

LAND DESCRIPTION
SHERIDAN STATION RESIDENTIAL SITE PLAN
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel D of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

LAND DESCRIPTION
SHERIDAN STATION PARK
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel B of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

ALTA/ACSM LAND TITLE BOUNDARY SURVEY

SHERIDAN STATION Parcels B and D

LEGAL DESCRIPTION:

A portion of that part of Block A lying East of the CSX Railroad right-of-way, "CENTRAL GOLF SECTION OF HOLLYWOOD," according to the Plat thereof, recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida.

That part of the W ¼ of the NW ¼ of Section 9, Township 51 South, Range 42 East, Broward County, Florida, lying west of U.S. 1-95 (State Road No. 9), being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 9;

THENCE North 88°33'28" East along the North line of said Section 9, a distance of 273.47 feet, said North line being the Southerly Existing Right of Way line of Sheridan Street;

THENCE continuing along the Southerly Existing Right of Way line of Sheridan Street S 84°17'55" East for a distance of 348.20 feet;

THENCE South 01°19'55" East along the Westerly Existing Right of Way line of North 29th Avenue, a distance of 348.20 feet;

THENCE North 88°33'28" East a distance of 40.00 feet to a point on the Easterly Existing Right of Way line of North 29th Avenue;

THENCE North 01°19'55" West along said Easterly Right of Way line a distance of 142.76 feet;

THENCE North 88°33'28" East, a distance of 17.81 feet;

THENCE South 01°19'55" East, a distance of 40.26 feet;

THENCE North 88°33'28" East, a distance of 147.37 feet;

THENCE North 12°42'02" East, a distance of 41.52 feet;

THENCE North 88°33'28" East, a distance of 39.64 feet to a point on the Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95);

THENCE South 12°42'02" West along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 193.26 feet;

THENCE South 08°19'52" West along said Westerly Existing Limited Access Right of Way line, a distance of 174.43 feet to the POINT OF BEGINNING;

THENCE continue South 08°19'52" West along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 305.57 feet;

THENCE South 14°30'38" West along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 204.90 feet to a point on the arc of a non-tangent curve to the right from which the center of radius of said curve bears North 71°45'27" West;

THENCE Southerly, on the arc of said curve, having a radius of 5629.65 feet, and a central angle of 01°12'05" ;

THENCE continue Westerly along the said Existing Right of Way line of Interstate 95 (I-95) and the said curve for an arc distance of 118.04 feet;

THENCE South 19°25'38" West along the Westerly Existing Right of Way line of Interstate 95 (I-95), a distance of 109.83 feet to a point of curvature of the said Southerly Existing Right of Way line of North 29th Street, a distance of 1920.08 feet, and a central angle of 03°47'53" ;

THENCE continue Westerly along the said Southerly Existing Right of Way line of North 29th Street, an arc distance of 127.28 feet, to the Easterly Existing Right of Way Line of the CSX Railroad;

THENCE North 01°29'49" West on said Easterly Right of Way Line, a distance of 1309.81 feet;

THENCE departing from said Easterly Right of Way Line, North 88°35'48" East a distance of 447.49 feet;

THENCE North 01°25'37" West a distance of 639.48 feet;

THENCE North 88°32'15" East a distance of 333.43 feet;

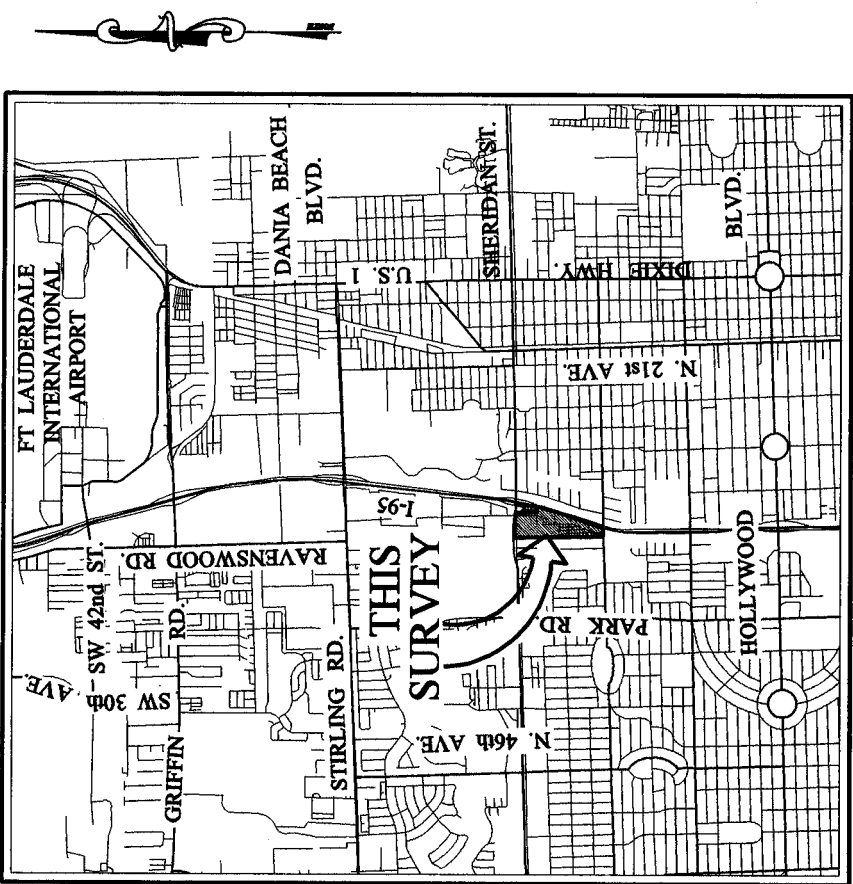
THENCE North 01°19'55" West a distance of 60.37 feet;

THENCE North 88°40'05" East a distance of 138.76 feet to the POINT OF BEGINNING.

ALSO KNOWN AS:

All of Parcels B and D of SHERIDAN STATION PLAT, according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55, of the Public Records of Broward County, Florida.

Said lands lying in the City of Hollywood, Broward County, Florida and containing 892,843 square feet (20.497 acres) more or less.



LOCATION MAP

SCALE: 1"=6000'

SURVEYOR'S NOTES:

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- Lands shown hereon were not abstracted by the surveyor for rights-of-way, easements, ownership, or other instruments of record. This survey was prepared with the benefit of Ownership and Encumbrance Report, dated March 14, 2014, prepared by the State of Florida, the State of Florida, Inc. with the effective date of the 10th day of June, 2014, at 11:00 O'Clock P.M.
- Bearings shown hereon are relative to State Plane Coordinates, Florida East Zone, as shown on "Eastern Broward County Secondary GPS Control Network" prepared by the Broward County Surveyor's Office. Control Points utilized were D-41 and E-42. The West line of the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of Section 9, Township 51 South, Range 42 East has a bearing of South 01°31'18" East.

*(CURRENT) See Note #11

FLOOD ZONE INFORMATION:

Community Name: City of Hollywood
Community Number: 125113
County: Broward
State: Florida
Map & Panel Number: F 2011C0308
Suffix: AE
Flood Zone: AE
Base Elevation: 7' Base Flood Elevation
F.I.R.M. Index Date: 10-02-97
F.I.R.M. Panel Effective Date: 08-18-92

Benchmarks if any shown hereon are referenced to the North American Vertical Datum of 1988.

Benchmark of Origin: NGS BM# N-239; NGS disc on top of conc. post in PVC tube w/missing hinged lip - 163'(±) S. of C of Taft St. - 31'(±) W. of W. RR rail along Dixie Hwy.

There were no jurisdictional wetlands located with this survey.

Trailer and Trailer pads, if any, were not located with this survey.

- Underground improvements and/or encroachments were not located with this survey unless otherwise shown.
- "FDOT" indicates dimensions as described in Memorandum of Lease recorded in Official Records of Broward County, dated 08/07/00. This survey was prepared with the benefit of Ownership and Encumbrance Report, dated March 14, 2014, prepared by the State of Florida, the State of Florida, Inc. with the effective date of the 10th day of June, 2014, at 11:00 O'Clock P.M.
- "r" indicates dimensions as shown on Florida Department of Transportation Right-of-Way Map for Section 86070-2403, last revised 2-5-62, Section 86070-2403, Sheet 2 of 16, last revised 02/05/62 and Section 86070-2495, Sheets 2 and 3 of 5, last revised 11-03-2000.

Gross area = 909,138 Sq.Ft., 20.871 acres (area calculated to centerlines of Taft Street and North 29th Avenue.) more or less.
Total Net Area = 892,843 Sq.Ft. (20.497 acres) more or less

*(EFFECTIVE 08/18/2014)

FLOOD ZONE INFORMATION:

Community Name: City of Hollywood
Community Number: 125113
County: Broward
State: Florida
Map & Panel Number: 12011C056BH & 12011C056BH
Suffix: H
Flood Zone: AE, AH
Base Elevation: 7' (BOTH AE & AH ZONES)
F.I.R.M. Index Date: 8-18-14
F.I.R.M. Panel Effective Date: 08-18-14

There were no jurisdictional wetlands located with this survey.

Trailer and Trailer pads, if any, were not located with this survey.

PARAMOUNT TITLE SERVICES, INC. - OWNERSHIP AND ENCUMBRANCE REPORT - SEARCH No.: 14-888-1-Update 1			
Effective Date: June 10, 2014 at 11:00pm.			
ITEM No.	DESCRIPTIONS	RECORDING INSTRUMENT	AFFECTS/DOES NOT AFFECT
1	DEDICATION AND EASEMENTS AS SET FORTH ON THE PLAT OF: CENTRAL GOLF SECTION OF HOLLYWOOD.	P.B. 22, PG. 13, B.C.R.	Does Not Affect
2	DEDICATION AND EASEMENTS AS SET FORTH ON THE PLAT OF: SHERIDAN STATION PLAT	P.B. 181, PG. 51, B.C.R.	Affects
3	EASEMENTS RESERVED IN WARRANTY DEED: Hollywood, Inc., a Florida corporation TO B.W. Butler and Queenie E. Butler, his wife dated April 2, 1956, filed April 9, 1956.	O.R.B. 607, PG. 584, B.C.R.	Does Not Affect
4	QUIT CLAIM DEED: Hollywood, Inc. a Florida corporation TO the City of Hollywood, a Florida municipal corporation dated March 19, 1958, filed March 25, 1958.	O.R.B. 1183, PG. 263, B.C.R.	Does Not Affect
5	WARRANTY DEED: B.W. Butler, Inc., a Florida corporation TO the City of Hollywood, a Florida municipal corporation dated February 28, 1958, filed March 25, 1958.	O.R.B. 1183, PG. 271, B.C.R.	Does Not Affect
6	WARRANTY DEED: The Kibler Co., an Ohio corporation TO the City of Hollywood, a Florida municipal corporation dated February 13, 1958, filed March 25, 1958.	O.R.B. 1183, PG. 277, B.C.R.	Does Not Affect
7	DEED: Geo. & Ellen Stolhoff TO the City of Hollywood, a Florida municipal corporation dated May 28, 1958, filed June 25, 1958.	O.R.B. 1253, PG. 553, B.C.R.	Affects
8	SPECIAL WARRANTY DEED: B.W. Butler, Inc., a Florida corporation TO the State of Florida for the use & benefit of the State Road Dept. of Florida, dated February 8, 1962, filed February 8, 1962.	O.R.B. 2337, PG. 350, B.C.R.	Does Not Affect
9	EASEMENT RESERVED IN QUIT CLAIM DEED: Hollywood Land Company, Inc., a Florida corporation TO B.W. Butler & Queenie E. Butler, his wife dated February 8, 1962, filed February 12, 1962.	O.R.B. 2338, PG. 517, B.C.R.	Does Not Affect
10	SPECIAL WARRANTY DEED: B.W. Butler and Queenie E. Butler, his wife TO the State of Florida for the use and benefit of the State Road Department of Florida dated February 15, 1962, filed February 16, 1962.	O.R.B. 2342, PG. 264, B.C.R.	Does Not Affect
11	QUIT CLAIM DEED: Hollywood Land Company, Inc., a Florida corporation TO the State of Florida for the use & benefit of the State Road Dept. of Florida, dated February 8, 1962, filed February 16, 1962.	O.R.B. 2342, PG. 266, B.C.R.	Does Not Affect
12	QUIT CLAIM DEED: Hollywood, Inc. a Florida corporation TO the State of Florida for the use & benefit of the State Road Dept. of Florida, dated February 15, 1962, filed April 19, 1962.	O.R.B. 2342, PG. 268, B.C.R.	Does Not Affect
13	QUIT CLAIM DEED: B.W. Butler and Queenie E. Butler, his wife TO the City of Hollywood, a Florida municipal corporation dated January 15, 1962, filed April 19, 1962.	O.R.B. 2380, PG. 73, B.C.R.	Affects
14	COUNTY DEED: Broward County, Florida TO the State of Florida for the use and benefit of the State Road Dept. of Florida dated March 13, 1964.	O.R.B. 2771, PG. 117, B.C.R.	Does Not Affect
15	RIGHT OF WAY EASEMENT: B.W. Butler, Inc., a Florida corporation TO Southern Bell Telephone and Telegraph Company dated September 20, 1969, filed September 24, 1969.	O.R.B. 4032, PG. 288, B.C.R.	Does Not Affect
16	DECLARATION OF EASEMENT: Realty Investment and Development Corporation, a Florida corporation TO the City of Hollywood, a Florida municipal corporation dated October 1, 1971.	O.R.B. 4651, PG. 839, B.C.R.	Does Not Affect
17	EASEMENT: John D. Larson and Viola A. Larson TO Florida Power & Light Company, a Florida corporation dated July 7, 1972, filed August 8, 1972.	O.R.B. 4953, PG. 308, B.C.R.	Affects
18	MORTGAGE AND SECURITY AGREEMENT: Okemo Associates, LLC, a Florida limited liability company TO City National Bank of Florida, a national banking association dated May 31, 2005, filed June 1, 2005.	O.R.B. 39759, PG. 235, B.C.R.	Affects
19	COLLATERAL ASSIGNMENT OF LEASES, RENTS AND LICENSES: Okemo Associates, LLC, a Florida limited liability company TO City National Bank of Florida, a national banking association dated May 31, 2005, filed June 1, 2005.	O.R.B. 39759, PG. 250, B.C.R.	Affects
20	FINANCING STATEMENT: Okemo Associates, LLC, a Florida limited liability company TO City National Bank of Florida, a national banking association dated May 31, 2005, filed June 1, 2005.	O.R.B. 39759, PG. 262, B.C.R.	Affects
21	DECLARATION OF RESTRICTIVE COVENANTS: Stationside Village, LLC, a Florida limited liability corporation and Okemo Associates, LLC, a Florida limited liability corporation TO the Public, dated May 23, 2008.	O.R.B. 45597, PG. 763, B.C.R.	Affects Parcel B
22	AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS: Stationside Village, LLC, a Florida limited liability corporation and Okemo Associates, LLC, a Florida limited liability corporation TO the Public, dated June 16, 2008.	O.R.B. 45584, PG. 359, B.C.R.	Does Not Affect
23	MODIFICATION OF MORTGAGE AND RECEIPT OF FUTURE ADVANCE AND MODIFICATION OF COLLATERAL ASSIGNMENT OF LEASES, RENTS AND LICENSES AND UCC-1 FINANCING STATEMENT AGREEMENT: Okemo Associates, LLC, a Florida limited liability company and City National Bank of Florida, dated August 27, 2008, filed September 2, 2008.	O.R.B. 45848, PG. 1176, B.C.R.	Affects
24	TEMPORARY ROAD AND UTILITY EASEMENT: Florida Department of Transportation TO City of Hollywood, a Florida municipal corporation, dated August 29, 2008, filed September 23, 2008.	O.R.B. 45702, PG. 308, B.C.R.	Affects
25	RESOLUTION: Development Review Board of the City of Hollywood, Florida TO The Public, dated November 13, 2008.	O.R.B. 45976, PG. 1100, B.C.R.	Affects
26	SECOND MODIFICATION OF NOTE AND MORTGAGE AND EXTENSION AGREEMENT: Okemo Associates, LLC, a Florida limited liability company AND City National Bank of Florida, dated October 20, 2009, filed October 22, 2009.	O.R.B. 46614, PG. 1460, B.C.R.	Affects
27	THIRD MODIFICATION OF NOTE AND MORTGAGE AND EXTENSION AGREEMENT: Okemo Associates, LLC, a Florida limited liability company AND City National Bank of Florida, dated December 2, 2011, filed January 24, 2012.	O.R.B. 48466, PG. 428, B.C.R.	Not Plotted
28	SECURITY/ALIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS: Broward County, a political subdivision of the State of Florida and Okemo Associates, LLC, dated February 23, 2014, filed March 23, 2014.	O.R.B. 50856, PG. 671, B.C.R.	Affects

Rev.2 9/8/14 Added gross and net areas to sketch. LMK

Rev.1 9/5/14 Revised gross acreage (see note #10) LMK

14-L-20

[illegible]

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM
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Certificate of Authorization LB 6791

PARCELS B and D
SHERIDAN STATION
Plat Book 181, Page 51
City of Hollywood, Broward County, Florida

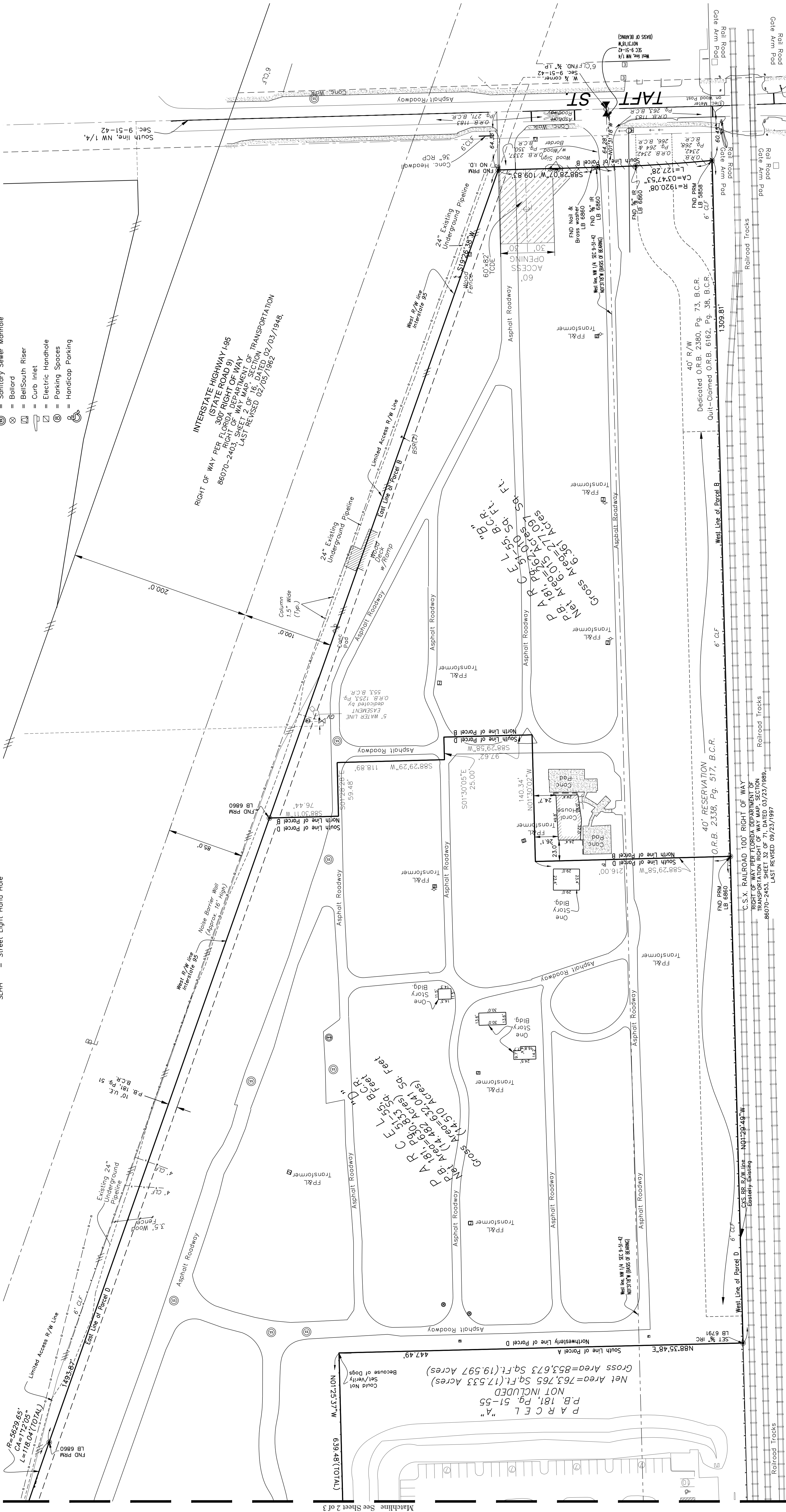
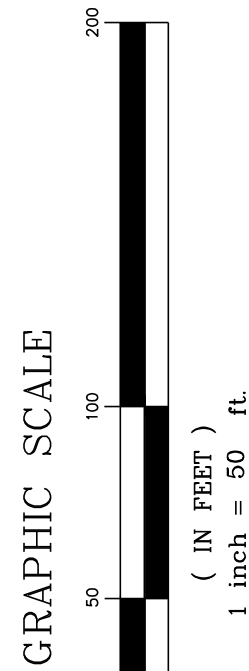
FB/PG: 750/14-24
771/56-58
779/1-6, 779/15-16
534/51
778/47-48

LEGEND:

- APPROX. = Approximate
B.C.R. = Board County Records
B.P. = Boundary Preventor
BM = Benchmark
BSR = Bell South Riser
(M) = Field Measured
CA = Central Angle
C.B. = Catch Basin
CCP = Concrete Power Pole
CLF = Chain Link Fence
C.L.P. = Concrete Light Pole
CONC. = Concrete
CPP = Concrete Power Pole
CV = Control Valve
DESC. = Description
EHC = Electric Hand Hole
ESB = Electric Service Box
- EL. = Elevation
ELEC. = Electric
EMH = Electric Manhole
EOP = Edge of Pavement
EOW = Edge of Water
FB/PG = Field Book and Page
F.D.O.T. = Florida Department of Transportation
FH = Fire Hydrant
FIR = Found Iron Rod
FIP = Found Iron Pipe
FIRC = Found Iron Rod and Cap
FLP = Fiberglass Light Pole
FND = Found
FP&L = Florida Power and Light Company
GV = Gate Valve
ID. = Identification
- IP. = Iron Pipe
IPC = Iron Pipe with Survey Cap
IR = Iron Rod
IRC = Iron Rod with Survey Cap
L = Arc Length
LB = Licensed Business
LP = Light Pole
MHP = Metal Hand Pole
MHP = Metal Hand Pole
N&D = Nail & Disc
N.R.B. = Official Records Book
(P) = Official Records Book
Dimension 86070-2403, -2453, -2495
P.B. = Plat Book
P.G. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.C. = Professional Licensed Surveyor
PLS = Professional Licensed Surveyor

SYMBOL LEGEND:

- ST. = Street
TSSH = Traffic Signal Hand Hole
TYP. = Typical
WPP = Wood Power Pole
WPP = Wood Power Pole
WPP = Spot Elevation
WPP = L.A. R/W = Limited Access R/W Line
- Permanent Reference Monument
Record
Indicates bearings and distances as
described on Memorandum of lease
recorded in Official Records Book 33849,
Pages 1146 through 1152 of the Public
Records of Broward County, Florida
as shown on a BOUNDARY SURVEY FOR
THE FLORIDA DEPARTMENT OF
TRANSPORTATION, prepared by
Kinley-Horn & associates, dated
08/07/00.
- Railroad
Right-of-Way
Steel Bollard
Section
Set Iron Rod & Cap
Street Light Hand Hole
- Iron Pipe
Iron Pipe with Survey Cap
Iron Rod
Iron Rod with Survey Cap
Arc Length
Licensed Business
Light Pole
Metal Hand Pole
Metal Hand Pole
Nail & Disc
Official Records Book
Official Records Book
Dimension 86070-2403, -2453, -2495
Plat Book
Page
Point of Beginning
Point of Commencement
Professional Licensed Surveyor
Professional Licensed Surveyor



NO.	DATE	REVISION
1	9/8/14	Added gross and net areas to sketch
2	9/5/14	Revised gross acreage (see note #10)

Calvin, Giordano & Associates, Inc.
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PARCELS B and D
SHERIDAN STATION
Plat Book 181, Page 51
City of Hollywood, Broward County, Florida

ALTA/ACSM LAND TITLE
BOUNDARY SURVEY