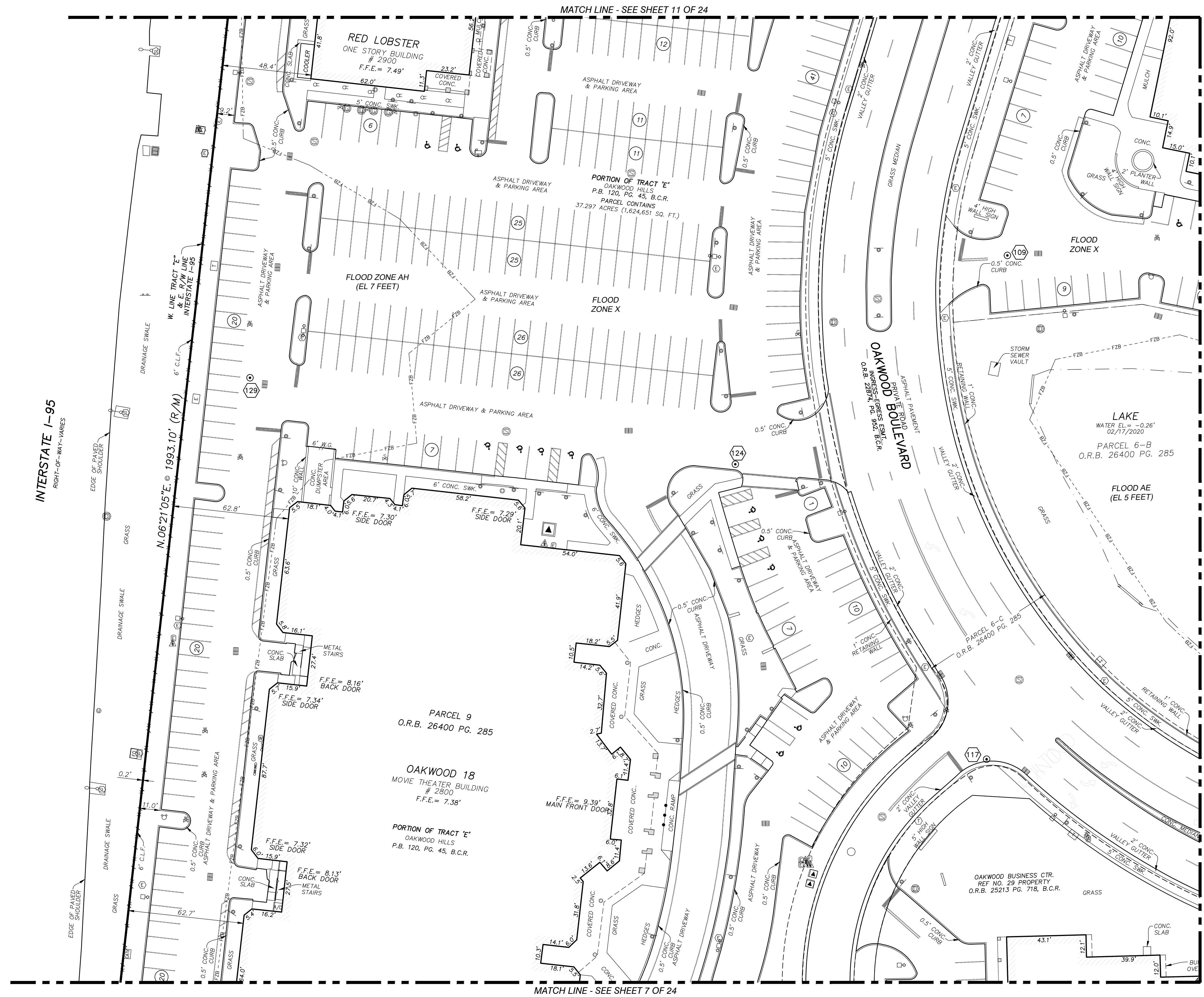
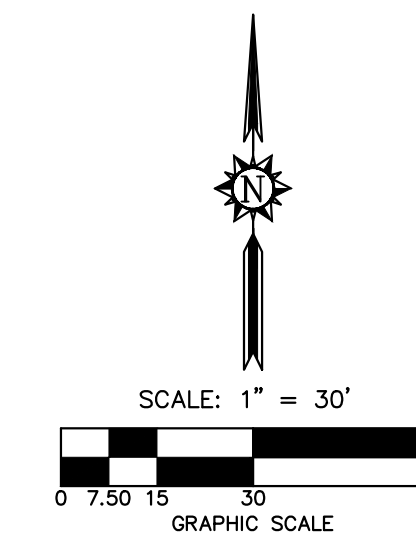
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
9 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 11 OF 24

MATCH LINE - SEE SHEET 9 OF 24

MATCH LINE - SEE SHEET 7 OF 24

NO.	REVISION	DATE	BY:

TEL (954) 585-0997
www.stonersurveyors.com
STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633
4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

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	01/04/2021
DRAWN BY	DWS
CHECKED BY	DS/LAS
BOOK/PAGE(S)	082/01-97
BY	& DATA COLLECTOR

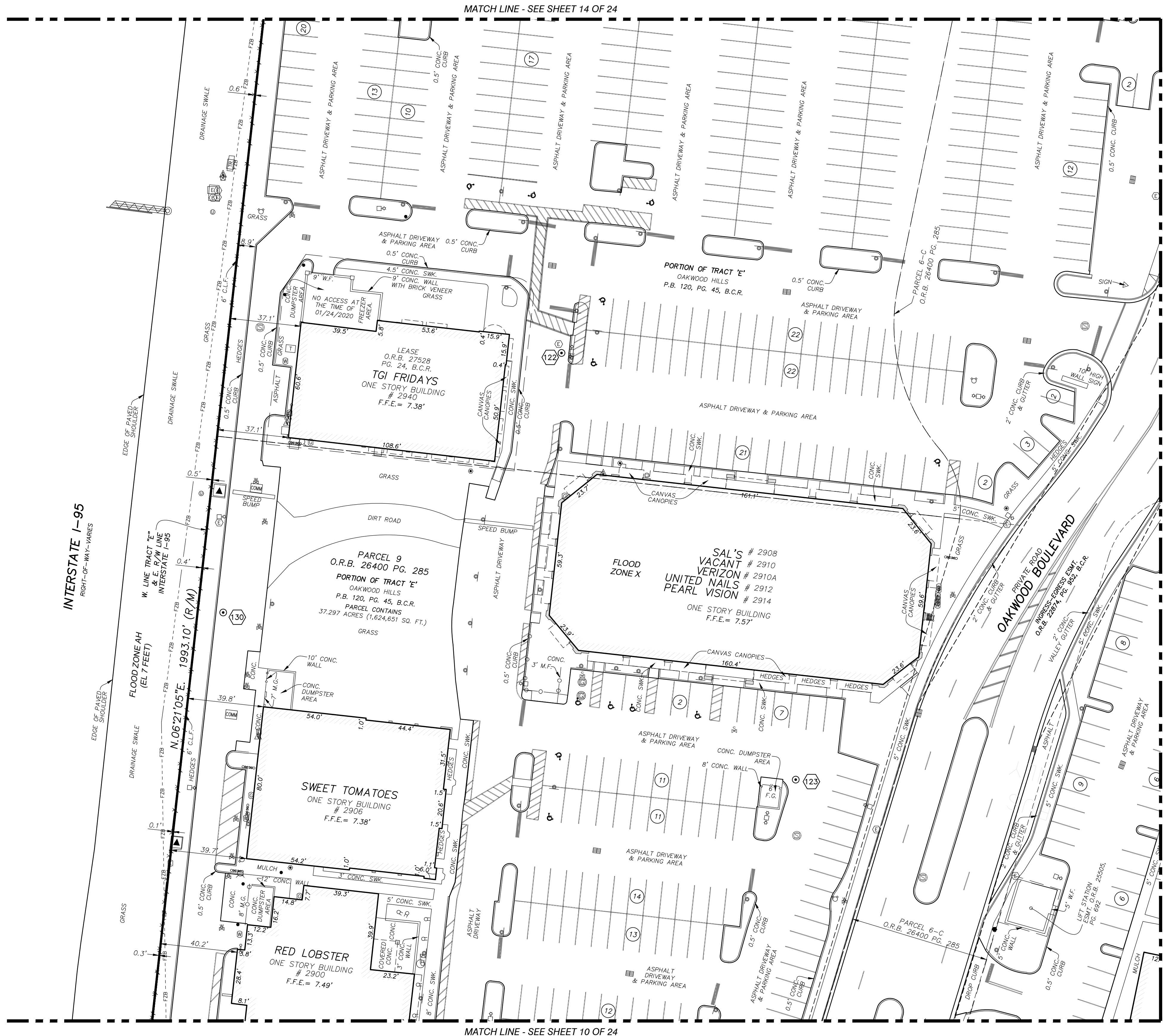
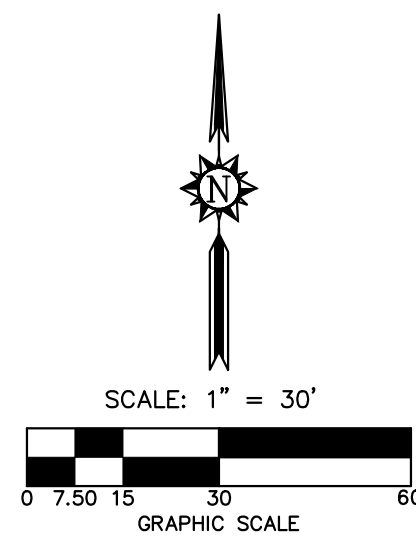
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
10 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND PARCEL OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2020

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	01/04/2021
FRANK: DWS	
CHECKED: JDS/LAS	
BOOK/PAGE(S):	092/01-97
& DATA COLLECTOR	

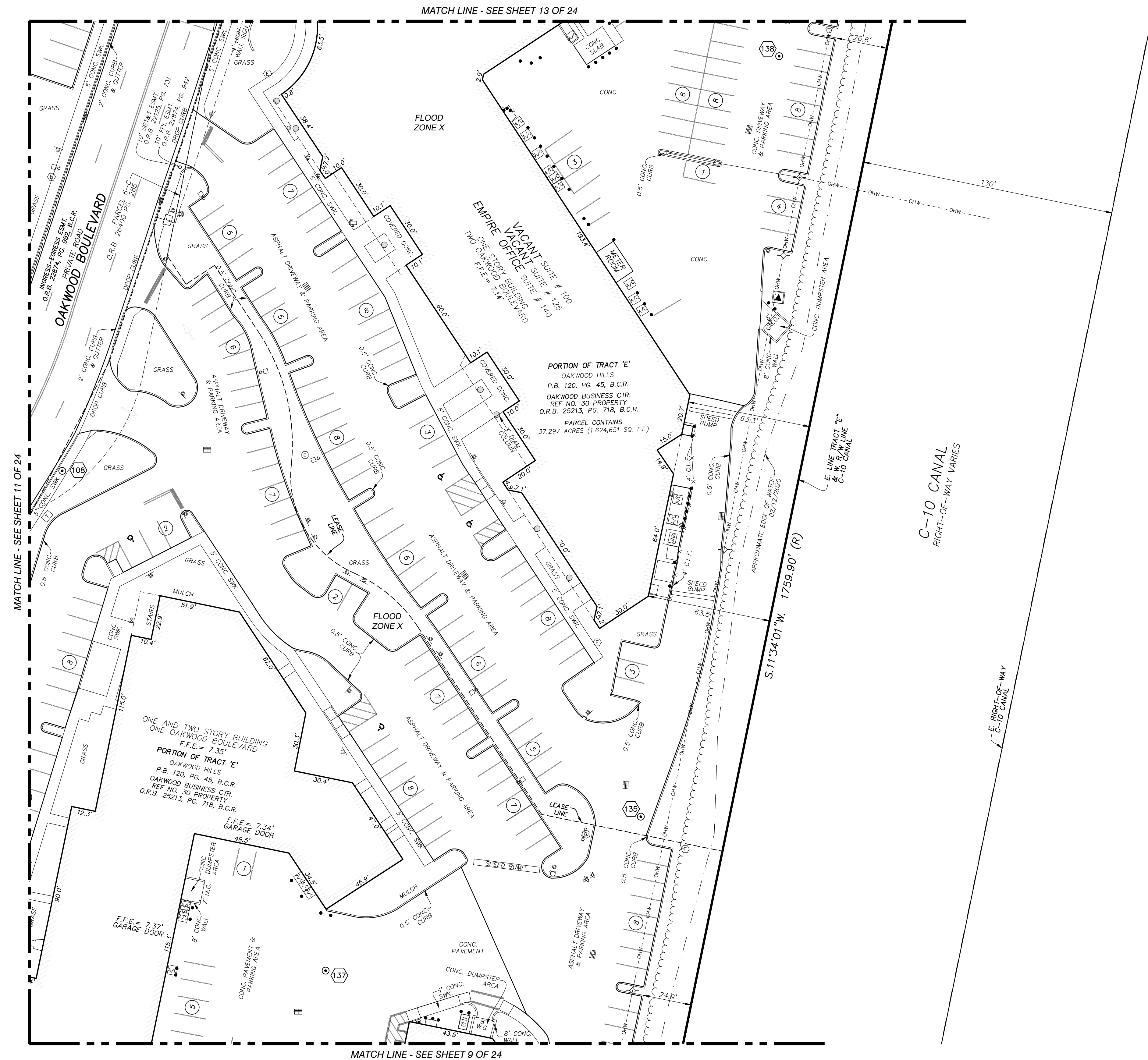
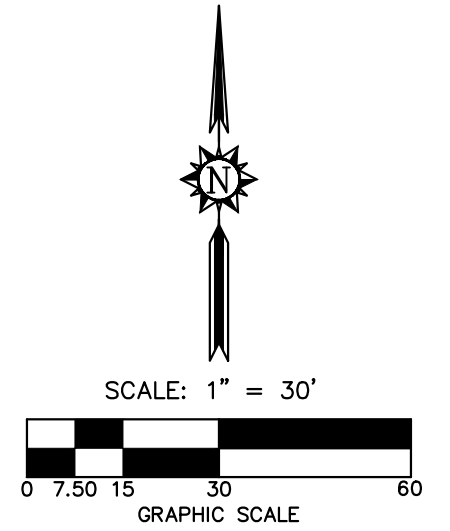
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
11 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 11 OF 24

MATCH LINE - SEE SHEET 13 OF 24

MATCH LINE - SEE SHEET 9 OF 24

NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633

4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

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	01/04/2021
DRAWN BY	DWS
CHECKED BY	JDS/LAS
BOOK/PAGE(S)	1092/01-57
& DATA COLLECTOR	

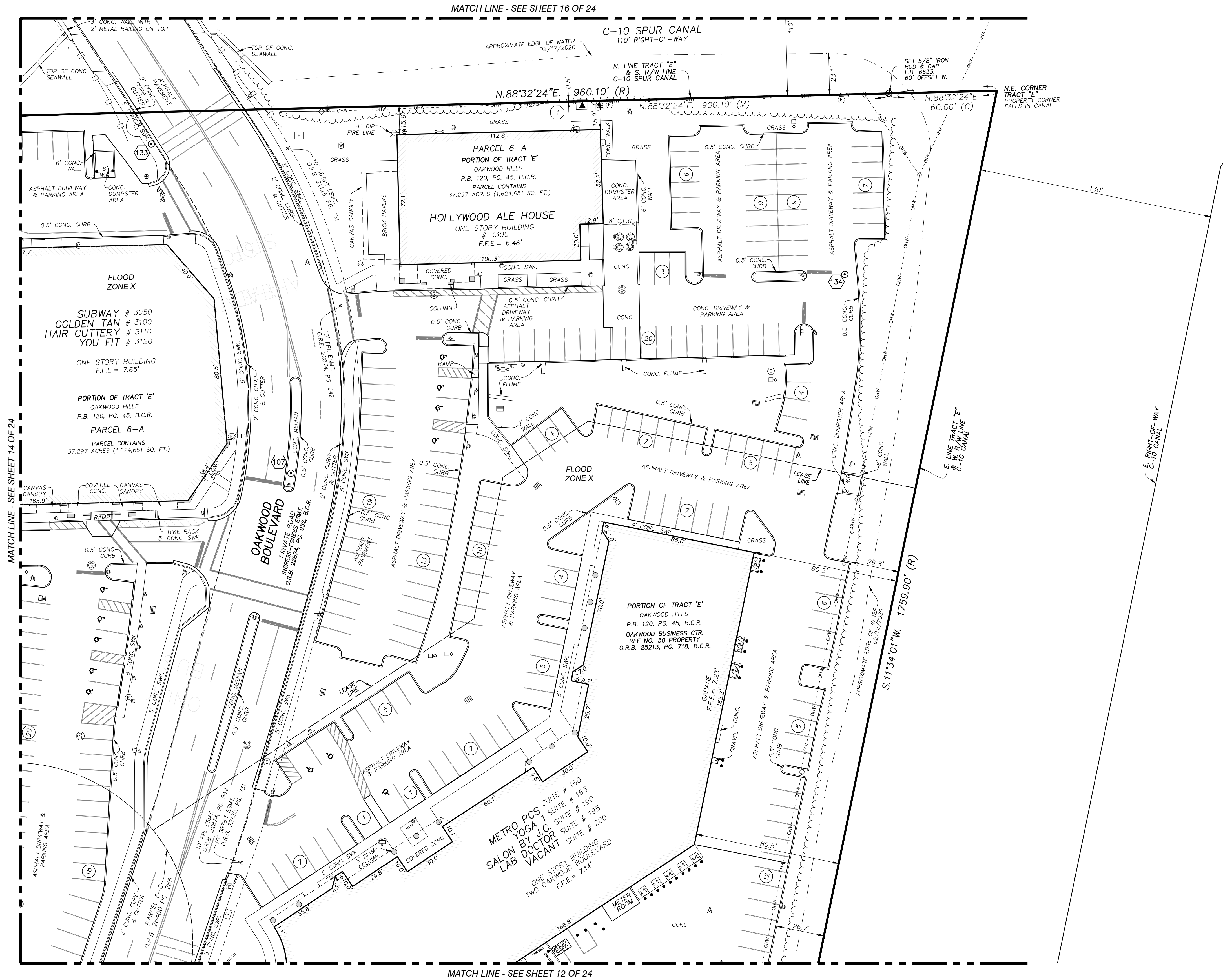
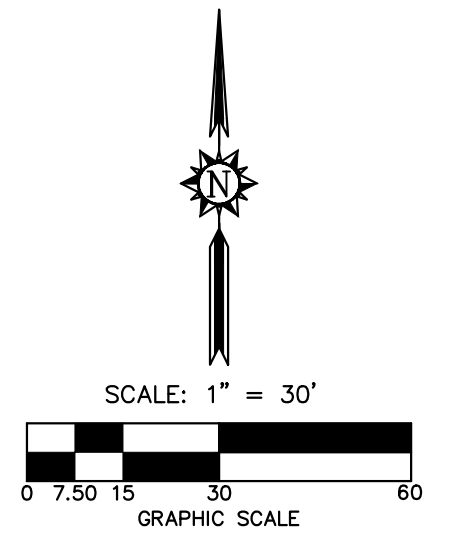
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
12 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 14 OF 24

MATCH LINE - SEE SHEET 16 OF 24

MATCH LINE - SEE SHEET 12 OF 24

BY:	
DATE:	
REVISION:	
NO.:	

TEL (954) 565-0997
www.stonerandassociates.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN	DWS
CHECKED	JDS/LAS
BOOK/PAGE(S)	1082/01-87
& DATA COLLECTOR	

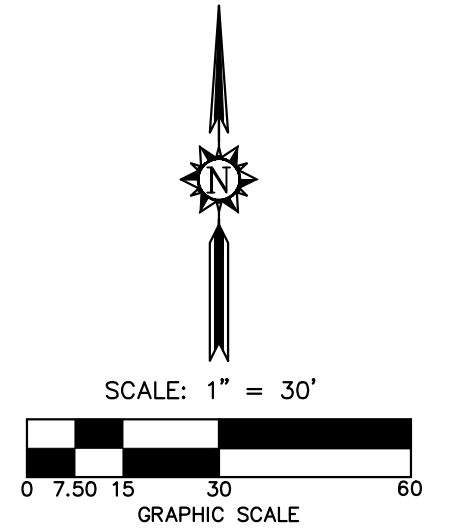
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT 18-8637 OVERALL

SHEET NO. 13 OF 24



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
- CA CENTRAL ANGLE
- C CENTER LINE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- DIAM. DIAMETER
- EL. ELEVATION
- ELEC. ELECTRIC
- F.F.E. FINISHED FLOOR ELEVATION
- FND. FOUND
- F.P.L. FLORIDA POWER & LIGHT
- F.P.L.E. FLORIDA POWER & LIGHT EASEMENT
- ID. IDENTIFICATION
- I.E.E. INGRESS/EGRESS EASEMENT
- I.E. INVERT ELEVATION
- IP IRON PIPE
- IPC IRON PIPE AND CAP
- IR IRON ROD
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- MH MANHOLE
- N/D NAIL & DISC
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PVC POLYVINYL CHLORIDE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- R.E. RIM ELEVATION
- R/W RIGHT-OF-WAY
- SAW SANITARY
- SWK. SIDEWALK
- U.E. UTILITY EASEMENT
- VCP VITRIFIED CLAY PIPE
- (C) DATA BASED ON CALCULATIONS
- (CFT) DATA CALCULATED FROM A FIELD TRAVERSE
- (M) DATA BASED ON FIELD MEASUREMENTS
- (MAP) DATA BASED ON A MAP (NOT OF RECORD)
- (P) DATA BASED ON THE PLAT OF RECORD
- (R) DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS

UTILITY LINES

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

LEGEND

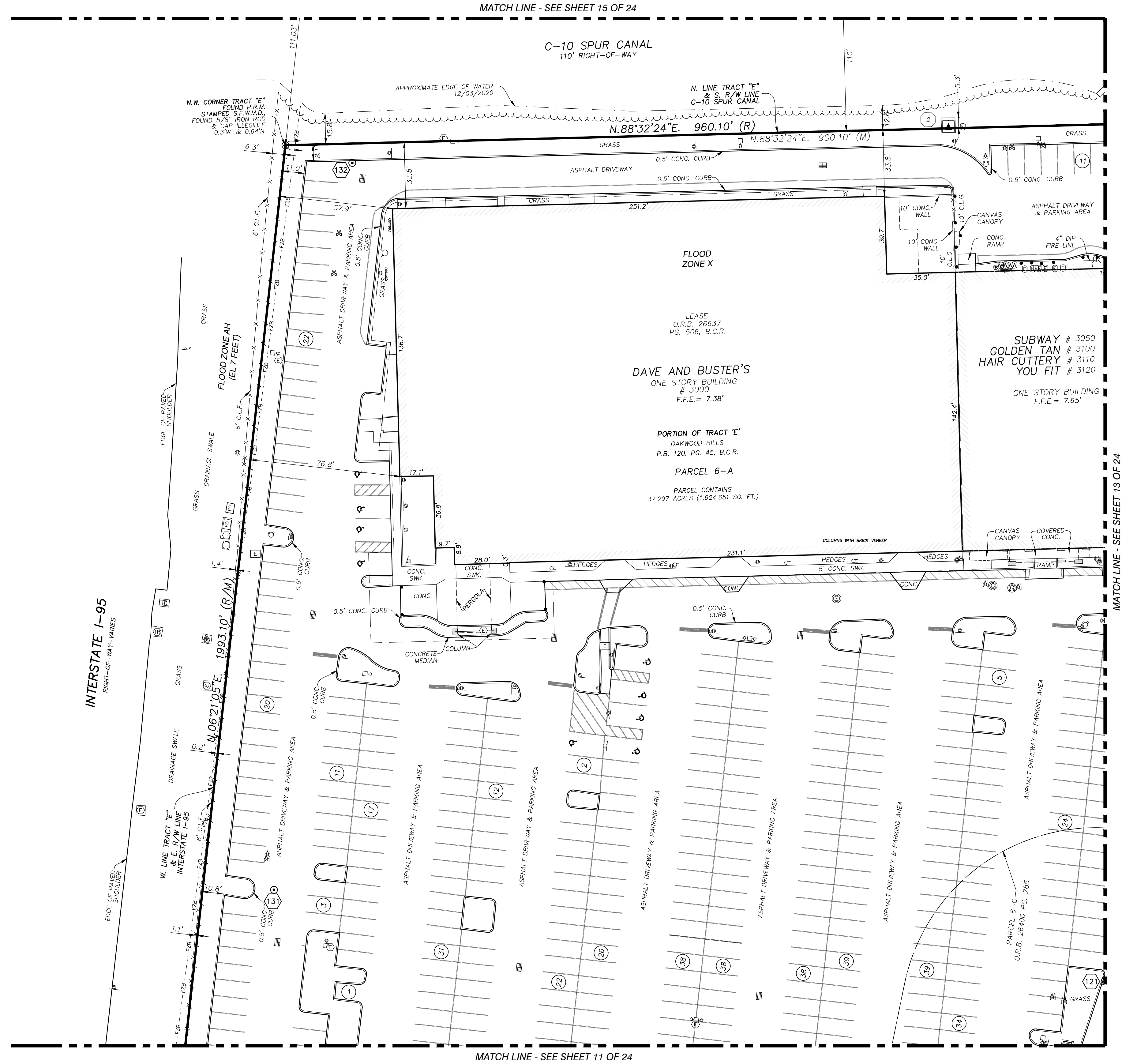
- TRASH - GARBAGE BIN
- TRAFFIC SIGNAL CABINET
- TREE
- TELEPHONE VAULT
- TAXI WAY LIGHT
- TRANSFORMER ON PAD
- UTILITY MARKER
- 2'x2' UTILITY MARKER
- UTILITY POLE
- UNKNOWN UTILITY VAULT
- PRESSURE VACUUM BREAKER
- FUEL VALVE BOX
- SEWER VALVE BOX
- WATER VAULT
- FUEL VALVE
- GAS VALVE
- IRRIGATION VALVE
- RECLAIMED WATER VALVE
- SEWER VALVE
- UNKNOWN VALVE
- WATER VALVE
- COMMUNICATIONS VAULT
- ELECTRIC VAULT
- FIBER OPTIC VAULT
- TELEPHONE VAULT
- CABLE TV VAULT
- VENT 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
- WET WELL
- YARD DRAIN
- ROUND INLET
- ENCROACHMENT NUMBER
- NUMBER OF PARKING SPACES

LEGEND

- AIR CONDITIONER
- ANCHOR
- KEYPAD
- ANTENNA
- GATE ARM
- AERIAL TARGET
- BACK FLOW PREVENTER
- BORE HOLE
- BENCH
- BOLLARD
- CALL BOX / INTERCOMM
- CABLE TV BOX
- CABLE TV RISER
- CABLE TV VAULT
- CATCH BASIN
- COMMUNICATIONS VAULT
- CONCRETE POWER POLE
- CONCRETE POST
- DRINKING FOUNTAIN
- DOUBLE VALVE ASSEMBLY
- ELECTRIC CABINET
- ELECTRIC OUTLET
- ELECTRIC VAULT
- FAUCET / SPIGOT
- FILL CAP
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIBER OPTIC VAULT
- FLAG POLE
- GAS VALVE BOX
- GENERATOR
- GUTTER INLET
- GROUND LIGHT
- GRILL
- HANDICAP PARKING
- HIGH MAST LIGHT POLE
- HIGH TRANSMISSION VOLTAGE POLE
- IRRIGATION BOX
- IRRIGATION PUMP
- IRRIGATION WELL
- LAMP POST
- LIGHT POLE BASE
- MAIL BOX
- ELECTRIC METER
- GAS METER
- MANHOLE
- AIR RELEASE VALVE IN MANHOLE
- BCAD MANHOLE

LEGEND

- COMMUNICATIONS MANHOLE
- STORM DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FUEL MANHOLE
- FAA MANHOLE
- FIBER OPTIC MANHOLE
- GAS MANHOLE
- GREASE TRAP MANHOLE
- SANITARY 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
- MARKER
- ORNAMENTAL PLANT
- GUTTER INLET TYPE P5
- GUTTER INLET TYPE P6
- PALM
- PAY PHONE
- PEDESTRIAN CROSSING SIGNAL
- CONCRETE PILE
- PARKING MASTER BOX
- PARKING METER
- PALM CLUSTER
- PLASTIC POST
- PUMP
- ROCK
- RAILROAD ARM
- RAILROAD MILEPOST
- RAILROAD SWITCH STAND
- RECLAIMED WATER VAULT
- SATELLITE DISH
- SHRUB
- TRAFFIC SIGNAL ON POST
- STREET METAL LIGHT POLE
- SPRINKLER HEAD
- SPAN SIGNAL POLE
- SINGLE SUPPORT SIGN
- STUMP
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE POLE
- TELEPHONE RISER
- TEST HOLE



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
 www.stoner-surveys.com

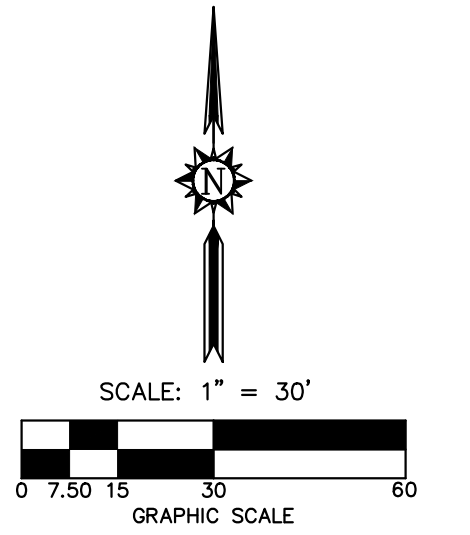
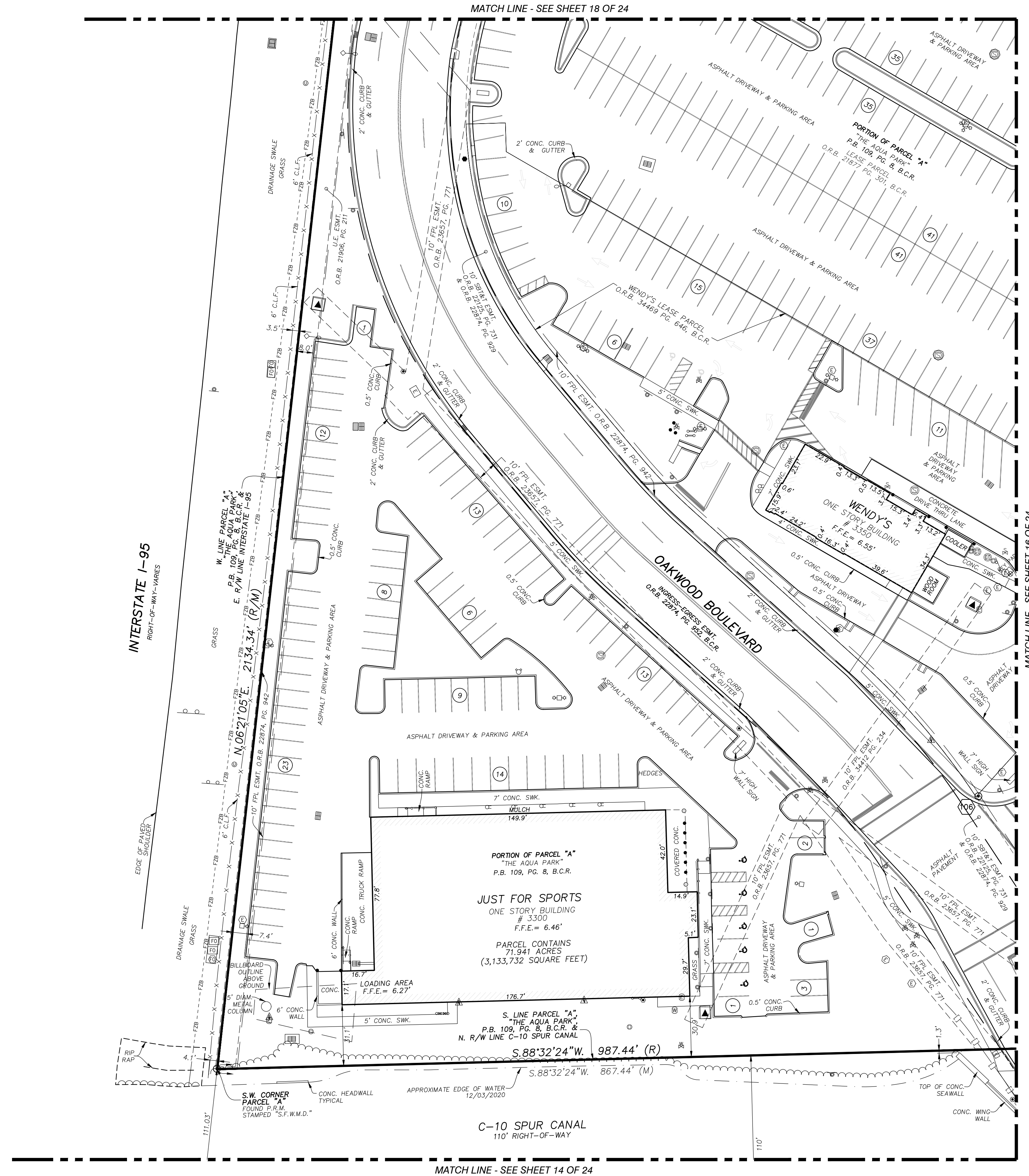
STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 66633
 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

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	01/04/2021
DRAWN: DWS	
CHECKED: DWS/LAS	
BOOK/PAGE(S):	082/01-97
& DATA COLLECTOR	

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

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN: DMS	
CHECKED: JDS/LAS	
BOOK/PAGE(S):	0892/01-57
& DATA COLLECTOR	

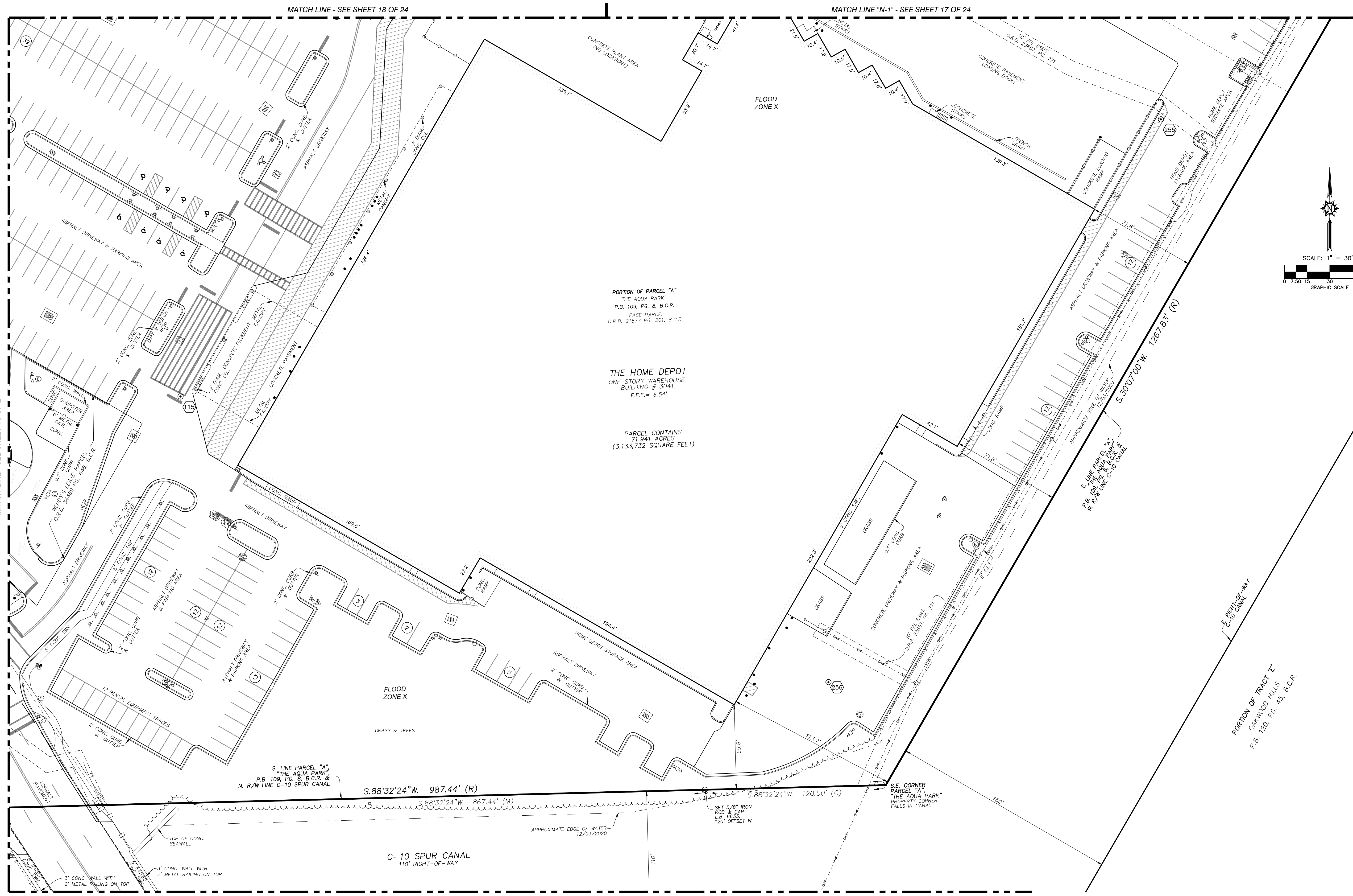
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
OVERALL

SHEET NO.
15 OF 24



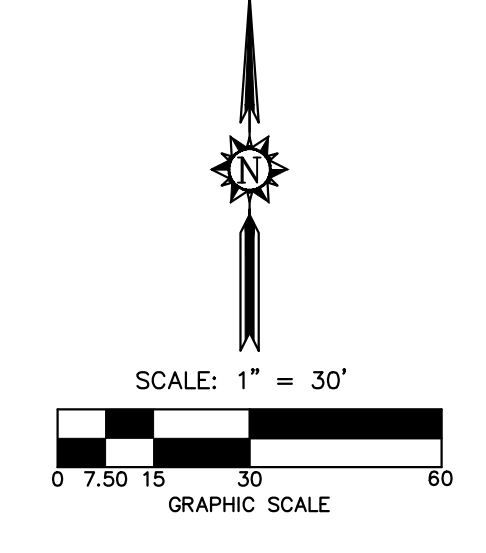
SKETCH OF ALTA/NSPS LAND TITLE SURVEY



PORTION OF PARCEL "A"
 "THE AQUA PARK"
 P.B. 109, PG. 8, B.C.R.
 LEASE PARCEL
 O.R.B. 21877 PG. 301, B.C.R.

THE HOME DEPOT
 ONE STORY WAREHOUSE
 BUILDING # 3041
 F.F.E. = 6.54'

PARCEL CONTAINS
 71,941 ACRES
 (3,133,732 SQUARE FEET)



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
 www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 66633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN BY	DWS
CHECKED BY	JDS/LAS
BOOK/PAGE(S)	082/01-07
BY	J. STONER

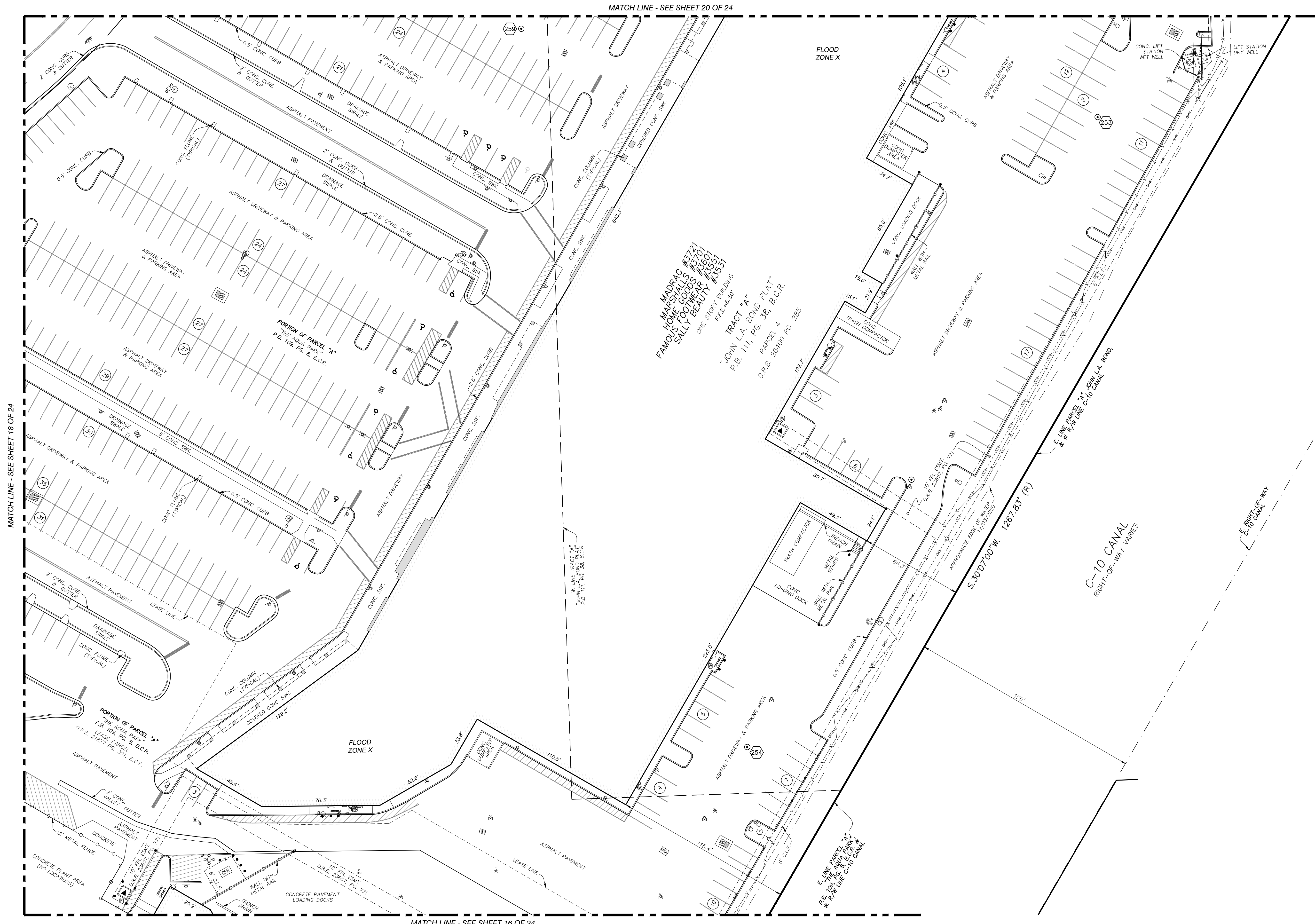
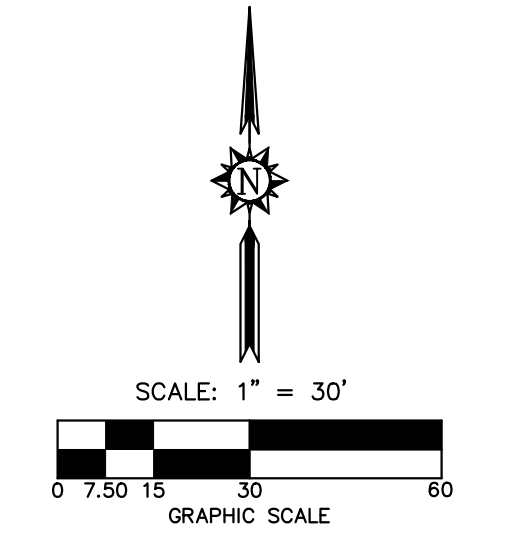
JAMES D. STONER
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4039
 STATE OF FLORIDA

PROJECT
18-8637
 OVERALL

SHEET NO.
16 OF 24



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MADRAG #3721
 FAMOUS HOME FALLS #3701
 SALLY BEAUTY #3951
 ONE STORY BUILDING
 F.F.E. #4-80
 TRACT "A"
 "JOHN L.A. BOND PLAT"
 P.B. 111, PG. 38, B.C.R.
 PARCEL 4
 O.R.B. 26400 PG. 285

"SMALL L.A. BOND PLAT"
 P.B. 111, PG. 38, B.C.R.

"E. LINE PARCEL #1"
 P.B. 109 PG. 301, B.C.R.
 & R.R. W. LINE C-10 CANAL

MATCH LINE - SEE SHEET 18 OF 24

MATCH LINE - SEE SHEET 20 OF 24

MATCH LINE - SEE SHEET 16 OF 24

NO.	REVISION	DATE	BY:

TEL (954) 565-0997
 www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 6633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN BY	DWS
CHECKED BY	DS/LAS
BOOK/PAGE(S)	082/01-87
& DATA COLLECTOR	

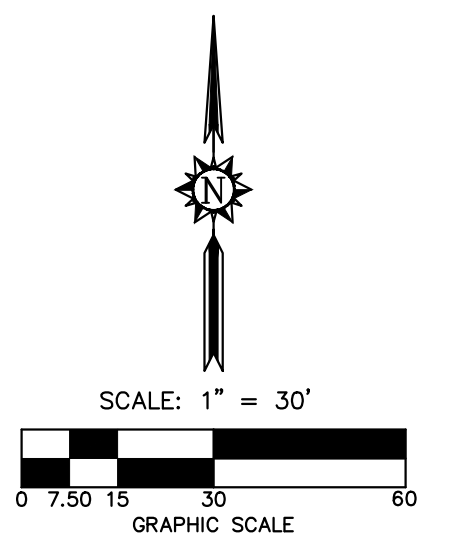
JAMES D. STONER
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4039
 STATE OF FLORIDA

PROJECT
 18-8637
 OVERALL

SHEET NO.
 17 OF 24



MATCH LINE - SEE SHEET 19 OF 24



NO.	REVISION	DATE	BY

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

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

LAST DATE OF 1/04/2021
FIELD SURVEY
DRAWN: DMS
CHECKED: JDS/LAS
BOOK/PAGE(S): 082/01-87
& DATA COLLECTOR

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

PROJECT
18-8637
OVERALL

SHEET NO.
18 OF 24

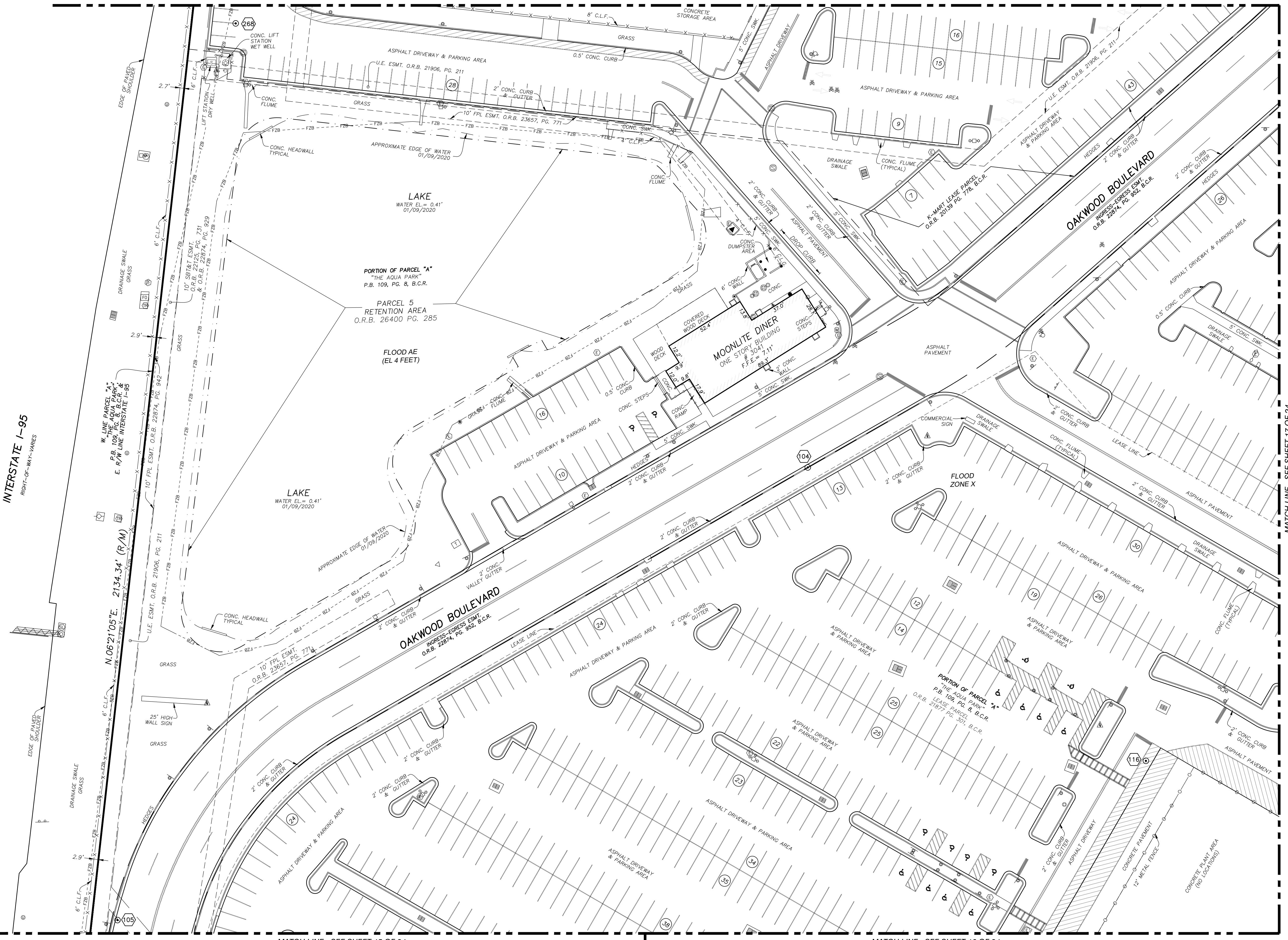
INTERSTATE I-95
RIGHT-OF-WAY-VARIES

W. LINE PARCEL "A"
"THE AQUA PARK"
P.B. 109, PG. 8, B.C.R.
E. 1/2 W. LINE INTERSTATE I-95

N. 06°21'05"E. 2134.34' (R/M)
U.E. ESMT. O.R.B. 21906, PG. 211
10' FPL ESMT. O.R.B. 22874, PG. 342

U.E. ESMT. O.R.B. 21906, PG. 211
10' FPL ESMT. O.R.B. 23657, PG. 771
CONC. HEADWALL TYPICAL

MATCH LINE - SEE SHEET 15 OF 24



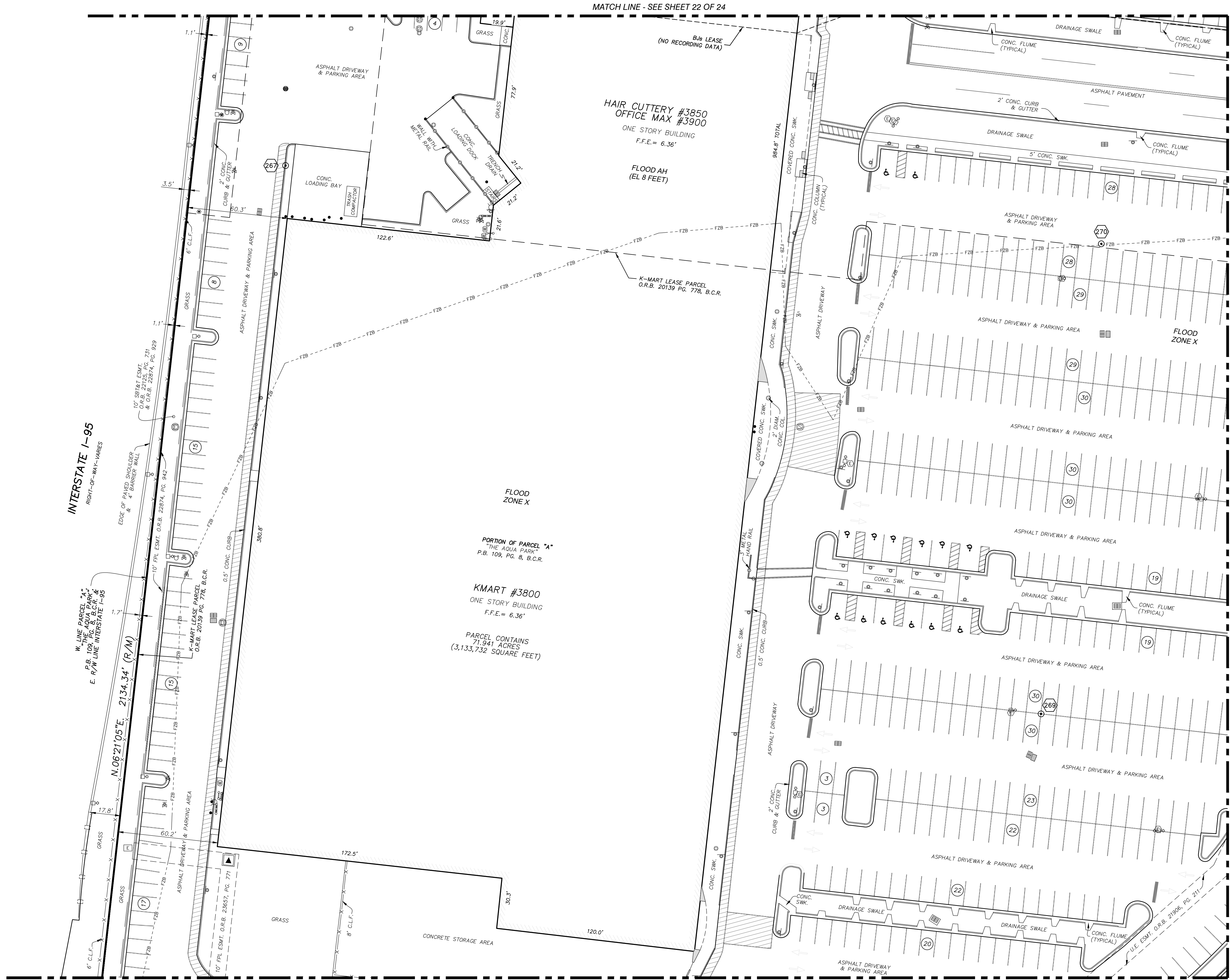
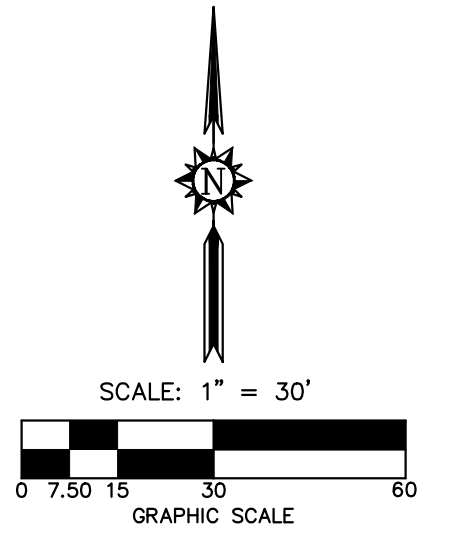
MATCH LINE - SEE SHEET 15 OF 24

MATCH LINE - SEE SHEET 16 OF 24

MATCH LINE - SEE SHEET 17 OF 24



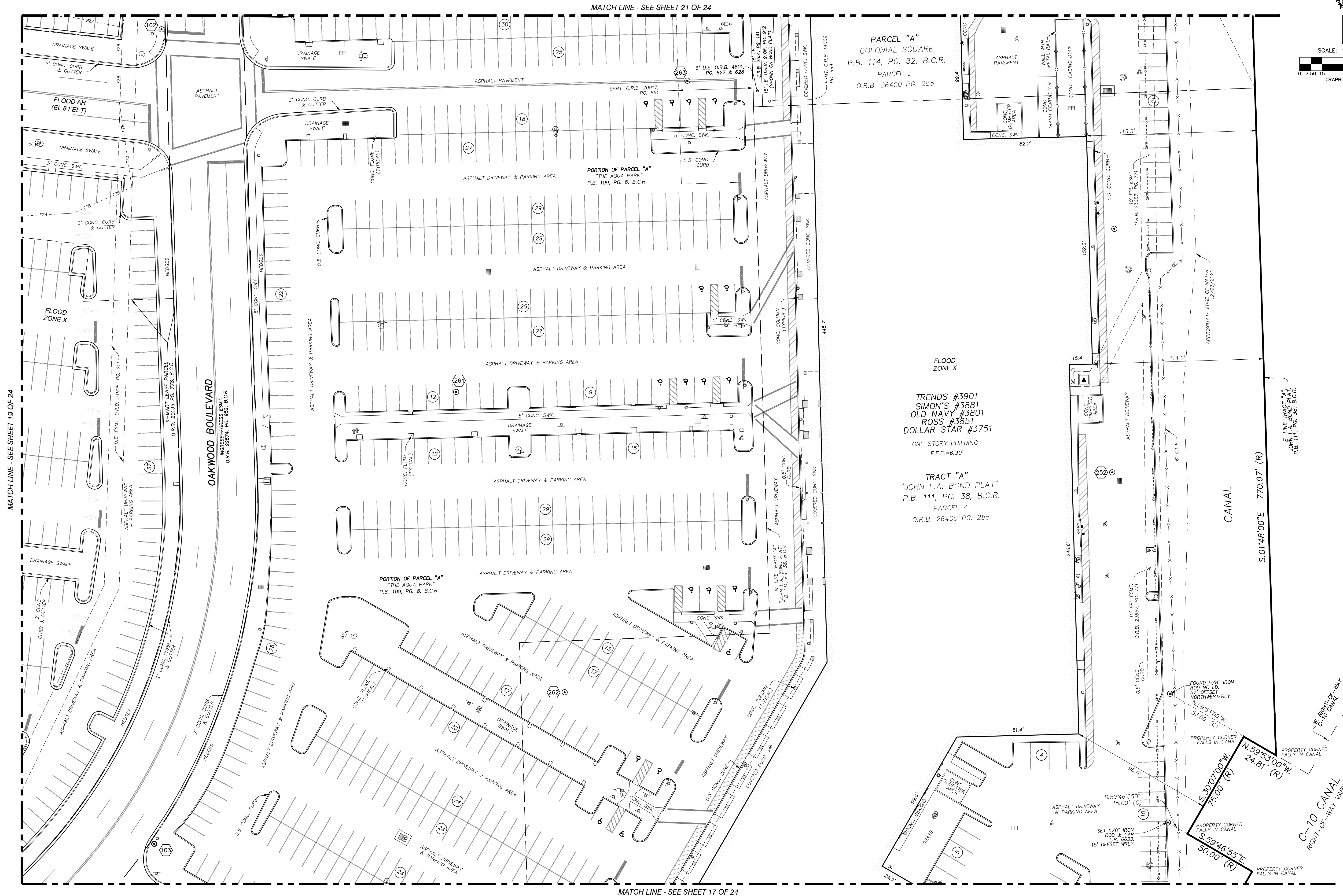
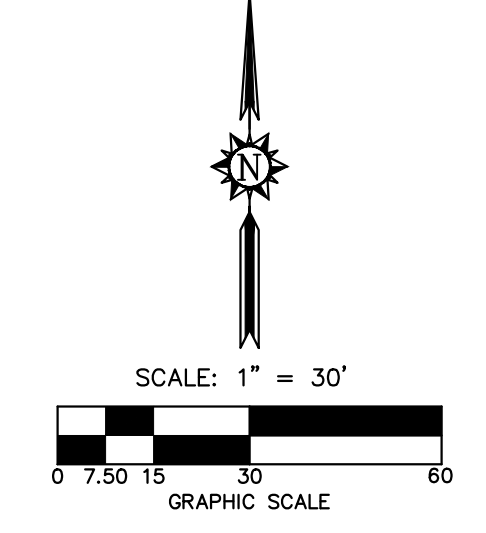
SKETCH OF ALTA/NSPS LAND TITLE SURVEY



STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 66633 4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314 TEL (954) 565-0997 www.stonersurveyors.com	DATE _____ BY _____ REVISION _____ I.T.O. _____	SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2020	LAST DATE OF FIELD SURVEY: 05/10/2021 DRAWN: DNS CHECKED: JDS/LAS BOOK/PAGE(S): 092/01-87 & DATA COLLECTOR	JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG IT'S FAST. IT'S FREE. IT'S THE WAY. www.call811.com	PROJECT 18-8637 OVERALL SHEET NO. 19 OF 24	

DATE: Jan 06, 2021 - 1:46pm EST
 FILE: F:\Draw\WIMLEY-HORN\2018\18-8637 Oakwood Plaza\01-Drawing\Oakwood Plaza ALTA Survey 2020\18-8637 DOUG-OPS-HD-1Topo.dwg

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 21 OF 24

MATCH LINE - SEE SHEET 17 OF 24

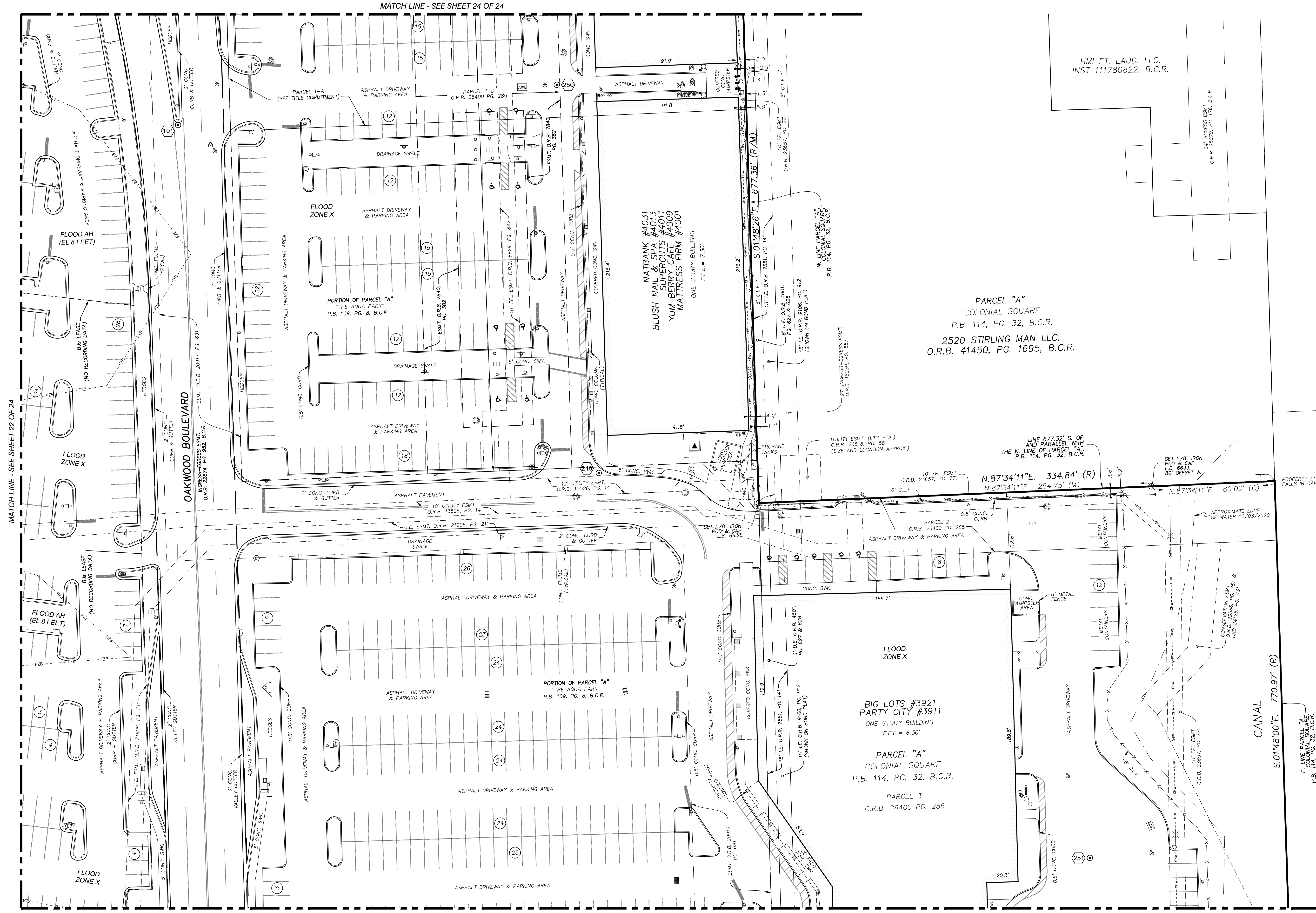
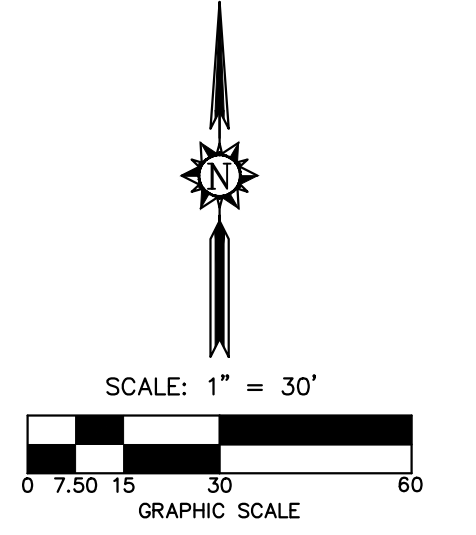
MATCH LINE - SEE SHEET 19 OF 24

DATE	BY	REVISION	NO.

<p>TEL (954) 565-0997 www.stonersurveyors.com</p> <p>STONER & ASSOCIATES, INC. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 66633 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314</p>
<p>SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA</p>
<p>LAST DATE OF FIELD SURVEY: 1/04/2021 DRAWN BY: DWS CHECKED BY: JDS/LAS BOOK/PAGE(S): 092/01-07 & DATA COLLECTOR</p>
<p>JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA</p>
<p>PROJECT 18-8637 OVERALL</p>
<p>SHEET NO. 20 OF 24</p>



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 22 OF 24

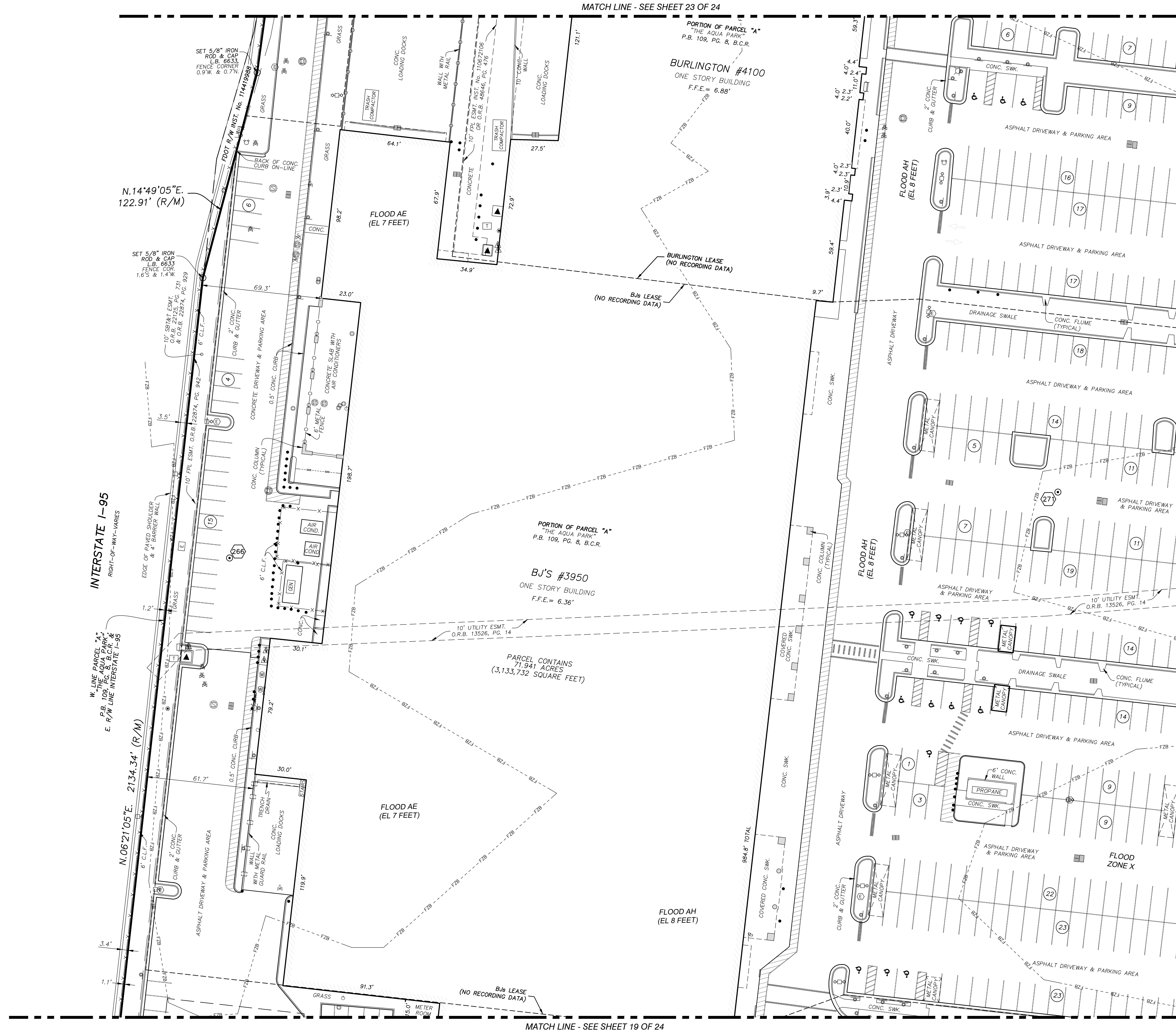
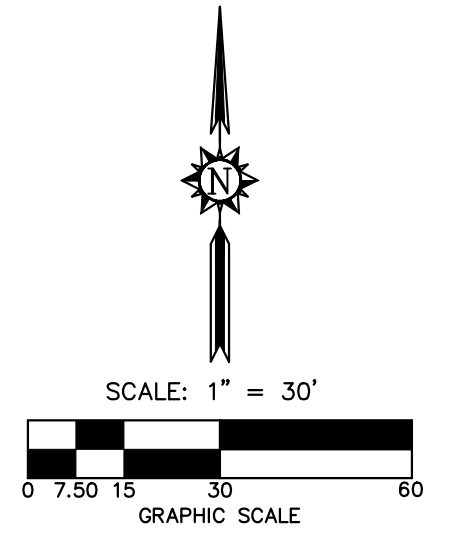
MATCH LINE - SEE SHEET 24 OF 24

MATCH LINE - SEE SHEET 20 OF 24

DATE: 06/14/2021	BY: [Signature]
PROJECT: OAKWOOD PLAZA	REVISION: [Blank]
CHECKED: JDS/LAS	NO.:
BOOK/PAGE(S):	DATE:
BOOK/PAGE(S): 082/01-07	DATE: 06/14/2021
& DATA COLLECTOR	
<p>JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA</p>	
<p>PROJECT 18-8637 OVERALL</p>	
<p>SHEET NO. 21 OF 24</p>	
<p>SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA</p>	
<p>STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 6633 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314</p>	
<p>TEL (954) 585-0997 www.stonersurveyors.com</p>	
<p><small>THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS TO BE USED ONLY IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2020</small></p>	



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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

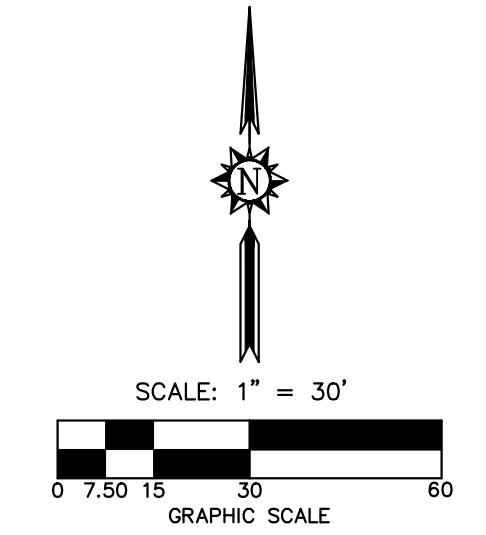
LAST DATE OF 1/04/2021
FIELD SURVEY
DRAWN: DMS
CHECKED: JPS/LAS
BOOK/PAGE(S): 082/01-87
& DATA COLLECTOR

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

PROJECT
18-8637
OVERALL
SHEET NO.
22 OF 24



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
CA	CENTRAL ANGLE
C	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DIAM.	DIAMETER
EL.	ELEVATION
ELEC.	ELECTRIC
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
F.P.L.	FLORIDA POWER & LIGHT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.E.	INGRESS/EGRESS EASEMENT
I.E.	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
N/D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PCP	PERMANENT CONTROL POINT
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK	SIDEWALK
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
(C)	DATA BASED ON CALCULATIONS
(OFT)	DATA CALCULATED FROM A FIELD TRAVERSE
(M)	DATA BASED ON FIELD MEASUREMENTS
(MAP)	DATA BASED ON A MAP (NOT OF RECORD)
(P)	DATA BASED ON THE PLAT OF RECORD
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS

LEGEND

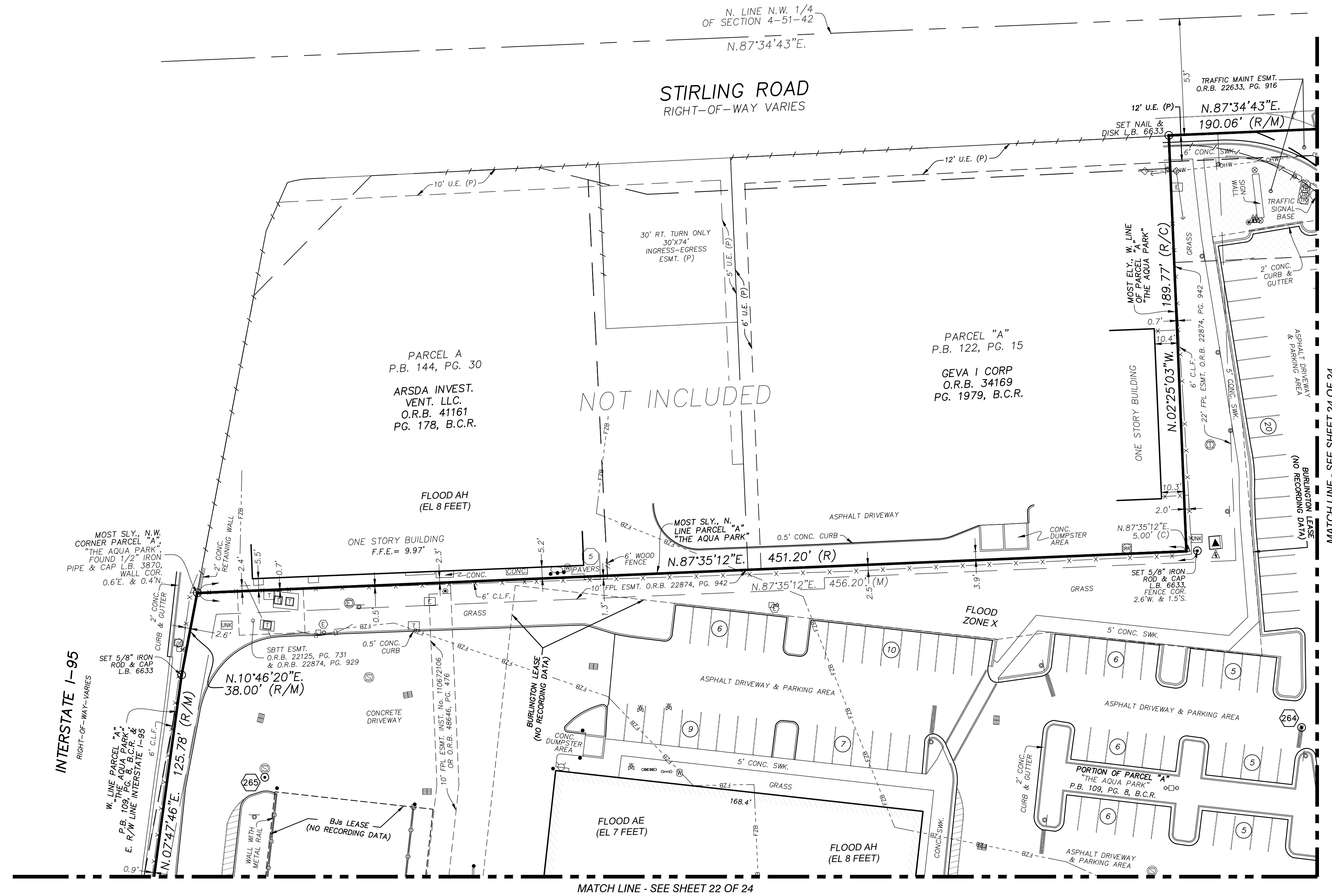
	TRASH - GARBAGE BIN
	TRAFFIC SIGNAL CABINET
	TREE
	TELEPHONE VAULT
	TAXI WAY LIGHT
	TRANSFORMER ON PAD
	UTILITY MARKER
	2"x2" UTILITY MARKER
	UTILITY POLE
	UNKNOWN UTILITY VAULT
	PRESSURE VACUUM BREAKER
	FUEL VALVE BOX
	SEWER VALVE BOX
	WATER VAULT
	FUEL VALVE
	GAS VALVE
	IRRIGATION VALVE
	RECLAIMED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

UTILITY LINES

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

LEGEND

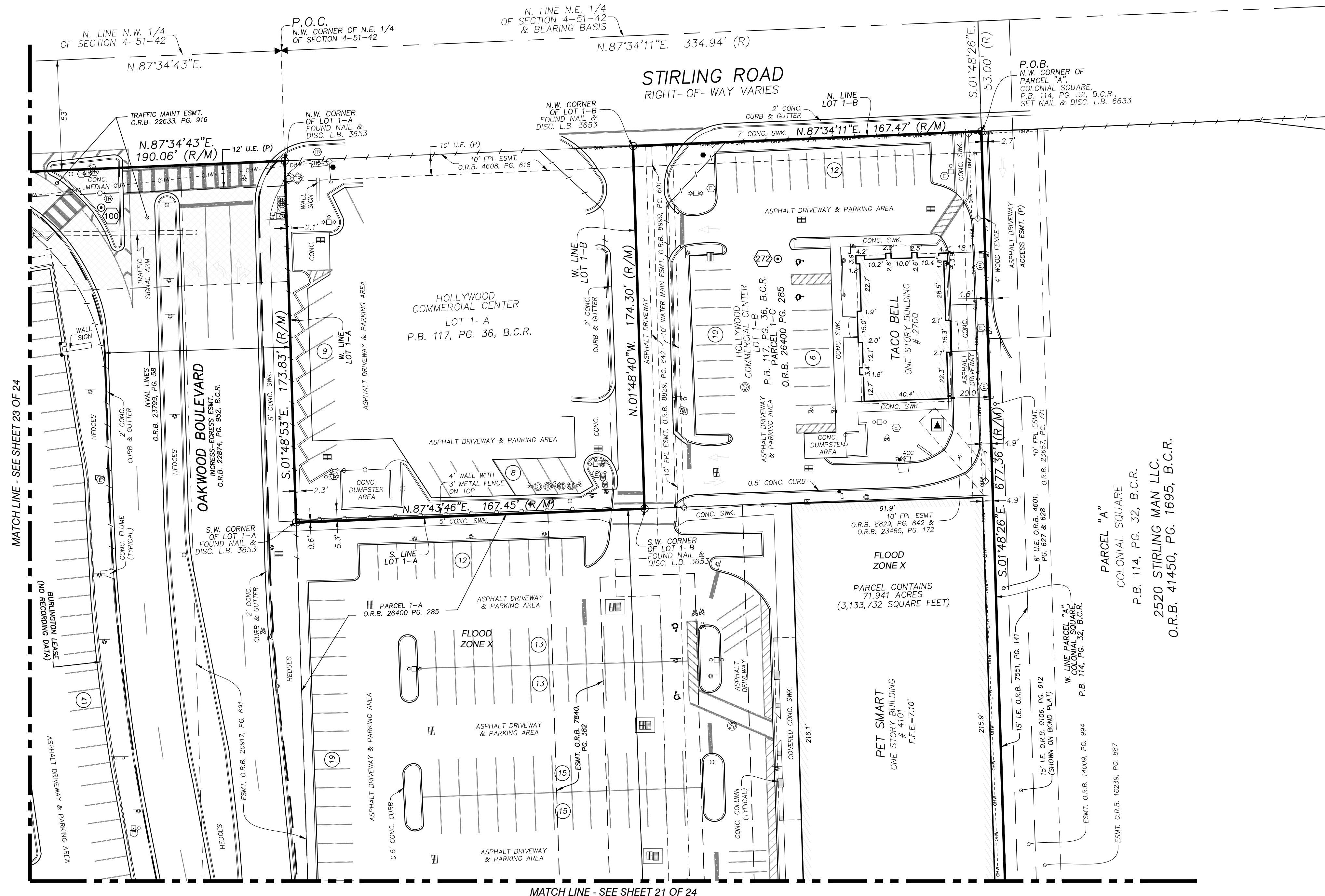
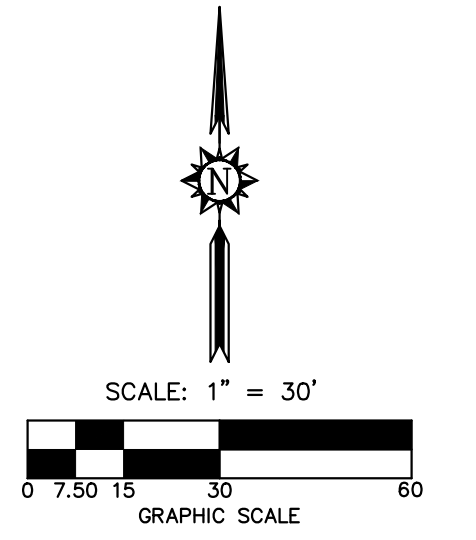
	AIR CONDITIONER
	ANCHOR
	KEYPAD
	ANTENNA
	GATE ARM
	AERIAL TARGET
	BACK FLOW PREVENTER
	BORE HOLE
	BENCH
	BOLLARD
	CALL BOX / INTERCOMM
	CABLE TV BOX
	CABLE TV RISER
	CABLE TV VAULT
	CATCH BASIN
	SANITARY SEWER CLEANOUT
	CONCRETE POWER LIGHT POLE
	COMMUNICATIONS VAULT
	CONCRETE POWER POLE
	CONCRETE POST
	DRINKING FOUNTAIN
	DOUBLE VALVE ASSEMBLY
	ELECTRIC CABINET
	ELECTRIC OUTLET
	ELECTRIC VAULT
	FAUCET / SPIGOT
	FILL CAP
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FIBER OPTIC VAULT
	FLAG POLE
	GAS VALVE BOX
	GENERATOR
	GUTTER INLET
	GROUND LIGHT
	GRILL
	HANDICAP PARKING
	HIGH MAST LIGHT POLE
	HIGH TRANSMISSION VOLTAGE POLE
	IRRIGATION BOX
	IRRIGATION PUMP
	IRRIGATION WELL
	LAMP POST
	LIGHT POLE BASE
	MAIL BOX
	ELECTRIC METER
	GAS METER
	MANHOLE
	AIR RELEASE VALVE IN MANHOLE
	BCAD MANHOLE
	COMMUNICATIONS MANHOLE
	STORM DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	FUEL MANHOLE
	FAA MANHOLE
	FIBER OPTIC MANHOLE
	GAS MANHOLE
	GREASE TRAP MANHOLE
	SANITARY 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
	MARKER
	ORNAMENTAL PLANT
	GUTTER INLET TYPE P5
	GUTTER INLET TYPE P6
	PALM
	PAY PHONE
	PEDESTRIAN CROSSING SIGNAL
	CONCRETE PILE
	PARKING MASTER BOX
	PARKING METER
	PALM CLUSTER
	PLASTIC POST
	PUMP
	ROCK
	RAILROAD ARM
	RAILROAD MILEPOST
	RAILROAD SWITCH STAND
	RECLAIMED WATER VAULT
	SATELLITE DISH
	SHRUB
	TRAFFIC SIGNAL ON POST
	STREET METAL LIGHT POLE
	SPRINKLER HEAD
	SPAN SIGNAL POLE
	SINGLE SUPPORT SIGN
	STUMP
	TELEPHONE BOX
	TELEPHONE CABINET
	TELEPHONE POLE
	TELEPHONE RISER
	TEST HOLE



NO.	REVISION	DATE	BY:	STONER & ASSOCIATES, Inc. SURVEYORS - MAPPERS Florida Licensed Surveying and Mapping Business No. 66633 4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA INTERSTATE 95 AND STIRLING ROAD CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA				PROJECT 18-8637 OVERALL SHEET NO. 23 OF 24
LAST DATE OF 1/04/2021 DRAWN: DMS CHECKED: DJS/LAS BOOK/PAGE(S): 1892/01-97 & DATA COLLECTOR				
JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA				



SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MATCH LINE - SEE SHEET 23 OF 24

MATCH LINE - SEE SHEET 21 OF 24

NO.	REVISION	DATE	BY:

TEL (954) 565-0997
www.stonersurveyors.com

STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 66633

4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

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	01/04/2021
DRAWN BY	DMS
CHECKED BY	JDS/LAS
BOOK/PAGE(S)	1092/01-97
& DATA COLLECTOR	

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

PROJECT
18-8637
OVERALL

SHEET NO.
24 OF 24



LOCATION ADDRESS and FOLIO'S:

FOLIO NUMBER			ADDRESS	DESCRIPTION
			OAKWOOD PLAZA NORTH PORTION	
5142	0411	0020	2700 Stirling Road	Taco Bell
5142	0408	0010	1450 Oakwood Boulevard	Oakwood North
5142	0408	0070	4100 Oakwood Boulevard	Burlington
5142	0408	0030	4100 Oakwood Boulevard	BJ's
5142	0400	0150	4001-4101 Oakwood Boulevard	PetSmart Block
5142	0410	0030	3901-3921 Oakwood Boulevard	Big Lots
5142	0409	0010	3901-3881 Oakwood Boulevard	Marshalls/HomeGoods
5142	0408	0020	3800 Oakwood Boulevard	Kmart
5142	0408	0060	Oakwood Boulevard	Pond (North)
5142	0408	0040	3401 Oakwood Boulevard	Home Depot
5142	0408	0041	3350 Oakwood Boulevard	Wendy's
			OAKWOOD PLAZA SOUTH PORTION	
5142	0412	0620	2908- 2914 Oakwood Boulevard	Oakwood South
5142	0412	0626	Oakwood Boulevard	Oakwood Boulevard South
5142	0412	0650	3215 Oakwood Boulevard	Ale House
5142	0412	0631	3120 Oakwood Boulevard	You Fit
5142	0412	0629	3000 Oakwood Boulevard	Dave & Busters
5142	0412	0660	2940 Oakwood Boulevard	TGI Fridays
5142	0412	0670	2906 Oakwood Boulevard	Sweet Tomatoes
5142	0412	0629	2900 Oakwood Boulevard	Red Lobster
5142	0412	0627	2800 Oakwood Boulevard	Regal
5142	0412	0625	Oakwood Boulevard	Pond (south)
5142	0412	0624	2 Oakwood Boulevard	Office N
5142	0412	0623	1 Oakwood Boulevard	Office Kimco
5142	0412	0622	200 Oakwood Boulevard	Office S
			VACANT PROPERTY	
5142	0412	0594	2609 N. 26TH Avenue	VACANT PARCEL
5142	0412	0590	N. 26th Avenue	VACANT PARCEL
5142	0412	0710	N. 26th Avenue	VACANT PARCEL

LOT(S): (SEE ATTACHED LEGAL DESCRIPTIONS)

BLOCKS (S): (SEE ATTACHED LEGAL DESCRIPTIONS)

SUBDIVISION: (SEE ATTACHED LEGAL DESCRIPTIONS)

AGENTS:

DENNIS D. MELE, ESQ
 GREENSPOON MARDER LLP
 200 EAST BROWARD BOULEVARD,
 SUITE 1800
 FORT LAUDERDALE, FL 33301

Email: dennis.mele@gmlaw.com
PHONE: 954-527-2409

GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
Email: greg.wilfong@kimley-horn.com
PHONE: (772) 794-4119