

## EXHIBIT "B"

### DESCRIPTION:

PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 00°20'26" WEST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 00°20'16" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.60 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°54'41", AN ARC DISTANCE OF 176.12 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°30'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°30'48" EAST, A DISTANCE OF 205.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 261.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°28'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.04 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 35°31'47" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8 A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09", AN ARC DISTANCE OF 155.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF



COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°38'59" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'56" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST, A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.81 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 752.60 FEET; THENCE, NORTH 00°30'02" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHEASTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.



LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 03°43'06", AN ARC DISTANCE OF 30.41 FEET; THENCE NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 248 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 292.50 FEET; THENCE SOUTH 72°48'53" WEST, A DISTANCE OF 620.40 FEET; THENCE NORTH 06°08'18" WEST, A DISTANCE OF 343.51 FEET TO THE POINT OF BEGINNING; AND

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF  
LOT 2 A DISTANCE OF 571.53 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE  
SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16  
FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A  
DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 7,371,490 SQUARE FEET/169.2261 ACRES MORE OR LESS.



489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 497.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4 ) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 446 FEET; THENCE, SOUTH 89°50'06" WEST, A DISTANCE OF 329.63 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°55'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 1674.66 FEET; THENCE, NORTH 00°36'15" EAST, A DISTANCE OF 253 FEET; THENCE, NORTH 89°23'45" WEST, A DISTANCE OF 933.74 FEET; THENCE, NORTH 39°30'49" WEST, A DISTANCE OF 473.34 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 255.39 FEET; THENCE NORTH 00°02'57" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 15°26'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 15°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A; RUN NORTH 89°25'56" WEST ALONG THE SOUTH LINE OF PARCEL A A DISTANCE OF 280.07 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°25'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 247 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247 FEET; THENCE, NORTH 00°34'04" EAST A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; AND

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:



LEGAL DESCRIPTION:

PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 00°20'20" WEST, PARALLEL WITH AND 55 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 00°20'10" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.60 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°54'41", AN ARC DISTANCE OF 176.12 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°50'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°39'48" EAST, A DISTANCE OF 305.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 361.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°26'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.84 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 33°31'47" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8 A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09", AN ARC DISTANCE OF 153.71 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 497.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 446 FEET; THENCE, SOUTH 89°59'06" WEST, A DISTANCE OF 329.63 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°55'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 1674.66 FEET; THENCE, NORTH 00°36'15" EAST, A DISTANCE OF 253 FEET; THENCE, NORTH 89°23'45" WEST, A DISTANCE OF 933.74 FEET; THENCE, NORTH 39°30'49" WEST, A DISTANCE OF 473.34 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 253.39 FEET; THENCE NORTH 00°25'57" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 15°26'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 15°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON A LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A; RUN NORTH 89°25'56" WEST ALONG THE SOUTH LINE OF PARCEL A DISTANCE OF 280.07 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 89°25'56" WEST ALONG SAID SOUTH LINE A DISTANCE OF 247 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247 FEET; THENCE, NORTH 00°34'04" EAST A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING; AND

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°38'59" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'56" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST, A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.81 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 752.60 FEET; THENCE, NORTH 00°30'02" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHEASTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 02°43'06", AN ARC DISTANCE OF 30.41 FEET; THENCE NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

FROM THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

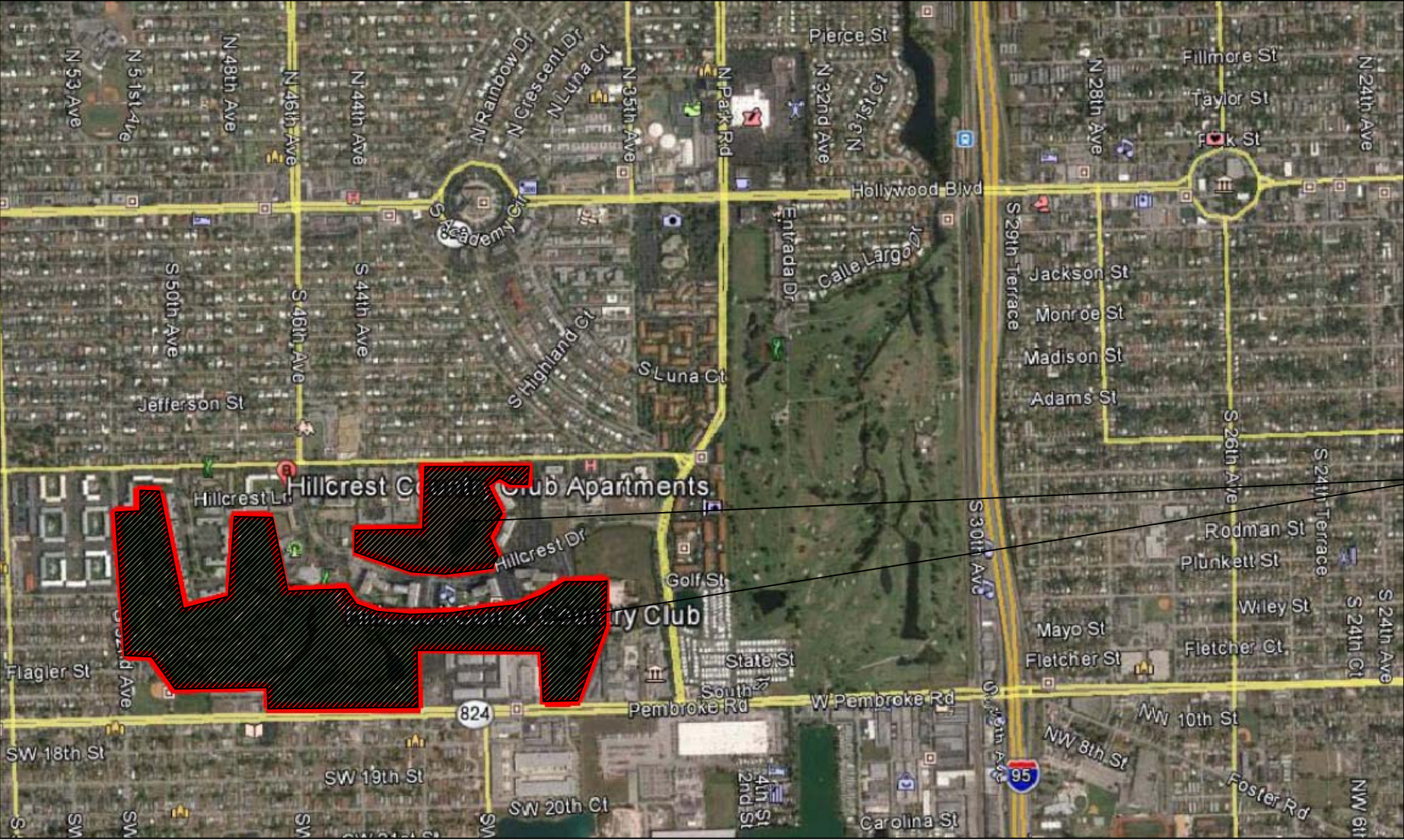
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF LOT 2 A DISTANCE OF 571.33 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 7,371.490 SQUARE FEET/169.2261 ACRES MORE OR LESS

SITE DEVELOPMENT PLANS  
HILLCREST COUNTRY CLUB  
REDEVELOPMENT

4600 HILLCREST DRIVE  
HOLLYWOOD, FL. 33021

LOCATED IN SECTION 19 & 20, TOWNSHIP 51 SOUTH,  
RANGE 42 EAST, BROWARD COUNTY, HOLLYWOOD, FLORIDA



LOCATION MAP



PROPERTY OWNER INFORMATION:

HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP  
4748 WISCONSIN AVENUE, N.W. WASHINGTON D.C. 20016

CONTRACT PURCHASER INFORMATION:

HILLCREST IG, LLC.  
1925 CENTURY PARK EAST, SUITE 1380  
CENTURY CITY, CA 90067

PULTE GROUP  
24311 WALDEN CENTER DRIVE, SUITE 300  
BONITA SPRINGS,, FL. 34134

LAND PLANNER/SITE PLANNER:

DESIGN AND ENTITLEMENT CONSULTANTS, LLC  
2135 BELLCREST COURT  
ROYAL PALM BEACH, FL. 33411

LANDSCAPE ARCHITECT

PARKER YANNETTE DESIGN GROUP  
825 U.S. HIGHWAY 1, SUITE 330  
JUPITER, FL. 33477

ENGINEER OF RECORD & TRAFFIC CONSULTANT:

KIMLY HORN AND ASSOCIATES  
800 NORTH PINE ISLAND ROAD, SUITE 450  
PLANTATION, FL. 33324

ARCHITECT:

PULTE GROUP ARCHITECTS  
24311 WALDEN CENTER DRIVE, SUITE 300  
BONITA SPRINGS, FL. 34134

SURVEYOR:

CAUFIELD & WHEELER  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL. 33434

ENVIRONMENTAL:

EW CONSULTANTS  
601 HERITAGE DRIVE, SUITE 108  
JUPITER, FL. 33458

SOIL REMEDIATION:

AYDEN ENVIRONMENTAL  
131 WEST SOUTH STREET  
SMYRNA, DE 19977

LAND USE ATTORNEY:

GRAY ROBINSON  
33 S.E. 2ND AVENUE, SUITE 3200  
MIAMI, FL. 33131

SHEET KEY

SURVEY	PAGES 1A - 10
SITE PLANS	PAGES SP1 - SP14
LANDSCAPE PLANS	PAGES L1-L38
PRELIMINARY ENGINEERING PLANS	PAGES C001-C502
FIRE HYDRANT EXHIBIT	FH-1
NATIVE TREE SKETCH (INCL. TABULAR TREE LIST	PAGE 1
PAGES ATTACHED)	TOTAL SHEETS = 132

ENGINEER'S CERTIFICATION:

THESE DRAWINGS ARE NOT  
APPROVED FOR CONSTRUCTION  
UNLESS SIGNED BELOW:

ENGINEER: KINAN HUSAINY, P.E.  
LICENSE No. \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET NO.

COVER SHEET

PRE-APP DATE: APRIL 29, 2015

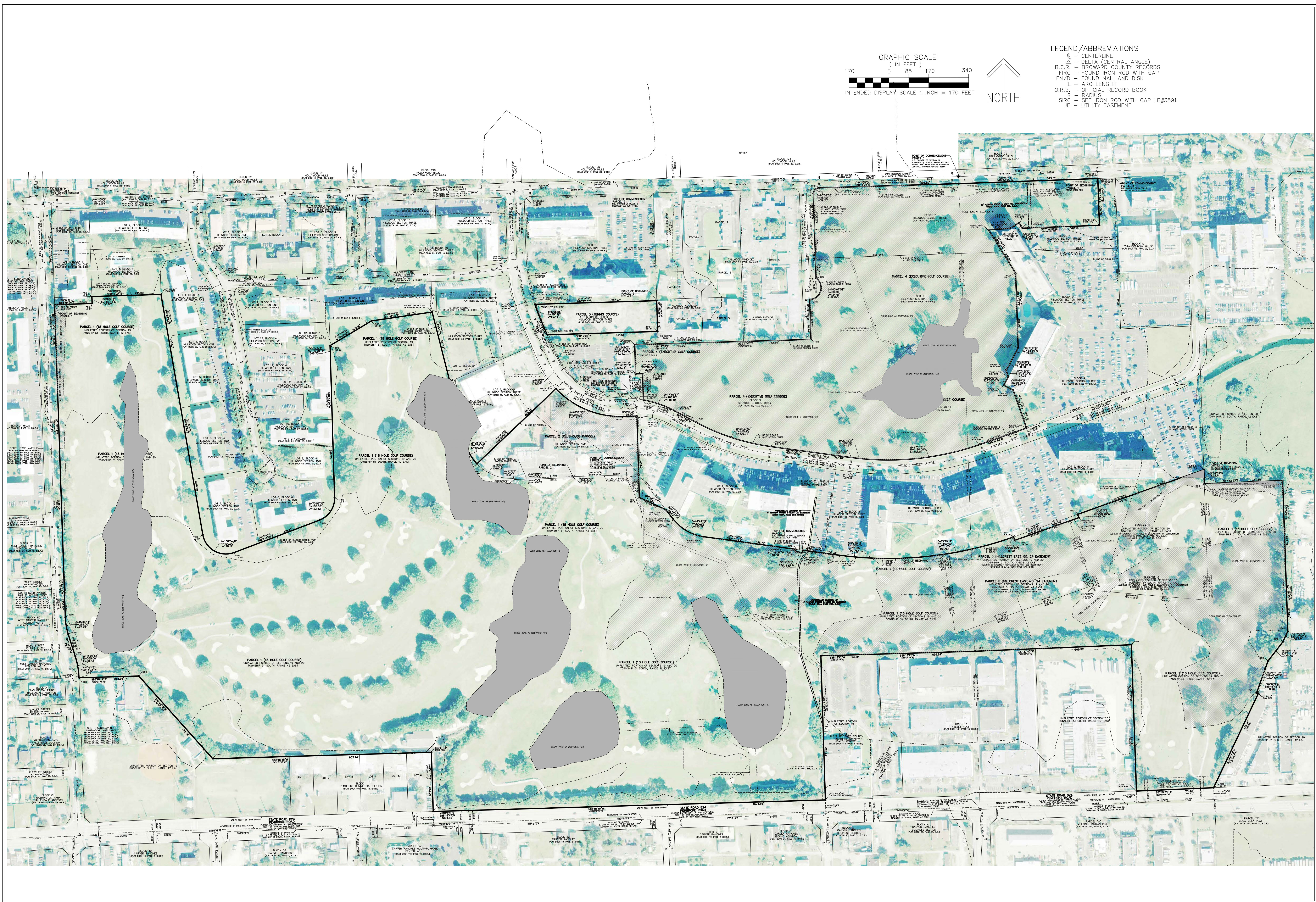
T.A.C. DATE: JULY 20, 2015

FINAL T.A.C. DATE: NOVEMBER 30, 2015

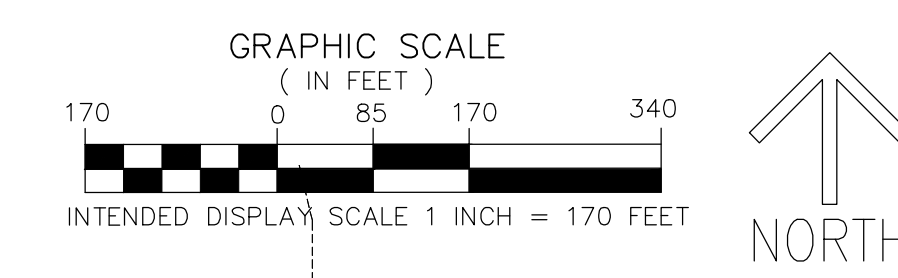
PLANNING & ADVISORY BOARD MEETING DATE: Feb. 11, 2016

CITY COMMISSION MEETING 1ST READING DATE: March 16, 2016





- LEGEND/ABBREVIATIONS
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - B.C.R. - BROWARD COUNTY RECORDS
  - FIRC - FOUND IRON ROD WITH CAP
  - FN/D - FOUND NAIL AND DISK
  - L - ARC LENGTH
  - O.R.B. - OFFICIAL RECORD BOOK
  - R - RADIUS
  - SIRC - SET IRON ROD WITH CAP LB#3591
  - UE - UTILITY EASEMENT



REVISIONS	FINAL T.A.C.	11-30-15	DATE	BY
FILE NAME: 6999-one sheet exhibit for city				

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 992-1991 / FAX (561) 750-1452

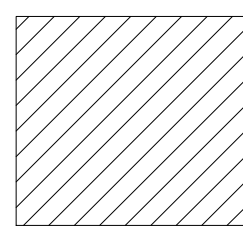
ONE SHEET SURVEY EXHIBIT  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE 12/2/15  
DRAWN BY JC  
F.B./ PG. ELEC  
SCALE AS SHOWN

DAVID P. LINDLEY  
REGISTERED LAND SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

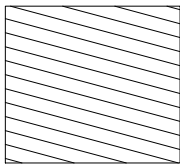
JOB # 6999  
SHT.NO.  
1A  
OF 1 SHEETS



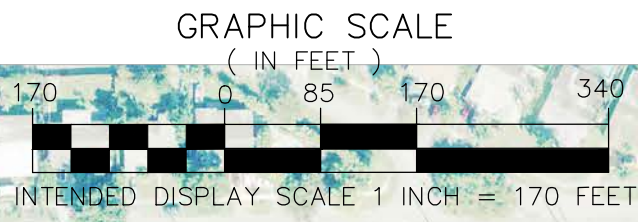


PUTLE CONTRACT LANDS  
GROSS AREA=166.3508 ACRES  
NET AREA=159.6533 ACRES(DOES NOT INCLUDE PARCEL 5 AND PARCEL 6)

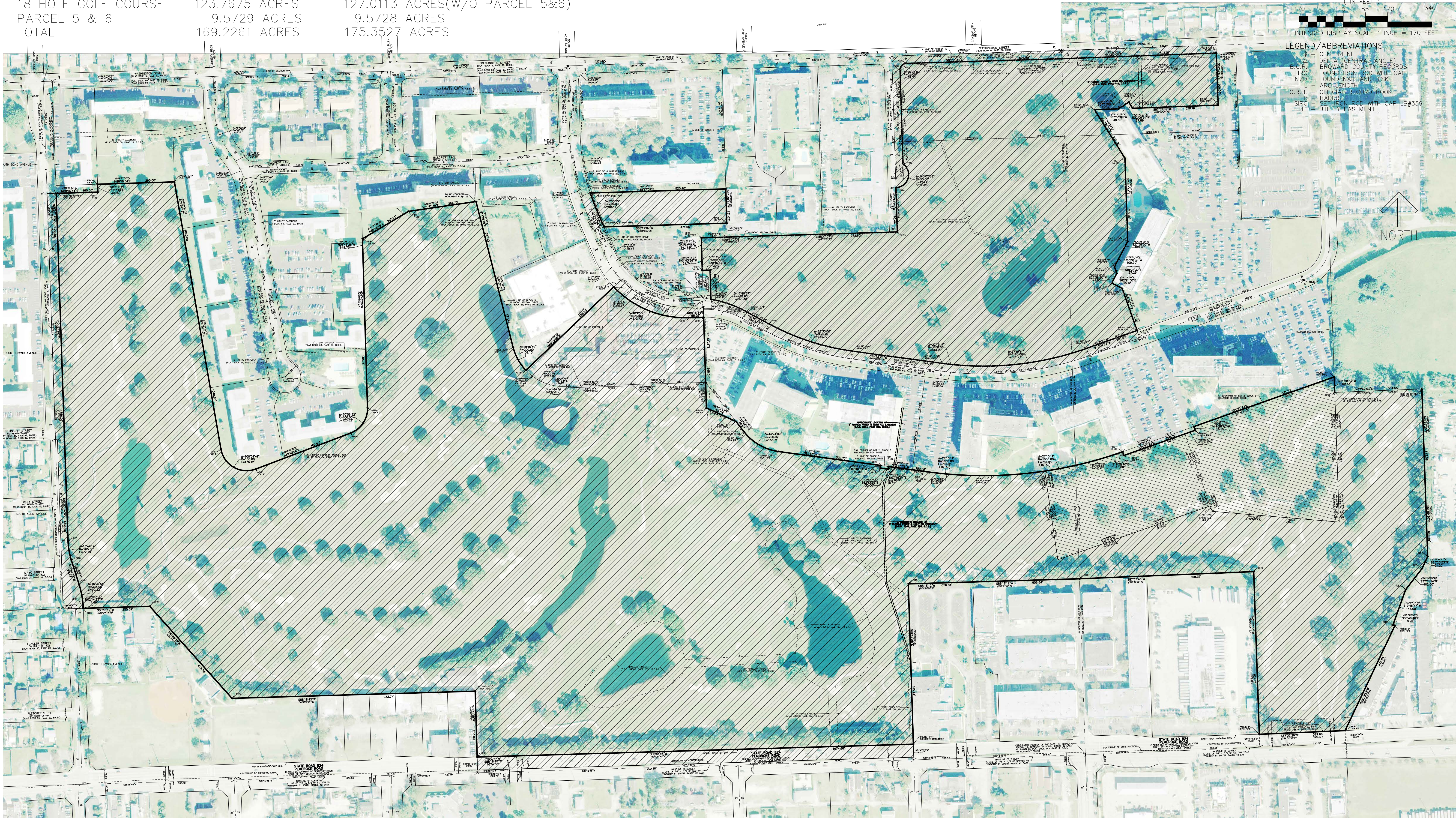
HILLCREST PROPERTY ACREAGE BREAKDOWN	NET ACREAGE	GROSS ACREAGE
EXECUTIVE GOLF COURSE	30.4439 ACRES	32.8645 ACRES
CLUBHOUSE/PARCEL A	3.9390 ACRES	4.2708 ACRES
TENNIS/BOCCE CENTER	1.5028 ACRES	1.6333 ACRES
18 HOLE GOLF COURSE	123.7675 ACRES	127.0113 ACRES(W/O PARCEL 5&6)
PARCEL 5 & 6	9.5729 ACRES	9.5728 ACRES
TOTAL	169.2261 ACRES	175.3527 ACRES



LANDS CONTROLLED BY OTHERS  
AREA OF PARCEL 5 AND 6=9.5728 ACES  
GROSS AND NET



- LEGEND/ABBREVIATIONS
- CENTERLINE
  - Δ DELTA (CENTRAL ANGLE)
  - BROWARD COUNTY RECORDS
  - B.C.R. BROWARD COUNTY RECORDS
  - FOUND IRON ROD WITH CAP
  - FN/D FOUND NAIL AND DISK
  - ARC LENGTH
  - O.R.B. OFFICIAL RECORD BOOK
  - RADIUS
  - SIRC SET IRON ROD WITH CAP LB#3501
  - UTILITY EASEMENT



CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 992-1991 / FAX (561) 750-1452

ONE SHEET SURVEY GROSS AREA EXHIBIT  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE 12/10/15  
DRAWN BY JC  
F.B./ PG. ELEC  
SCALE AS SHOWN

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

JOB # 6999  
SHT.NO.  
1B  
OF 1 SHEETS



***ALTA/ACSM LAND TITLE SURVEY***

**DESCRIPTION:**

PARCEL 1 (18-HOLE GOLF COURSE): THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN ALONG THE NORTH LINE OF SECTION 19 ON AN ASSUMED BEARING OF NORTH 89°25'56" WEST, A DISTANCE OF 3874.59 FEET; THENCE, SOUTH 02°02'26" WEST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 160 FEET; THENCE, NORTH 02°02'16" EAST, A DISTANCE OF 30 FEET; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF BLOCK 1 OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 295 FEET; THENCE, SOUTH 07°34'43" EAST, A DISTANCE OF 1040.80 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 100°05'44", AN ARC DISTANCE OF 176.10 FEET TO A POINT OF TANGENCY; THENCE, NORTH 71°30'36" EAST, ALONG THE SOUTH LINE OF HILLWOOD SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 70°56'32", AN ARC DISTANCE OF 123.82 FEET TO A POINT OF TANGENCY; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 648.75 FEET; THENCE, NORTH 61°30'48" EAST, A DISTANCE OF 205.91 FEET; THENCE, NORTH 83°59'09" EAST, A DISTANCE OF 261.73 FEET TO THE WEST LINE OF BLOCK 5 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 11°57'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 77°28'16", AN ARC DISTANCE OF 270.43 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 89°25'56" EAST, ALONG THE SOUTH LINE OF PARCEL A OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 12.50 FEET; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 5.00 FEET; THENCE, SOUTH 89°25'56" EAST, A DISTANCE OF 247.00 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF PARCEL A; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 280.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE, SOUTH 00°34'04" WEST, A DISTANCE OF 98 FEET; THENCE, SOUTH 63°01'47" EAST, A DISTANCE OF 125.04 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE, SOUTH 35°31'50" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150 FEET AND A CENTRAL ANGLE OF 124°04'09", AN ARC DISTANCE OF 150.00 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 396.77 FEET; THENCE, SOUTH 10°04'04" WEST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 30 FEET; THENCE, NORTH 10°04'04" EAST, A DISTANCE OF 10 FEET; THENCE, SOUTH 79°55'56" EAST, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 161°22'22", AN ARC DISTANCE OF 452.56 FEET; THENCE, SOUTH 06°08'18" EAST, A DISTANCE OF 343.51 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 620.40 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 22.66 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 497.85 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE, SOUTH 89°59'37" EAST, A DISTANCE OF 334.54 FEET; THENCE, SOUTH 00°18'10" WEST, A DISTANCE OF 643.59 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 51.20 FEET; THENCE, SOUTH 40°08'44" WEST, A DISTANCE OF 102 FEET; THENCE, SOUTH 22°04'17" WEST, A DISTANCE OF 146 FEET; THENCE, SOUTH 83°29'16" EAST, A DISTANCE OF 8.26 FEET; THENCE, SOUTH 27°41'23" WEST, A DISTANCE OF 448.00 FEET; THENCE, SOUTH 89°50'06" WEST, A DISTANCE OF 329.63 FEET; THENCE, NORTH 00°19'37" EAST, A DISTANCE OF 624.55 FEET; THENCE, SOUTH 89°55'15" WEST, A DISTANCE OF 669.37 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 656.84 FEET; THENCE, SOUTH 00°30'02" WEST, A DISTANCE OF 615.44 FEET; THENCE, NORTH 89°23'45" WEST, PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF SAID SECTION 19, A DISTANCE OF 100 FEET; THENCE, NORTH 00°18'53" EAST, A DISTANCE OF 255.12 FEET; THENCE, NORTH 89°24'18" WEST, A DISTANCE OF 259.59 FEET; THENCE, NORTH 00°02'57" EAST, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335 FEET AND A CENTRAL ANGLE OF 152°56'55", AN ARC DISTANCE OF 90.33 FEET TO A POINT OF TANGENCY; THENCE, NORTH 15°23'58" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265 FEET AND A CENTRAL ANGLE OF 154°44'14", AN ARC DISTANCE OF 72.79 FEET TO A POINT OF TANGENCY ON LINE 35 FEET EAST OF THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE, NORTH 00°20'16" EAST, PARALLEL WITH AND 35 FEET EAST OF THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 A DISTANCE OF 1336.03 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (CLUBHOUSE): PARCEL A OF HILLWOOD SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE NORTH ONE-HALF (N 1/2) OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 3 (TENNIS COURTS): THAT PORTION OF BLOCK 6 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN SOUTH 00°38'59" WEST, A DISTANCE OF 460.33 FEET TO A POINT OF BEGINNING; THENCE, SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 131.67 FEET; THENCE, NORTH 89°25'23" WEST, A DISTANCE OF 471.66 FEET TO THE EAST LINE OF HILLCREST DRIVE; THENCE, NORTH 20°55'56" WEST, A DISTANCE OF 70.99 FEET TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 780 FEET AND A CENTRAL ANGLE OF 05°05'55", AN ARC DISTANCE OF 69.41 FEET; THENCE, SOUTH 89°25'23" EAST, A DISTANCE OF 520.40 FEET TO THE POINT OF BEGINNING; AND

PARCEL 4 (EXECUTIVE GOLF COURSE): THAT PORTION OF BLOCKS 7 AND 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 7, RUN NORTH 89°49'21" WEST, ALONG THE NORTH LINE OF BLOCK 7 A DISTANCE OF 75 FEET TO A POINT OF BEGINNING; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 200 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 328.16 FEET; THENCE, NORTH 29°49'21" WEST, A DISTANCE OF 27.89 FEET; THENCE, SOUTH 60°10'39" WEST, A DISTANCE OF 48.30 FEET; THENCE, NORTH 89°49'21" WEST, A DISTANCE OF 91.07 FEET; THENCE, SOUTH 29°49'21" EAST A DISTANCE OF 220 FEET; THENCE, SOUTH 00°19'37" WEST, A DISTANCE OF 318.76 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 109.90 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 27.29 FEET; THENCE, SOUTH 29°56'00" WEST, A DISTANCE OF 41.90 FEET; THENCE, SOUTH 60°04'00" EAST, A DISTANCE OF 45.12 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 171.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID BLOCK 9; THENCE, SOUTH 72°48'53" WEST, ALONG THE LAST DESCRIBED LINE A DISTANCE OF 207.51 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG A 1180 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°15'11", AN ARC DISTANCE OF 561.27 FEET TO A POINT OF TANGENCY; THENCE, NORTH 79°55'56" WEST, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 938.45 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 335.77 FEET TO A POINT OF TANGENCY; THENCE, NORTH 59°25'56" WEST, A DISTANCE OF 100 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°29'43", AN ARC DISTANCE OF 175.6 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 231.27 FEET; THENCE, SOUTH 45°52'45" EAST, A DISTANCE OF 170.44 FEET; THENCE, NORTH 00°34'04" EAST, A DISTANCE OF 170.44 FEET TO A POINT ON A 60 FOOT RADIUS CURVE, BEARING CENTER BEARS NORTH 00°30'02" EAST FROM SAID POINT; THENCE, NORTHWESTERLY AND NORTHWESTERLY ALONG THE LAST DESCRIBED CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 42ND AVENUE; THENCE, NORTH 00°30'02" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 359.93 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°04'02", AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE, SOUTH 89°25'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 596.59 FEET; THENCE, SOUTH 89°49'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE 593.51 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION OF BLOCK 9 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER SAID BLOCK 9, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILLCREST DRIVE AND ON THE ARC OF A CURVE WHOSE CENTER BEARS SOUTH 09°04'21" WEST FROM SAID CORNER; THENCE, SOUTHEASTERLY ALONG THE SOUTH LINE OF BLOCK 9 AND ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 0°34'06", AN ARC DISTANCE OF 30.41 FEET; THENCE NORTH 00°34'04" EAST, A DISTANCE OF 112 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 29.91 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 9; THENCE, SOUTH 00°34'04" WEST, ALONG SAID WEST LINE A DISTANCE OF 106.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (HILLCREST EAST NO. 24 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 14, 1973 IN OFFICIAL RECORDS BOOK 5165, AT PAGE 690 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

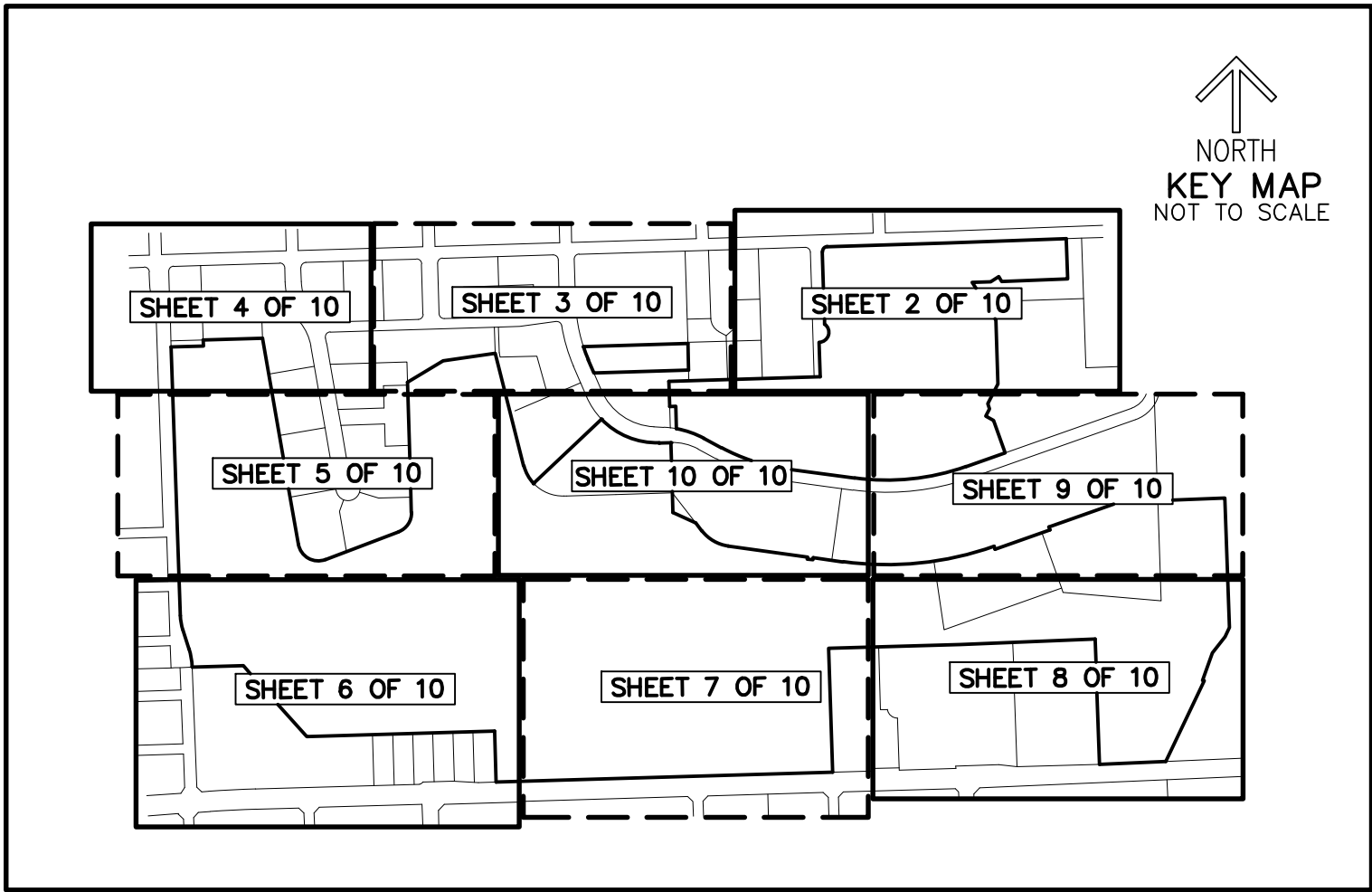
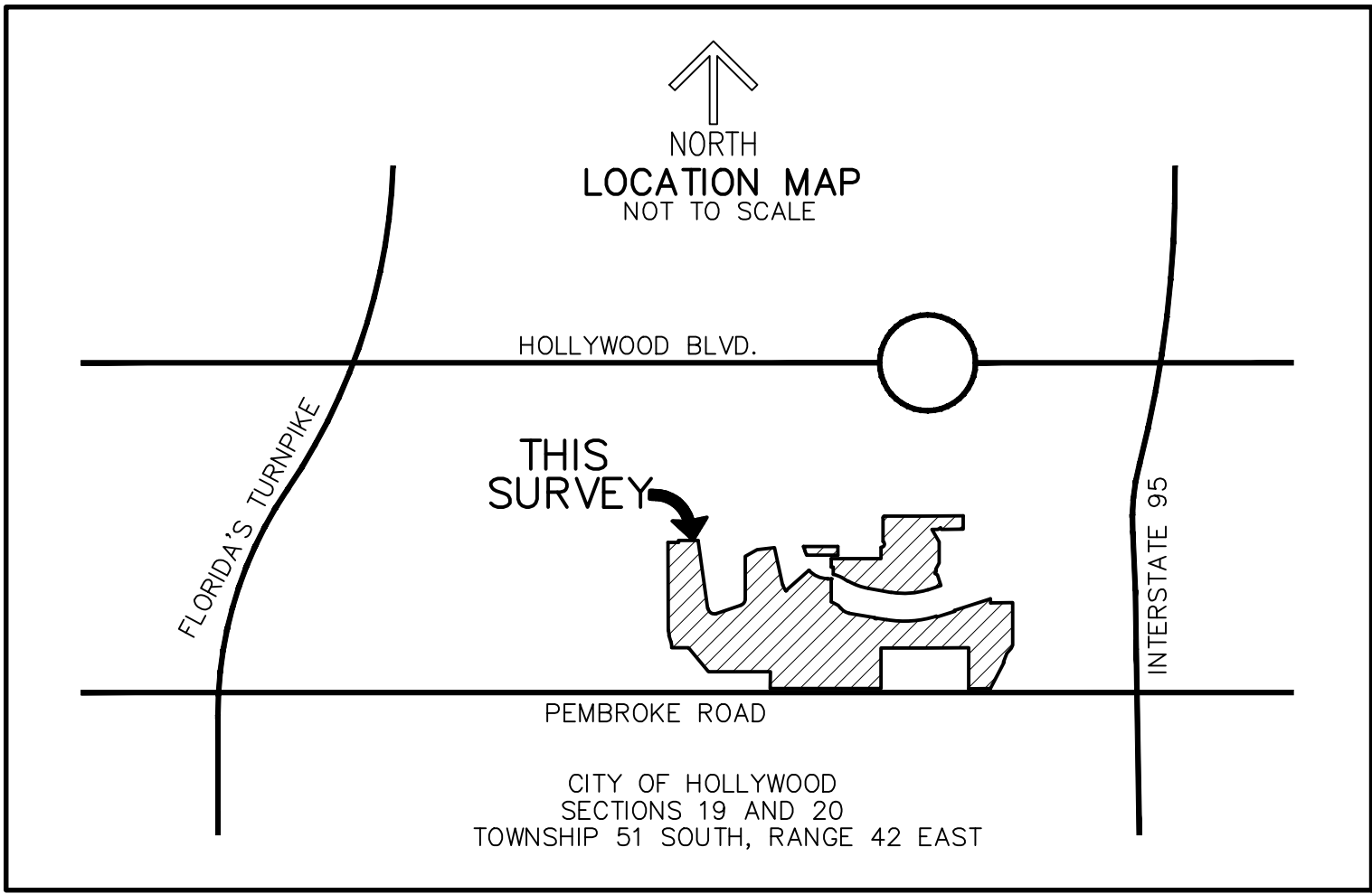
FROM THE SOUTHWEST CORNER OF LOT IN BLOCK 8 OF HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RUN SOUTH 79°55'56" EAST ALONG THE SOUTH LINE OF BLOCK 8 A DISTANCE OF 57 FEET TO A POINT OF CURVATURE; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 16°12'22" AN ARC DISTANCE OF 452.56 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600 FEET AND A CENTRAL ANGLE OF 11°02'49" AN ARC DISTANCE OF 308.49 FEET; THENCE, SOUTH 17°11'07" EAST, A DISTANCE OF 15 FEET; THENCE, NORTH 72°48'53" EAST, A DISTANCE OF 248 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 292.50 FEET; THENCE SOUTH 72°48'53" WEST, A DISTANCE OF 620.40 FEET; THENCE NORTH 06°08'18" WEST, A DISTANCE OF 343.51 FEET TO THE POINT OF BEGINNING; AND

PARCEL 6 (HILLCREST EAST NO. 25 EASEMENT): EASEMENT IN FAVOR OF THE HOLLYWOOD BEACH HOTEL COMPANY, ITS SUCCESSORS AND ASSIGNS OVER THE FOLLOWING DESCRIBED PROPERTY FOR USE AS PART OF A GOLF COURSE AS SET OUT THAT WARRANTY DEED FILED FEBRUARY 13, 1974 IN OFFICIAL RECORDS BOOK 5639, AT PAGE 794 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SUBJECT TO THE TERMS AND CONDITIONS STATED THEREIN.

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 8 OF HILLWOOD SECTION THREE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 72°48'53" WEST ALONG THE SOUTH BOUNDARY OF LOT 2 A DISTANCE OF 571.53 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 15 FEET; THENCE SOUTH 72°48'53" WEST A DISTANCE OF 42 FEET; THENCE, SOUTH 17°11'07" EAST A DISTANCE OF 315.16 FEET; THENCE, SOUTH 82°52'29" EAST, A DISTANCE OF 489.31 FEET; THENCE, NORTH 00°18'53" EAST A DISTANCE OF 557.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.  
CONTAINING 7,371,490 SQUARE FEET/169.2261 ACRES MORE OR LESS.



## SCHEDULE B SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
6	Plat Book 60, Page 29	Affects as shown
7	Plat Book 69, Page 10	Affects as shown
8	ORB 6515, Page 911	Affects - No plottable items
8	ORB 6529, Page 704	Affects - No plottable items
8	ORB 46744, Page 983	Affects - No plottable items
9	ORB 8569, Page 415	Affects as shown
10	ORB 10044, Page 383	Affects as shown
10	ORB 23909, Page 310	Affects - No plottable items
12	Deed Book 470, Page 402	Affects as shown
12	ORB 5688, Page 267	See ORB 18639, Page 58
12	ORB 8034, Page 937	See ORB 18639, Page 58
12	ORB 8201, Page 176	See ORB 18639, Page 58
12	ORB 8318, Page 991	Affects as shown
12	ORB 18639, Page 58	Affects as shown
12	ORB 8318, Page 994	Affects as shown
13	ORB 5044, Page 253	Affects as shown
14	ORB 5559, Page 571	Affects - No plottable items
14	ORB 6230, Page 28	Affects as shown
15	ORB 3113, Page 318	Affects as shown
15	ORB 11241, Page 755	Affects as shown
17	ORB 34069, Page 1631	Affects as shown
18	ORB 44936, Page 1402	Affects - No plottable items
19	ORB 46744, Page 983	Affects - No plottable items
21	ORB 46115, Page 669	Affects as shown
22	Deed Book 470, Page 402	Affects - No plottable items

**Ownership & Encumbrance Report**  
**OCTOBER 30, 2015**

Exception	Instrument Book & Page	Affect on Property
1	Notice of Commencement #11289570	Affects - No plottable items
2	Plat Book 60, Page 29	Affects as shown
3	Plat Book 69, Page 10	Affects as shown
4	Deed Book 470, Page 402	Affects - No plottable items
5	ORB 3113, Page 318	Affects as shown
6	ORB 5044, Page 253	Affects as shown
7	ORB 5559, Page 571	Affects - No plottable items
8	ORB 5688, Page 267	See ORB 18639, Page 58
9	ORB 6230, Page 28	Affects as shown
10	ORB 6515, Page 911	Affects - No plottable items
11	ORB 6529, Page 704	Affects - No plottable items
12	ORB 8034, Page 937	See ORB 18639, Page 58
13	ORB 8201, Page 176	See ORB 18639, Page 58
14	ORB 8318, Page 591	Affects as shown
15	ORB 8318, Page 694	Affects as shown
16	ORB 8569, Page 415	Affects as shown
17	ORB 10044, Page 643	Affects as shown
18	ORB 11241, Page 755	Affects as shown
19	ORB 18639, Page 58	Affects as shown
20	ORB 23909, Page 310	Affects - No plottable items
21	ORB 34069, Page 1631	Affects as shown
22	ORB 44936, Page 1402	Affects - No plottable items
23	ORB 46115, Page 669	Affects as shown
24	ORB 46744, Page 983	Affects - No plottable items

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE, ORDER NO. 5220321, EFFECTIVE DATE: MARCH 30, 2015 AT 5:00 P.M.. THE SURVEYOR REVIEWED THE OCTOBER 30, 2015 OWNERSHIP & ENCUMBRANCE REPORT AND THE INFORMATION CONTAINED IN IT MATCHES THE MARCH 30, 2015 TITLE COMMITMENT.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN THUSLY (*S88°16'34"W*) REFER TO THOSE CALLED OUT IN THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
4. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
5. THE PROPERTY LIES WITHIN FLOOD ZONES X, 0.2 PERCENT ANNUAL CHANGE (THESE TWO FLOOD ZONES ARE NOT SHADED OR HATCHED ON THE DRAWING, AH (ELEVATIONS 9' AND 10') THESE AREAS ARE CROSS HATCHED ON THE DRAWING, AE (ELEVATIONS 9' AND 10') THESE AREAS ARE SOLID HATCHED ON THE DRAWING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0564H, 12011C0568H, 12011C0727H, 12011C0731H OF MAPS DATED AUGUST 14, 2014.
6. AT THE REQUEST OF THE CLIENT, IMPROVEMENTS WERE NOT SHOWN.
7. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY FROM WASHINGTON STREET, SOUTH 52ND AVENUE, PEMBROKE ROAD AND HILLCREST DRIVE, ALL PUBLIC RIGHTS-OF-WAY.
8. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
10. GEOREFERENCED AERIAL PHOTOGRAPHY PROVIDED BY BROWARD COUNTY, FLIGHT DATE 2015.
11. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

12. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

13. THE RELEASE OF RESERVATIONS CONTAINED IN OFFICIAL RECORD BOOK 18639, PAGE 58 RELEASES ALL LANDS DESCRIBED HEREON, EXCEPT THAT PORTION LYING 40.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTIONS 19 AND 20, AS REQUESTED BY BROWARD COUNTY, AND THAT PORTION LYING WITHIN 100.0 FEET OF THE CENTERLINE OF STATE ROAD 824/PEMBROKE ROAD IN SECTION 20, AS REQUESTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

14. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, BASED ON BROWARD COUNTY SURVEY BENCHMARK NO. 1142, ELEVATION 10.36 FEET.

THE ORIGINAL DEED RECORDED IN OFFICIAL RECORD BOOK 470, PAGE 402 REFERS ONLY TO A PORTION OF LANDS IN SECTION 20 AND NOT WITHIN 100 FEET OF STATE ROAD 824/PEMBROKE ROAD.

**CERTIFICATE:**

THIS IS TO CERTIFY TO \_\_\_\_\_ THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 15, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 13, 2015.

DATE OF PLAT OR MAP: 11-30-15

FILE NAME	6999-AL142
REVIEWS	DATE BY
FINAL T.A.C.	11-30-15

**AW**

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

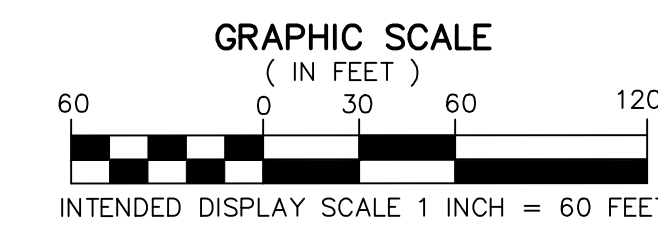
ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/15
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	N/A

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

JOB # 6999
SHT.NO. 1
OF 10 SHEETS





NORTH

## LEGEND/ABBREVIATIONS

C - CENTERLINE  
 Δ - DELTA (CENTRAL ANGLE)  
 B.C.R. - BROWARD COUNTY RECORDS  
 FIR - FOUND IRON ROD WITH CAP  
 FN/D - FOUND NAIL AND DISK  
 L - ARC LENGTH  
 O.R.B. - OFFICIAL RECORD BOOK  
 R - RADIUS  
 SIR - SET IRON ROD WITH CAP LB#3591  
 UE - UTILITY EASEMENT

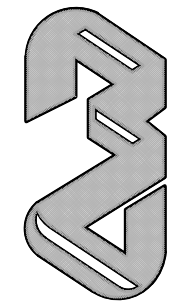


**MATCH LINE SHEET 10 OF 10**

**MATCH LINE SHEET 9 OF 10**

[illegible]

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/15
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

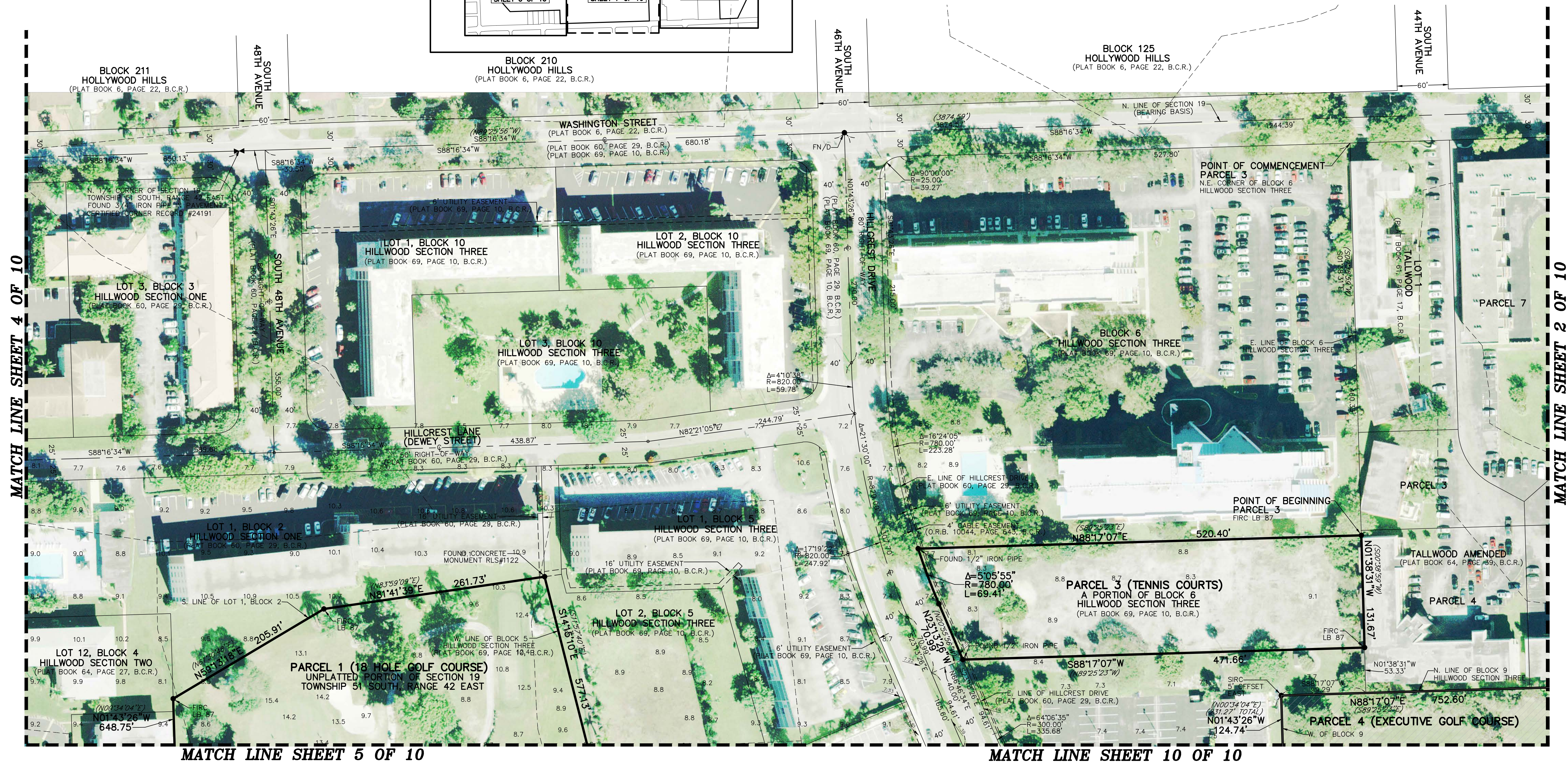
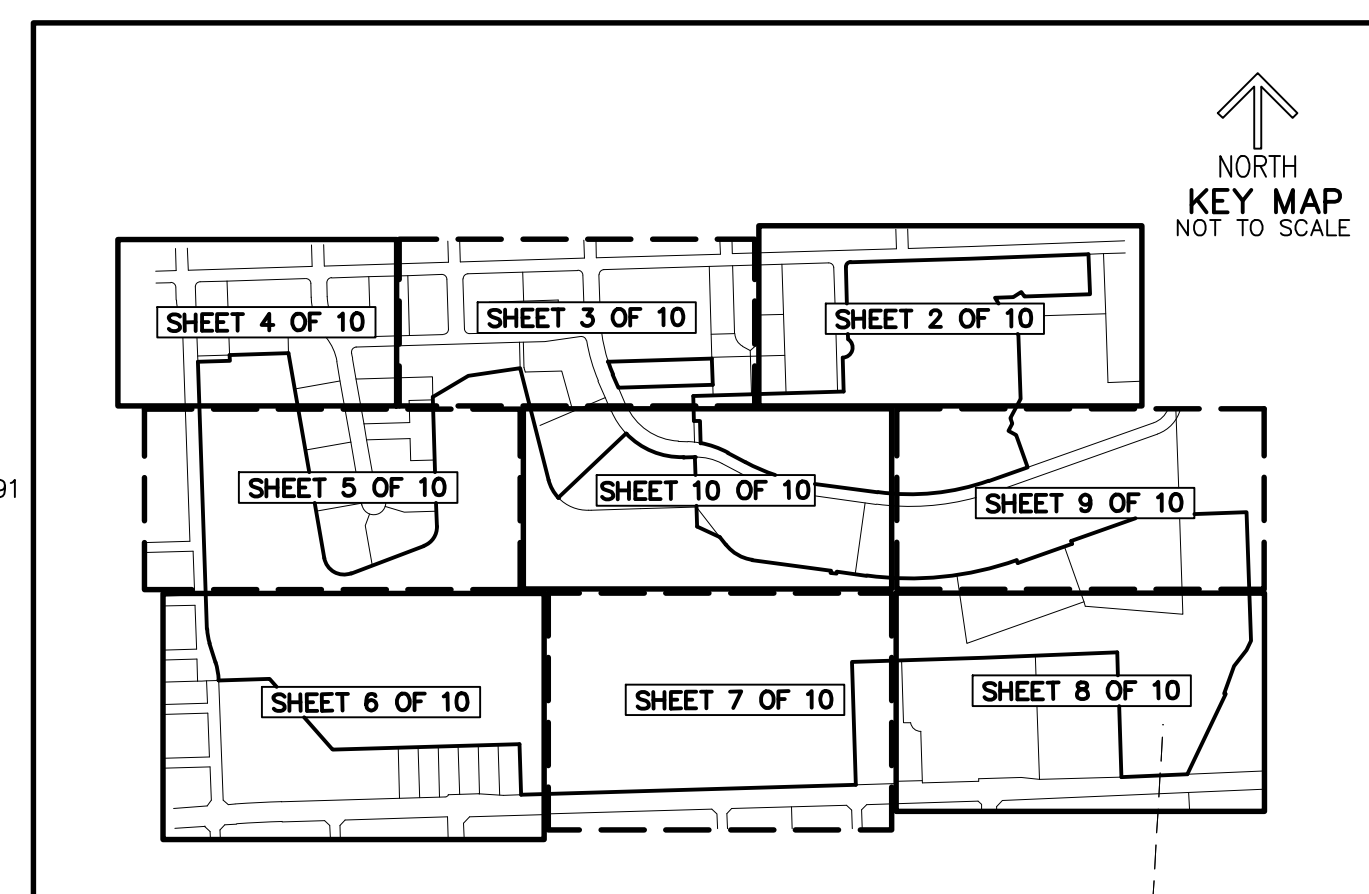
JOB # 6999
SHT.NO. 2
OF 10 SHEETS





**LEGEND/ABBREVIATIONS**

☉ - CENTERLINE  
△ - DELTA (CENTRAL ANGLE)  
B.C.R. - BROWARD COUNTY RECORDS  
FIRC - FOUND IRON ROD WITH CAP  
FN/D - FOUND NAIL AND DISK  
L - ARC LENGTH  
O.R.B. - OFFICIAL RECORD BOOK  
R - RADIUS  
SIRC - SET IRON ROD WITH CAP LB#3591  
UE - UTILITY EASEMENT

[illegible]

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561) 392-1991 / FAX (561) 750-1452

ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

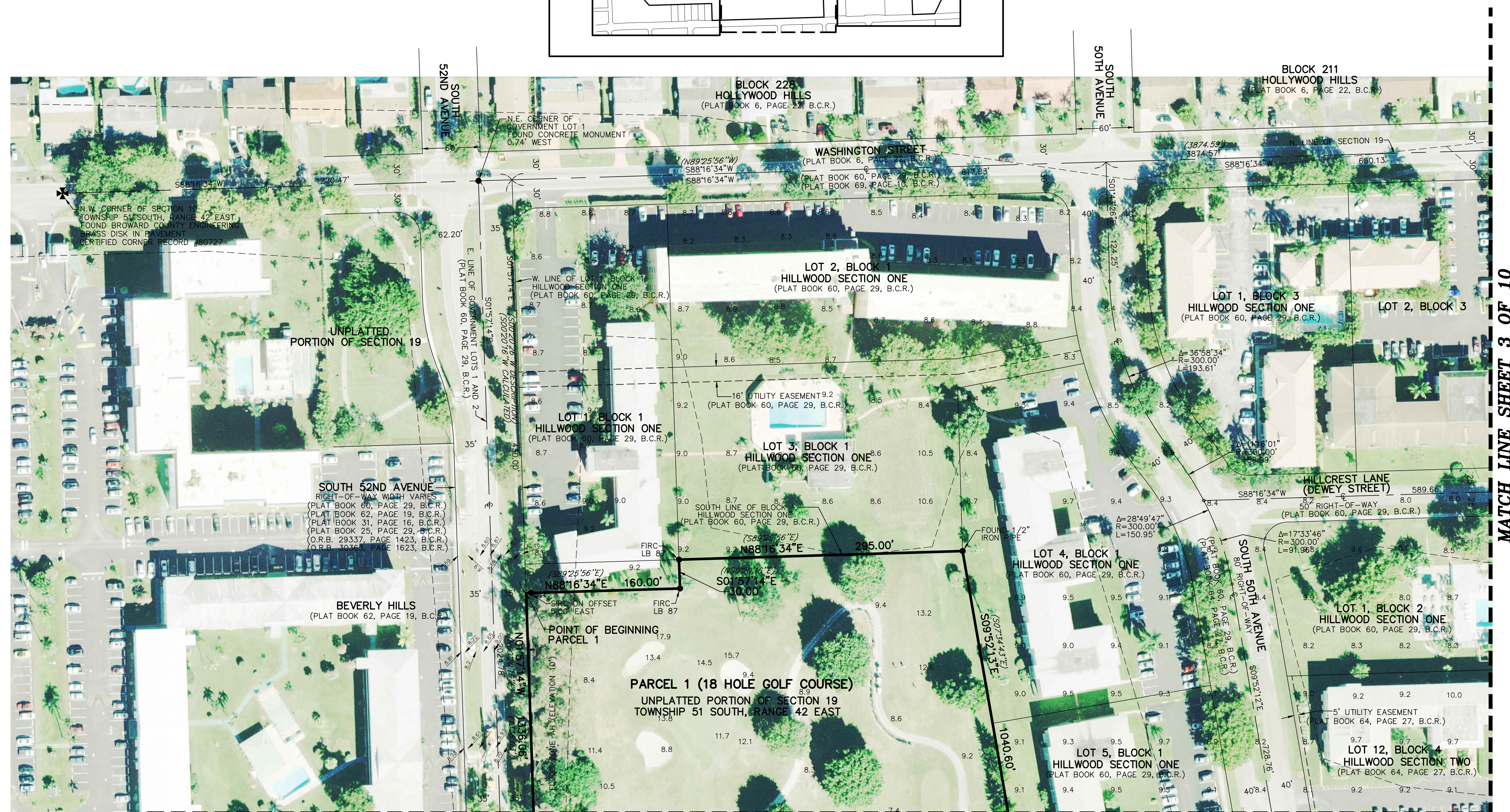
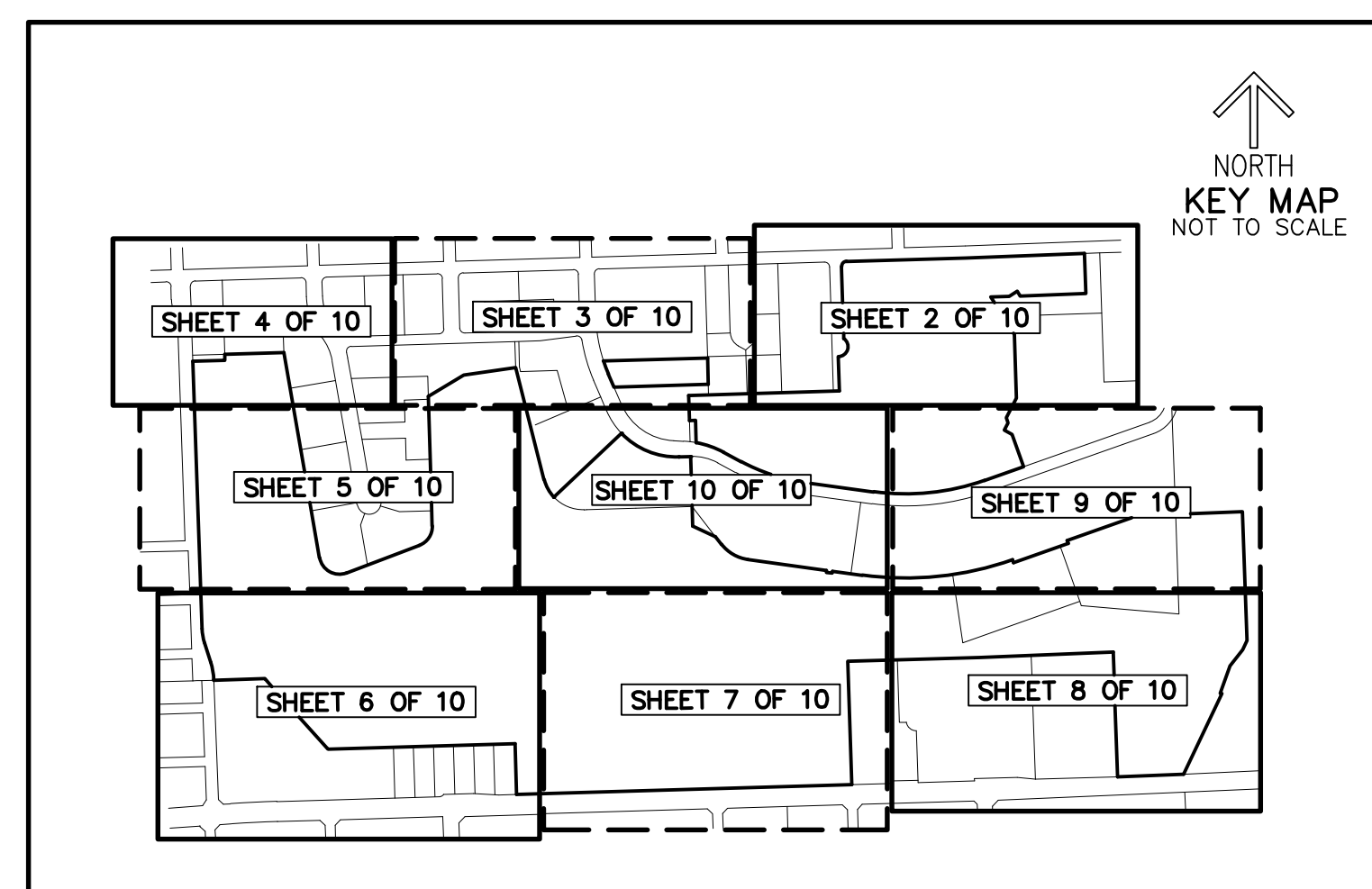
DATE	6/11/1
DRAWN BY	J
F.B./ PG.	ELE
SCALE	AS SHOW

JOB # 6999
SHT.NO. 3
OF 10 SHEETS





C - CENTERLINE  
 Δ - DELTA (CENTRAL ANGLE)  
 B.C.R. - BROWARD COUNTY RECORDS  
 FIR - FOUND IRON ROD WITH CAP  
 FN/D - FOUND NAIL AND DISK  
 L - ARC LENGTH  
 O.R.B. - OFFICIAL RECORD BOOK  
 R - RADIUS  
 SIR - SET IRON ROD WITH CAP LB#3591  
 UE - UTILITY EASEMENT

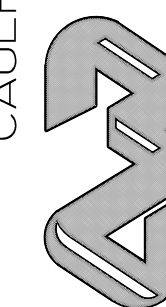


**MATCH LINE SHEET 5 OF 10**

**MATCH LINE SHEET 3 OF 10**

[illegible]

**IELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

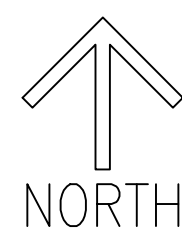


ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/1
DRAWN BY	J
F.B./ PG.	ELE
SCALE	AS SHOW

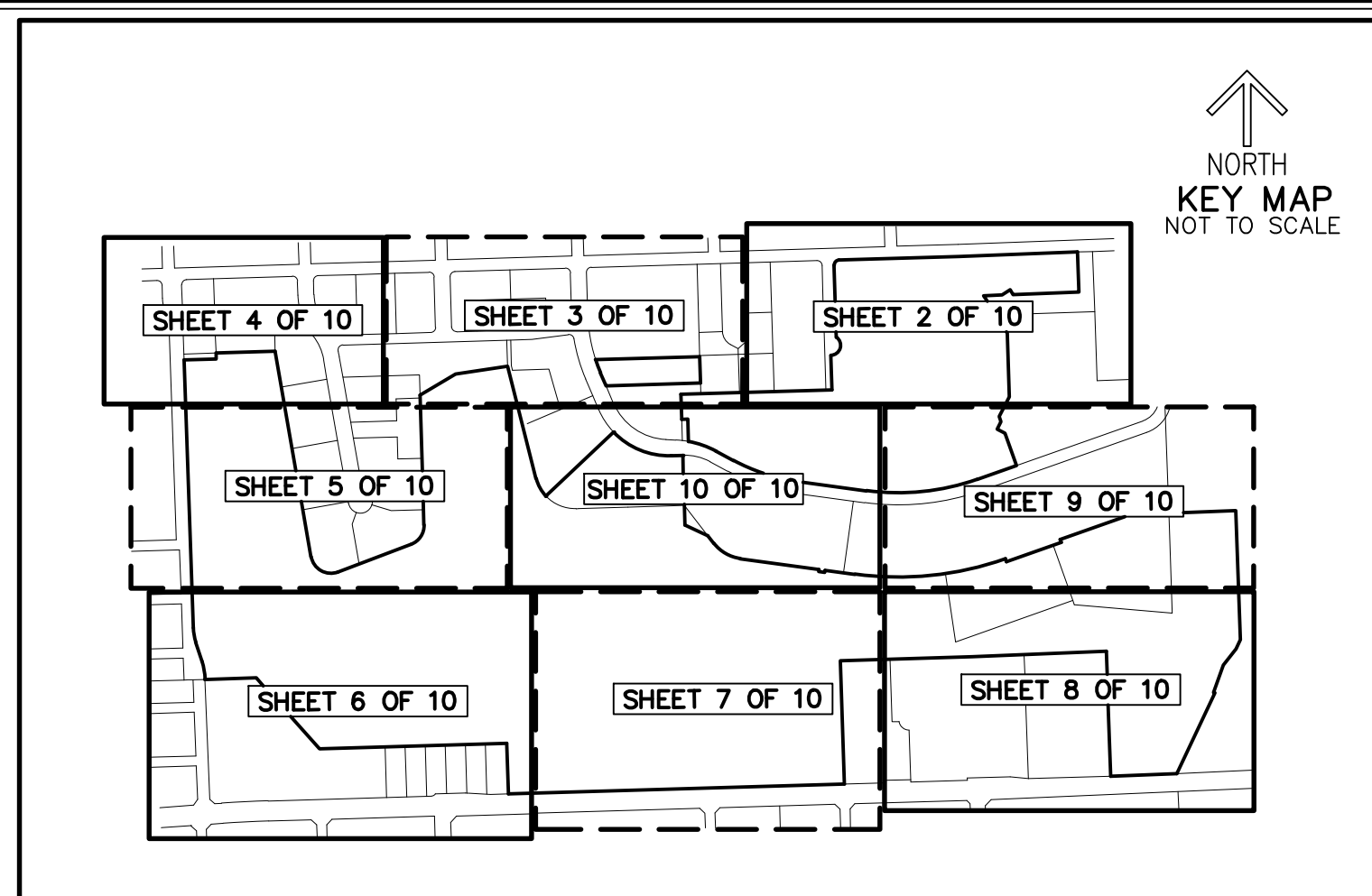
JOB # 6999
SHT.NO. 4
OF 10 SHEETS





**LEGEND/ABBREVIATIONS**

☉ - CENTERLINE  
△ - DELTA (CENTRAL ANGLE)  
B.C.R. - BROWARD COUNTY RECORDS  
FIRC - FOUND IRON ROD WITH CAP  
FN/D - FOUND NAIL AND DISK  
L - ARC LENGTH  
O.R.B. - OFFICIAL RECORD BOOK  
R - RADIUS  
SIRC - SET IRON ROD WITH CAP LB#3591  
UE - UTILITY EASEMENT



**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 392-1991 / FAX (561) 750-1152

ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/15
DRAWN BY	JG
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 6999  
SHT.NO. 5  
OF 10 SHEETS



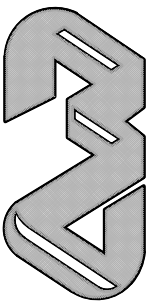


C - CENTERLINE  
 Δ - DELTA (CENTRAL ANGLE)  
 B.C.R. - BROWARD COUNTY RECORDS  
 FIR - FOUND IRON ROD WITH CAP  
 FN/D - FOUND NAIL AND DISK  
 L - ARC LENGTH  
 O.R.B. - OFFICIAL RECORD BOOK  
 R - RADIUS  
 SIR - SET IRON ROD WITH CAP LB#3591  
 UE - UTILITY EASEMENT

↑  
NORTH  
**KEY MAP**  
NOT TO SCALE

[illegible]

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561) 592-1991 / FAX (561) 750-1452



ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/15
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE AS SHOWN	

JOB # 6999
SHT.NO. 6
OF 10 SHEETS





## LEGEND/ABBREVIATIONS

△ = CENTERLINE  
△ = DELTA (CENTRAL ANGLE)  
B.C.R. = BROWARD COUNTY RECORDS  
FIRC = FOUND IRON ROD WITH CAP  
FN/D = FOUND NAIL AND DISK  
L = ARC LENGTH  
O.R.B. = OFFICIAL RECORD BOOK  
R = RADIUS  
SIRC = SET IRON ROD WITH CAP LB#3591  
UE = UTILITY EASEMENT

NORTH

[illegible]

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

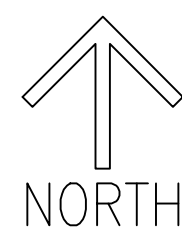


ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

TE	6/11/15
AWN BY	JC
./ PG.	ELEC
SALE AS SHOWN	

DB # 6999
T.NO. 7
F 10 SHEETS

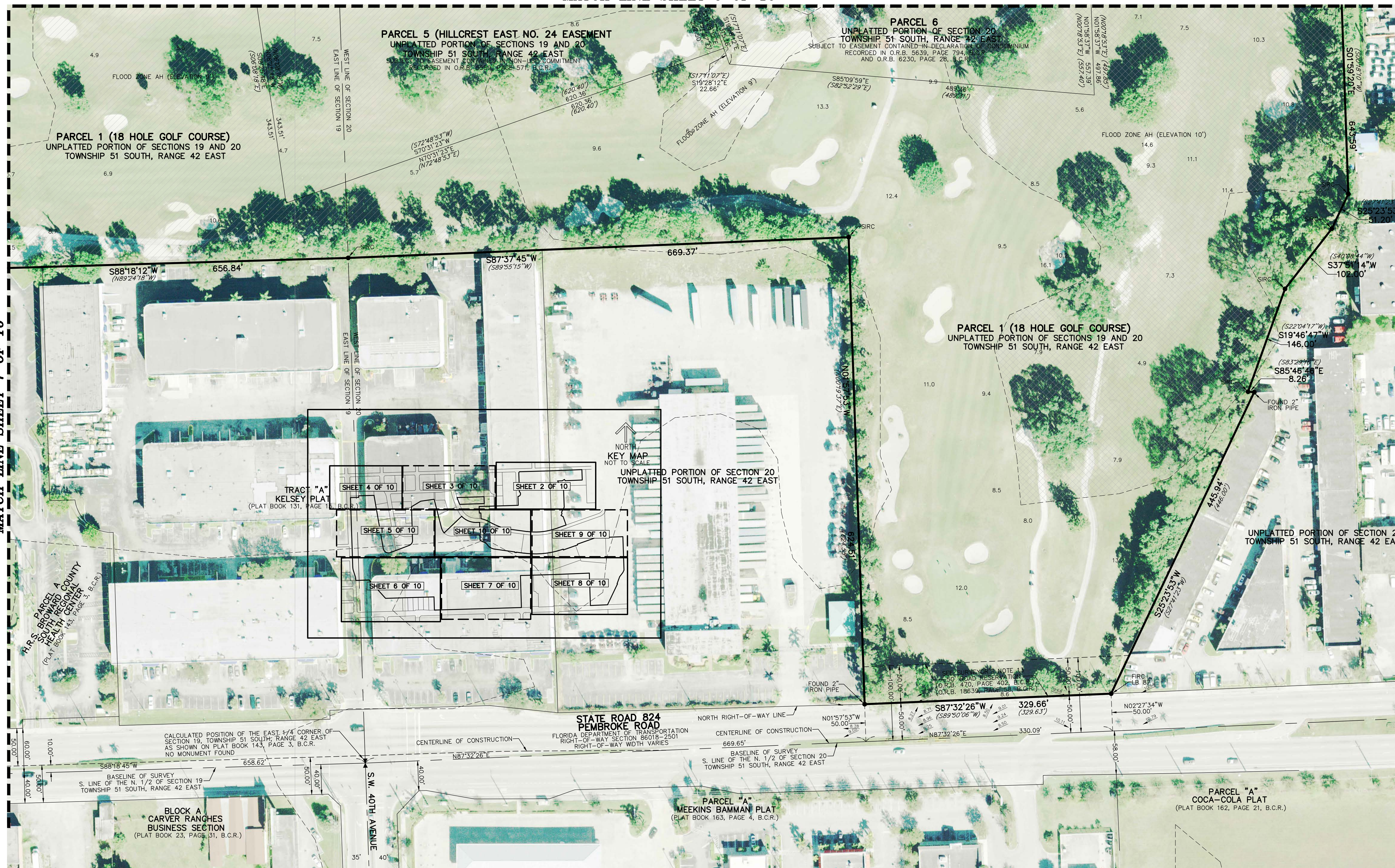




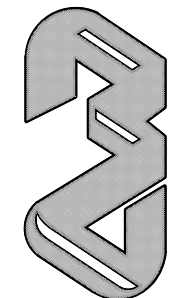
## LEGEND/ABBREVIATIONS

C - CENTERLINE  
 Δ - DELTA (CENTRAL ANGLE)  
 B.C.R. - BROWARD COUNTY RECORDS  
 FIRC - FOUND IRON ROD WITH CAP  
 FN/D - FOUND NAIL AND DISK  
 L - ARC LENGTH  
 O.R.B. - OFFICIAL RECORD BOOK  
 R - RADIUS  
 SIRC - SET IRON ROD WITH CAP LB#3591  
 UE - UTILITY EASEMENT

**MATCH LINE SHEET 7 OF 10**

[illegible]

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

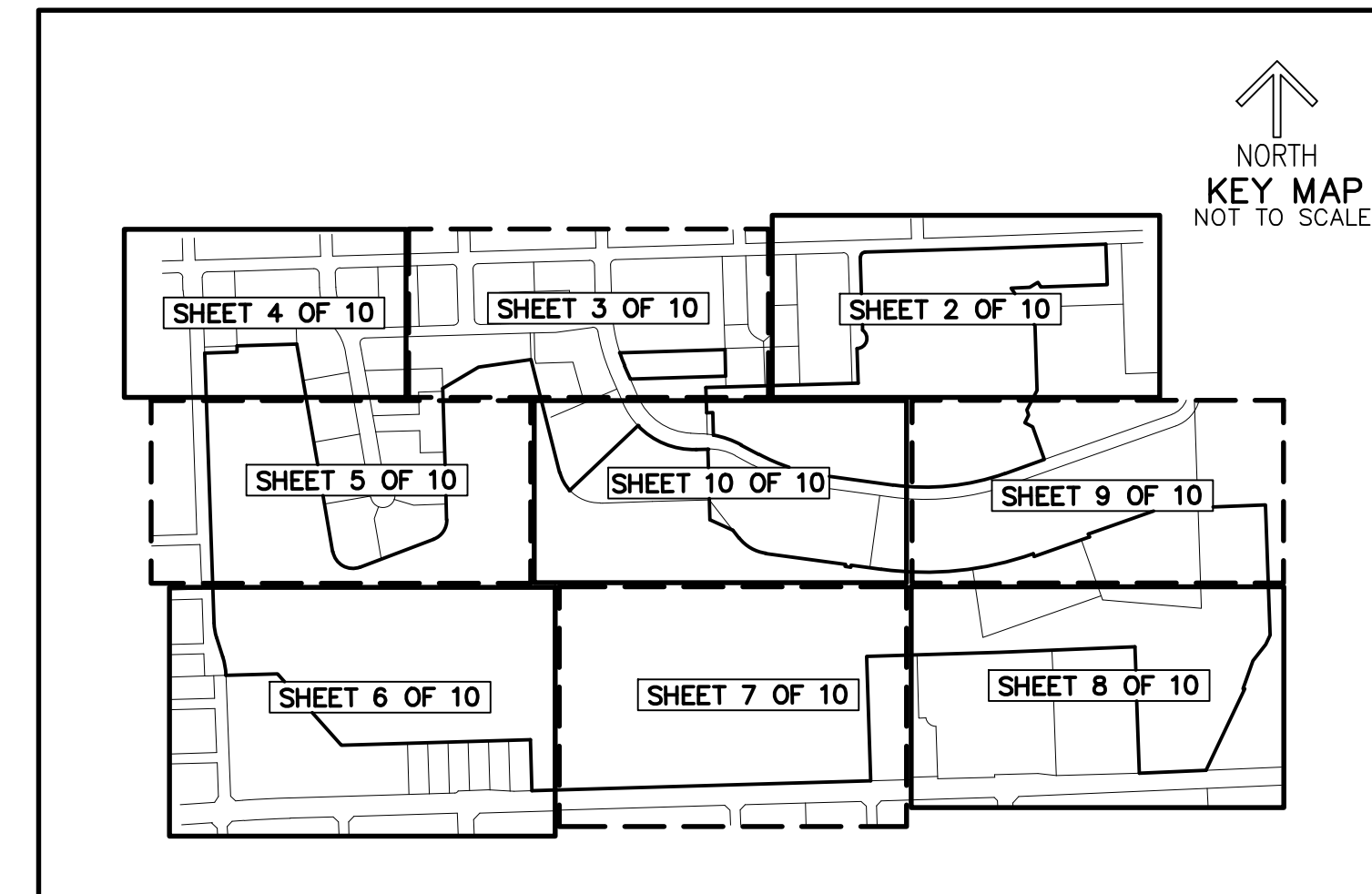
DATE	6/11/15
DRAWN BY	JO
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 6999  
SHT.NO.  
8  
OF 10 SHEETS

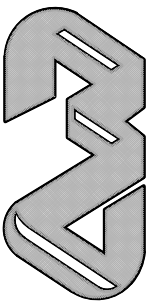




Δ - DELTA (CENTRAL ANGLE)  
B.C.R. - BROWARD COUNTY RECORDS  
FIRC - FOUND IRON ROD WITH CAP  
FN/D - FOUND NAIL AND DISK  
L - ARC LENGTH  
O.R.B. - OFFICIAL RECORD BOOK  
R - RADIUS  
SIRC - SET IRON ROD WITH CAP LB#3591  
UE - UTILITY EASEMENT

[illegible]

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-592-1991 / FAX (561)-750-1452



ALTA/ACSM LAND TITLE SURVEY  
HILLCREST GOLF AND COUNTRY CLUB  
A PORTION OF SECTIONS 19 AND 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, FLORIDA

DATE	6/11/15
DRAWN BY	JC
F.B./ PG.	ELEC
SCALE	AS SHOWN

JOB # 6999
SHT.NO. 9
OF 10 SHEETS







TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,359 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.88 AC. (1,431,381 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 DU. (23%)
LAND USE DESIGNATION		TOTAL SINGLE FAMILY	67 DU. (44%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY 60+ x 110'	45 DU. (47%)
	IRREGULAR RESIDENTIAL DASHED LINE AREA (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY 45+ x 110'	22 DU. (23%)
18 - HOLE GOLF COURSE EXISTING LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL FEW SIMPLE MULTI-FAMILY / TOWNHOME	84 DU. (66%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TRAILWALK TOWNHOME	4 DU. (3%)
		MANDALAY TOWNHOME	38 DU. (45%)
		MAGNOLIA TOWNHOME	42 DU. (69%)
TOTAL NUMBER OF UNITS	645 D.U.	TOTAL DENSITY	4.96 D.U./AC.
DENSITY	3.81 D.U./AC.	TOTAL LAKE DRAINAGE STORAGE AREA	5.53 AC. (240,868 S.F.)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	TOTAL WATER RETENTION AREA	2.28 AC. (100,572.8 S.F.)
TOTAL LAKE AREA PROPOSED	22.55 AC. (990,990 S.F.)	TOTAL DRY SURFACE AREA	3.15 AC. (137,214 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.23 AC. (240,868 S.F.)	HILLCREST RESIDENTIAL COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,328 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,102.2 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	16.17 AC. (704,562 S.F.)
PUD-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	14.32 AC. (621,675 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.27 AC. (318,666 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	PRIVATE ROADWAY AREA	
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS			
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)		
MAXIMUM BUILDING HEIGHT	35'		

- L.M.E = LAKE MAINTENANCE EASEMENT
- R.A.S = RESIDENTIAL ACCESS STREET
- UE = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC= ACRES
- CL = CENTER LINE
- EAS = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E = DRAINAGE EASEMENT
- F.P. = FOUNDATION FLOODING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- "R" = RESTRICTED LOT IN WHICH ONLY CERTAIN UTILITY TYPES CAN BE CONSTRUCTED
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE

STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.

LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS.

MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A 5 ADJACENT TO ANY SURROUNDING RESIDENTIAL UNITS.

M - INDICATES MODEL UNIT

45 - INDICATES A 45' WIDE SINGLE FAMILY LOT

MAN - INDICATES A MANDALAY TOWNHOME

MAG - INDICATES A MAGNOLIA TOWNHOME

TW - INDICATES A TRAILWOOD TOWNHOME

MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY

MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2

ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS

CLUBHOUSE INCLUDING KNOX BOX FOR EMERGENCY ACCESS

PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX 474 PAGE 10 OF 14

HILLCREST PASSIVE OPEN SPACE AREA OPEN FROM DAWN TO DUSK TO ALL HILLCREST RESIDENTS

HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS

ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

UNPLANNED PORTION OF SECTION 16

LOT 6, 45' WIDE SINGLE FAMILY LOT

LOT 7, 45' WIDE SINGLE FAMILY LOT

LOT 8, 45' WIDE SINGLE FAMILY LOT

LOT 9, 45' WIDE SINGLE FAMILY LOT

LOT 10, 45' WIDE SINGLE FAMILY LOT

LOT 11, 45' WIDE SINGLE FAMILY LOT

LOT 12, 45' WIDE SINGLE FAMILY LOT

LOT 13, 45' WIDE SINGLE FAMILY LOT

LOT 14, 45' WIDE SINGLE FAMILY LOT

LOT 15, 45' WIDE SINGLE FAMILY LOT

LOT 16, 45' WIDE SINGLE FAMILY LOT

LOT 17, 45' WIDE SINGLE FAMILY LOT

LOT 18, 45' WIDE SINGLE FAMILY LOT

LOT 19, 45' WIDE SINGLE FAMILY LOT

LOT 20, 45' WIDE SINGLE FAMILY LOT

LOT 21, 45' WIDE SINGLE FAMILY LOT

LOT 22, 45' WIDE SINGLE FAMILY LOT

LOT 23, 45' WIDE SINGLE FAMILY LOT

LOT 24, 45' WIDE SINGLE FAMILY LOT

LOT 25, 45' WIDE SINGLE FAMILY LOT

LOT 26, 45' WIDE SINGLE FAMILY LOT

LOT 27, 45' WIDE SINGLE FAMILY LOT

LOT 28, 45' WIDE SINGLE FAMILY LOT

LOT 29, 45' WIDE SINGLE FAMILY LOT

LOT 30, 45' WIDE SINGLE FAMILY LOT

LOT 31, 45' WIDE SINGLE FAMILY LOT

LOT 32, 45' WIDE SINGLE FAMILY LOT

LOT 33, 45' WIDE SINGLE FAMILY LOT

LOT 34, 45' WIDE SINGLE FAMILY LOT

LOT 35, 45' WIDE SINGLE FAMILY LOT

LOT 36, 45' WIDE SINGLE FAMILY LOT

LOT 37, 45' WIDE SINGLE FAMILY LOT

LOT 38, 45' WIDE SINGLE FAMILY LOT

LOT 39, 45' WIDE SINGLE FAMILY LOT

LOT 40, 45' WIDE SINGLE FAMILY LOT

LOT 41, 45' WIDE SINGLE FAMILY LOT

LOT 42, 45' WIDE SINGLE FAMILY LOT

LOT 43, 45' WIDE SINGLE FAMILY LOT

LOT 44, 45' WIDE SINGLE FAMILY LOT

LOT 45, 45' WIDE SINGLE FAMILY LOT

LOT 46, 45' WIDE SINGLE FAMILY LOT

LOT 47, 45' WIDE SINGLE FAMILY LOT

LOT 48, 45' WIDE SINGLE FAMILY LOT

LOT 49, 45' WIDE SINGLE FAMILY LOT

LOT 50, 45' WIDE SINGLE FAMILY LOT

LOT 51, 45' WIDE SINGLE FAMILY LOT

LOT 52, 45' WIDE SINGLE FAMILY LOT

LOT 53, 45' WIDE SINGLE FAMILY LOT

LOT 54, 45' WIDE SINGLE FAMILY LOT

LOT 55, 45' WIDE SINGLE FAMILY LOT

LOT 56, 45' WIDE SINGLE FAMILY LOT

LOT 57, 45' WIDE SINGLE FAMILY LOT

LOT 58, 45' WIDE SINGLE FAMILY LOT

LOT 59, 45' WIDE SINGLE FAMILY LOT

LOT 60, 45' WIDE SINGLE FAMILY LOT

LOT 61, 45' WIDE SINGLE FAMILY LOT

LOT 62, 45' WIDE SINGLE FAMILY LOT

LOT 63, 45' WIDE SINGLE FAMILY LOT

LOT 64, 45' WIDE SINGLE FAMILY LOT

LOT 65, 45' WIDE SINGLE FAMILY LOT

LOT 66, 45' WIDE SINGLE FAMILY LOT

LOT 67, 45' WIDE SINGLE FAMILY LOT

LOT 68, 45' WIDE SINGLE FAMILY LOT

LOT 69, 45' WIDE SINGLE FAMILY LOT

LOT 70, 45' WIDE SINGLE FAMILY LOT

LOT 71, 45' WIDE SINGLE FAMILY LOT

LOT 72, 45' WIDE SINGLE FAMILY LOT

LOT 73, 45' WIDE SINGLE FAMILY LOT

LOT 74, 45' WIDE SINGLE FAMILY LOT

LOT 75, 45' WIDE SINGLE FAMILY LOT

LOT 76, 45' WIDE SINGLE FAMILY LOT

LOT 77, 45' WIDE SINGLE FAMILY LOT

LOT 78, 45' WIDE SINGLE FAMILY LOT

LOT 79, 45' WIDE SINGLE FAMILY LOT

LOT 80, 45' WIDE SINGLE FAMILY LOT

LOT 81, 45' WIDE SINGLE FAMILY LOT

LOT 82, 45' WIDE SINGLE FAMILY LOT

LOT 83, 45' WIDE SINGLE FAMILY LOT

LOT 84, 45' WIDE SINGLE FAMILY LOT

LOT 85, 45' WIDE SINGLE FAMILY LOT

LOT 86, 45' WIDE SINGLE FAMILY LOT

LOT 87, 45' WIDE SINGLE FAMILY LOT

LOT 88, 45' WIDE SINGLE FAMILY LOT

LOT 89, 45' WIDE SINGLE FAMILY LOT

LOT 90, 45' WIDE SINGLE FAMILY LOT

LOT 91, 45' WIDE SINGLE FAMILY LOT

LOT 92, 45' WIDE SINGLE FAMILY LOT

LOT 93, 45' WIDE SINGLE FAMILY LOT

LOT 94, 45' WIDE SINGLE FAMILY LOT

LOT 95, 45' WIDE SINGLE FAMILY LOT

LOT 96, 45' WIDE SINGLE FAMILY LOT

LOT 97, 45' WIDE SINGLE FAMILY LOT

LOT 98, 45' WIDE SINGLE FAMILY LOT

LOT 99, 45' WIDE SINGLE FAMILY LOT

LOT 100, 45' WIDE SINGLE FAMILY LOT

LOT 101, 45' WIDE SINGLE FAMILY LOT

LOT 102, 45' WIDE SINGLE FAMILY LOT

LOT 103, 45' WIDE SINGLE FAMILY LOT

LOT 104, 45' WIDE SINGLE FAMILY LOT

LOT 105, 45' WIDE SINGLE FAMILY LOT

LOT 106, 45' WIDE SINGLE FAMILY LOT

LOT 107, 45' WIDE SINGLE FAMILY LOT

LOT 108, 45' WIDE SINGLE FAMILY LOT

LOT 109, 45' WIDE SINGLE FAMILY LOT

LOT 110, 45' WIDE SINGLE FAMILY LOT

LOT 111, 45' WIDE SINGLE FAMILY LOT

LOT 112, 45' WIDE SINGLE FAMILY LOT

LOT 113, 45' WIDE SINGLE FAMILY LOT

LOT 114, 45' WIDE SINGLE FAMILY LOT

LOT 115, 45' WIDE SINGLE FAMILY LOT

LOT 116, 45' WIDE SINGLE FAMILY LOT

LOT 117, 45' WIDE SINGLE FAMILY LOT

LOT 118, 45' WIDE SINGLE FAMILY LOT

LOT 119, 45' WIDE SINGLE FAMILY LOT

LOT 120, 45' WIDE SINGLE FAMILY LOT

LOT 121, 45' WIDE SINGLE FAMILY LOT

LOT 122, 45' WIDE SINGLE FAMILY LOT

LOT 123, 45' WIDE SINGLE FAMILY LOT

LOT 124, 45' WIDE SINGLE FAMILY LOT

LOT 125, 45' WIDE SINGLE FAMILY LOT

LOT 126, 45' WIDE SINGLE FAMILY LOT

LOT 127, 45' WIDE SINGLE FAMILY LOT

LOT 128, 45' WIDE SINGLE FAMILY LOT

LOT 129, 45' WIDE SINGLE FAMILY LOT

LOT 130, 45' WIDE SINGLE FAMILY LOT

LOT 131, 45' WIDE SINGLE FAMILY LOT

LOT 132, 45' WIDE SINGLE FAMILY LOT

LOT 133, 45' WIDE SINGLE FAMILY LOT

LOT 134, 45' WIDE SINGLE FAMILY LOT

LOT 135, 45' WIDE SINGLE FAMILY LOT

LOT 136, 45' WIDE SINGLE FAMILY LOT

LOT 137, 45' WIDE SINGLE FAMILY LOT

LOT 138, 45' WIDE SINGLE FAMILY LOT

LOT 139, 45' WIDE SINGLE FAMILY LOT

LOT 140, 45' WIDE SINGLE FAMILY LOT

LOT 141, 45' WIDE SINGLE FAMILY LOT

LOT 142, 45' WIDE SINGLE FAMILY LOT

LOT 143, 45' WIDE SINGLE FAMILY LOT

LOT 144, 45' WIDE SINGLE FAMILY LOT

LOT 145, 45' WIDE SINGLE FAMILY LOT

LOT 146, 45' WIDE SINGLE FAMILY LOT

LOT 147, 45' WIDE SINGLE FAMILY LOT

LOT 148, 45' WIDE SINGLE FAMILY LOT

LOT 149, 45' WIDE SINGLE FAMILY LOT

LOT 150, 45' WIDE SINGLE FAMILY LOT

LOT 151, 45' WIDE SINGLE FAMILY LOT

LOT 152, 45' WIDE SINGLE FAMILY LOT

LOT 153, 45' WIDE SINGLE FAMILY LOT

LOT 154, 45' WIDE SINGLE FAMILY LOT

LOT 155, 45' WIDE SINGLE FAMILY LOT

LOT 156, 45' WIDE SINGLE FAMILY LOT

LOT 157, 45' WIDE SINGLE FAMILY LOT

LOT 158, 45' WIDE SINGLE FAMILY LOT

LOT 159, 45' WIDE SINGLE FAMILY LOT

LOT 160, 45' WIDE SINGLE FAMILY LOT

LOT 161, 45' WIDE SINGLE FAMILY LOT

LOT 162, 45' WIDE SINGLE FAMILY LOT

LOT 163, 45' WIDE SINGLE FAMILY LOT

LOT 164, 45' WIDE SINGLE FAMILY LOT

LOT 165, 45' WIDE SINGLE FAMILY LOT

LOT 166, 45' WIDE SINGLE FAMILY LOT

LOT 167, 45' WIDE SINGLE FAMILY LOT

LOT 168, 45' WIDE SINGLE FAMILY LOT

LOT 169, 45' WIDE SINGLE FAMILY LOT

LOT 170, 45' WIDE SINGLE FAMILY LOT

LOT 171, 45' WIDE SINGLE FAMILY LOT

LOT 172, 45' WIDE SINGLE FAMILY LOT

LOT 173, 45' WIDE SINGLE FAMILY LOT

LOT 174, 45' WIDE SINGLE FAMILY LOT

LOT 175, 45' WIDE SINGLE FAMILY LOT

LOT 176, 45' WIDE SINGLE FAMILY LOT

LOT 177, 45' WIDE SINGLE FAMILY LOT

LOT 178, 45' WIDE SINGLE FAMILY LOT

LOT 179, 45' WIDE SINGLE FAMILY LOT

LOT 180, 45' WIDE SINGLE FAMILY LOT

LOT 181, 45' WIDE SINGLE FAMILY LOT

LOT 182, 45' WIDE SINGLE FAMILY LOT

LOT 183, 45' WIDE SINGLE FAMILY LOT

LOT 184, 45' WIDE SINGLE FAMILY LOT

LOT 185, 45' WIDE SINGLE FAMILY LOT

LOT 186, 45' WIDE SINGLE FAMILY LOT

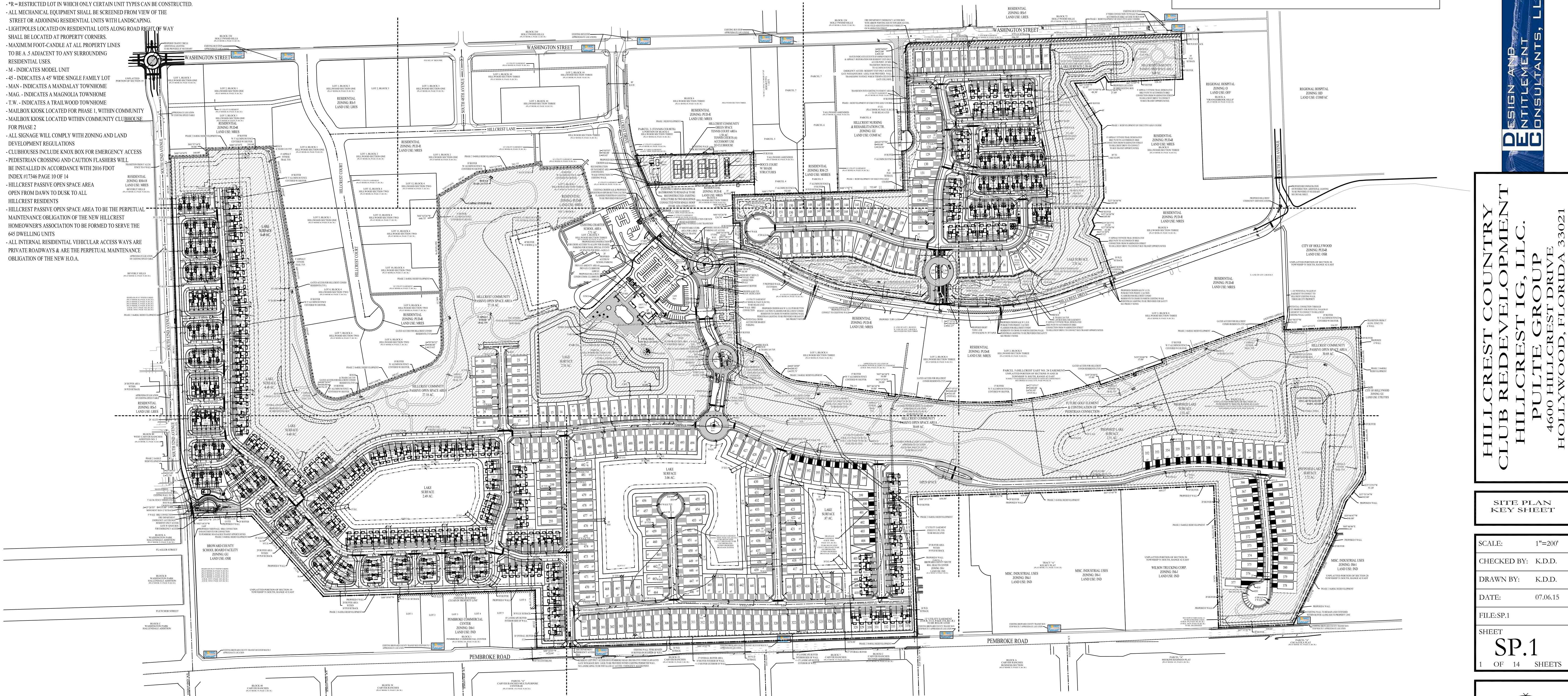
LOT 187, 45' W

TOTAL SITE AREA - NET ACREAGE	168.64 AC. (7,345,958.4 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,315.9 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (7,612,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.88 AC. (1,431,381.6 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 DU. (23%)
LAND USE DESIGNATION		TOTAL SINGLE FAMILY	67 DU. (44%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY U.L.)	TOTAL SINGLE FAMILY (40' x 110')	45 DU. (29%)
18 - HOLE GOLF COURSE EXISTING LAND USE	IRREGULAR RESIDENTIAL DASHED LINE AREA, (BROWARD COUNTY U.L.)	TOTAL SINGLE FAMILY (45' x 110')	22 DU. (14%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 DU. (56%)
	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TRAILWOOD TOWNHOME	4 DU. (5%)
TOTAL NUMBER OF UNITS	645 D.U.	MANDALAY TOWNHOME	38 DU. (45%)
DENSITY	3.81 D.U./AC.	MAGNOLIA TOWNHOME	42 DU. (58%)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 4674, PAGE 983)	646 D.U.	TOTAL DENSITY	496 D.U. (AC)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	TOTAL LAKE DRAINAGE STORAGE AREA	5.53 AC. (240,868 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,868 S.F.)	TOTAL WATER SURFACE AREA	2.38 AC. (102,728 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)
P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (532,382.8 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	TOTAL PERSISTENT AREA (SEE BREAKDOWN IN DETAIL SHEET)	16.17 AC. (704,365.2 S.F.)
TOTAL PERSISTENT AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	14.27 AC. (621,673.5 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	7.32 AC. (318,666 S.F.)
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	PRIVATE ROADWAY AREA	3.58 AC. (155,985.5 S.F.)
INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS		INTERNAL WALKWAYS AREA	56 AC. (24,526 S.F.)
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	70.00 AC. (3,049,200 S.F.)	FITNESS TRAIL AREA	56 AC. (24,486 S.F.)
MAXIMUM BUILDING HEIGHT	35'	LAKE WATER SURFACE AREA	2.25 AC. (98,001 S.F.)
<b>PROJECT NOTES</b>		OPEN SPACE REQUIRED (20% MIN. DOES NOT INCLUDE LAKE AREA)	6.09 AC. (265,280 S.F.)
- L.M.E. = LAKE MAINTENANCE EASEMENT		OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE AREA)	16.17 AC. (704,365.2 S.F. - 55%)
- R.A.S. = RESIDENTIAL ACCESS STREET		INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	
- U.E. = UTILITY EASEMENT			
- UTILITIES ARE AVAILABLE TO THE SITE			
- MAX. BUILDING HEIGHT IS 35'			
- AC = ACRES			

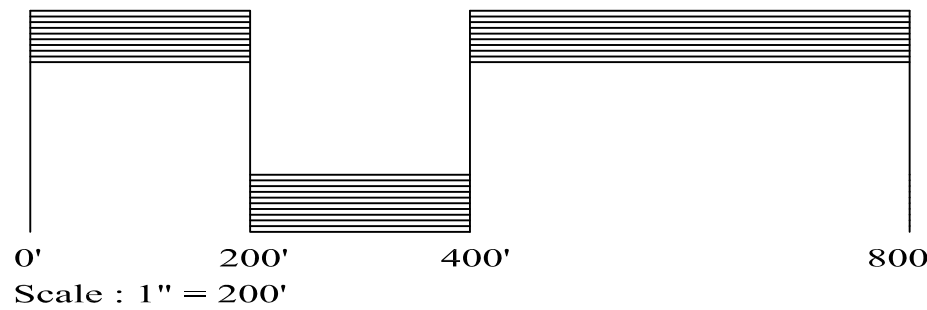
 - INDICATES AREA OF HILLREST COMMUNITY PASSIVE OPEN SPACE AREA

 - INDICATES PAVER AREAS

- INDICATES AREA OF HILLREST COMMUNITY PASSIVE OPEN SPACE AREA


 - INDICATES PAVER AREAS

© 2015 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF DESIGN AND ENTITLEMENT CONSULTANTS, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.



BY	REVISIONS	DATE
KD	TAC-COMMENTS-7.20.15	8.19.15
KD	TAC-COMMENTS-9.03.15	10.30.15
KD	FINAL-TAC	11.30.15
KD	CITY.COMM.REVISIONS	03.16.16

**Design and Entitlement  
Consultants, LLC.**  
2135 Bellerest Court  
Royal Palm Beach, FL. 33411  
Tel: (561) 707-3410  
Email: [info@designandentitlement.com](mailto:info@designandentitlement.com)



**DESIGN AND  
CONSULTANTS, LLC**

HILLCREST COUNTRY  
CLUB REDEVELOPMENT  
HILLCREST IG, LLC.  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

# SITE PLAN KEY SHEET

SCALE: 1"=200'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 07.06.15

FILE:SP.1

SHEET  
SP.1  
1 OF 14 SHEET

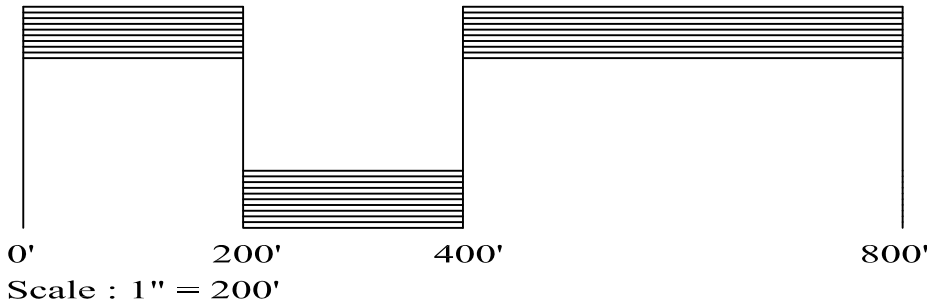
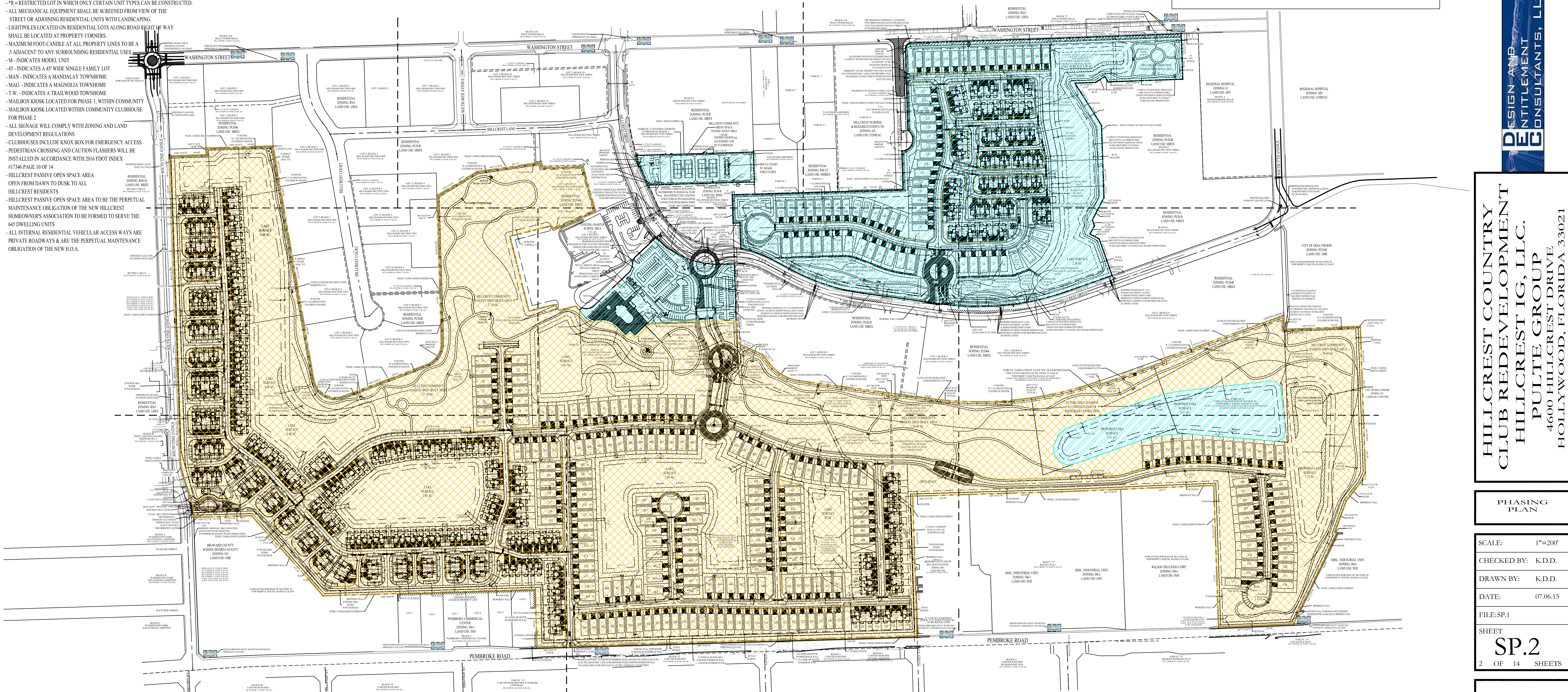
NORTH



SITE DATA							
TOTAL SITE AREA - NET ACREAGE	168.64 AC. (1,345,958.4 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - NET ACREAGE	30.44 AC. (1,326,135.9 S.F.)	PARKING SPACES REQUIRED	319 SP.	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - NET ACREAGE	132.95 AC. (5,791,302 S.F.)
TOTAL SITE AREA - GROSS ACREAGE	174.76 AC. (1,412,545.6 S.F.)	PHASE 1 - EXECUTIVE GOLF COURSE PARCEL - GROSS ACREAGE	32.86 AC. (1,431,381.6 S.F.)	SINGLE FAMILY PARKING SPACES REQUIRED (2 SP. / D.U. <= 2,000 S.F. + 1 SP. / 500 S.F. > 2,000 S.F.)	134 SP.	PHASE 2 - 18 - HOLE GOLF COURSE PARCEL - GROSS ACREAGE	136.19 AC. (5,932,436.4 S.F.)
ZONING DESIGNATION	P.U.D.-R	TOTAL NUMBER OF UNITS	151 D.U. (23%)	MULTI-FAMILY PARKING SPACES REQUIRED (2 SP. / D.U.)	168 SP.	TOTAL NUMBER OF UNITS	494 D.U. (77%)
LAND USE DESIGNATION	EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	TOTAL SINGLE FAMILY	67 D.U. (44%)	MULTI-FAMILY GUEST SPACES REQUIRED (1 SP. / 5 D.U.)	17 SP.	TOTAL SINGLE FAMILY	208 D.U. (42%)
EXECUTIVE GOLF COURSE, CLUB HOUSE PARCEL, & TENNIS PARCEL EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL (CITY L.U.)	TOTAL SINGLE FAMILY (49' x 110')	45 D.U. (29%)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)		TOTAL SINGLE FAMILY (49' x 110')	104 D.U. (59%)
18 - HOLE GOLF COURSE EXISTING LAND USE	IRREGULAR RESIDENTIAL DENSE LINE AREA. (BROWARD COUNTY L.U.)	TOTAL SINGLE FAMILY (45' x 110')	22 D.U. (13%)	PARKING SPACES PROPOSED (INCLUDES DRIVEWAY & GARAGE SPACES)	538 SP.	TOTAL SINGLE FAMILY (45' x 110')	104 D.U. (59%)
18 - HOLE PROPOSED LAND USE	OPEN SPACE AND RECREATIONAL (OSR)	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	84 D.U. (56%)	SINGLE FAMILY SPACES PROPOSED (2 DRIVEWAY & 2 GARAGE SP.)	268 SP.	TOTAL FEE SIMPLE MULTI-FAMILY / TOWNHOME	256 D.U. (59%)
	OPEN SPACE AND RECREATIONAL & LOW/MEDIUM DENSITY RESIDENTIAL	TRAILWOOD TOWNHOME	4 D.U. (9%)	MULTI-FAMILY SPACES PROPOSED (DRIVEWAY & GARAGE SP.)	252 SP.	TRAILWOOD TOWNHOME	18 D.U. (6%)
		MANDALAY TOWNHOME	38 D.U. (45%)	MULTI-FAMILY GUEST PARKING SPACES PROPOSED	38 SP.	MANDALAY TOWNHOME	170 D.U. (69%)
		MAGNOLIA TOWNHOME	42 D.U. (60%)	(SEE DETAIL SHEET #2 / SP.13 FOR DETAILED PARKING BREAKDOWN)		MAGNOLIA TOWNHOME	98 D.U. (34%)
		TOTAL DENSITY	496 D.U./AC.			TOTAL DENSITY	3,70 D.U./AC.
TOTAL NUMBER OF UNITS	645 D.U.	TOTAL LAKE/DRAINAGE STORAGE AREA	5.53 AC. (240,886.8 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - NET ACREAGE	3.75 AC. (163,350.0 S.F.)	LAKE AREA PROPOSED	17.22 AC. (750,103.2 S.F.)
DENSITY	3.81 D.U./AC.	TOTAL WATER SURFACE AREA	2.38 AC. (103,672.8 S.F.)	PHASE 1 - CLUBHOUSE PARCEL - GROSS ACREAGE	4.08 AC. (177,724.8 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	57.87 AC. (2,520,817.2 S.F.)
MAX ALLOWABLE D.U. (PER DEVELOPER AFFIDAVIT O.R.B. 46744, PAGE 983)	646 D.U.	TOTAL DRY RETENTION AREA	3.15 AC. (137,214 S.F.)	PROPOSED HILLCREST CONDO CLUBHOUSE	4,000 S.F.	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	74.50 AC. (3,245,036.7 S.F.)
TOTAL LAKE AREA PROPOSED	22.75 AC. (990,990 S.F.)	HILLCREST RESORT COMMUNITY PASSIVE OPEN SPACE AREA	12.13 AC. (528,382.8 S.F.)	PROPOSED PRIVATE CLUBHOUSE	6,000 S.F.	GREEN SPACE AREA, BUFFER AREAS, RESIDENTIAL YARD AREAS & LANDSCAPE OPEN SPACE AREAS	58.45 AC. (2,546,265.3 S.F.)
EXECUTIVE GOLF COURSE LAKE / RETENTION AREA	5.53 AC. (240,886.8 S.F.)	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	16.17 AC. (704,365.2 S.F.)	PARKING REQUIRED (1 SP. / 60 S.F. AVAIL. FOR SEATING)	67 SPACES	TOTAL PERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	24.52 AC. (1,068,255 S.F.)
18-HOLE GOLF COURSE PARCEL LAKE AREA	17.22 AC. (750,103.2 S.F.)	RESIDENTIAL BUILDING FOOTPRINT AREAS (INCLUDES DRIVEWAYS & WALKS)	14.27 AC. (621,673 S.F.)	PARKING PROPOSED	130 SPACES	PRIVATE ROADWAY AREA	12.27 AC. (534,713.9 S.F.)
P.U.D.-R MAXIMUM RESIDENTIAL LAND COVERAGE (IMPERVIOUS AREA - 65%)	110.0 AC. (4,791,578.2 S.F.)	PRIVATE ROADWAY AREA	7.32 AC. (318,666 S.F.)	TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	1.26 AC. (54,885.6 S.F.)	INTERNAL WALKWAYS AREA	1.54 AC. (66,916 S.F.)
TOTAL IMPERVIOUS AREA PROPOSED (SEE BREAKDOWN IN DETAIL SHEET)	76.24 AC. (3,321,155.4 S.F. - 45%)	INTERNAL WALKWAYS AREA	3.58 AC. (155,985 S.F.)	PHASE 1 - TENNIS & BOCCIE CENTER - NET ACREAGE	1.50 AC. (65,340 S.F.)	FITNESS TRAIL AREA	2.90 AC. (126,296 S.F.)
TOTAL PERVIOUS AREA (SEE BREAKDOWN IN DETAIL SHEET)	92.40 AC. (4,024,803 S.F. - 55%)	LAKE WATER SURFACE AREA	.56 AC. (24,526 S.F.)	PHASE 1 - TENNIS & BOCCIE CENTER - GROSS ACREAGE	1.63 AC. (71,133.5 S.F.)	LAKE WATER SURFACE AREA	17.22 AC. (750,103.2 S.F.)
OPEN SPACE REQUIRED (20% - DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	33.85 AC. (1,474,506 S.F.)	OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	2.25 AC. (98,800 S.F.)	PROPOSED CABANA RECONSTRUCTION AREA	965 S.F.		
OPEN SPACE PROVIDED (DOES NOT INCLUDE LAKE WATER SURFACE AREAS)	92.40 AC. (4,024,803 S.F. - 55%)	HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA	6.09 AC. (265,280.4 S.F.)	PARKING REQUIRED (1.5 PER CABANA)	3 SP.		
HILLCREST COMMUNITY PASSIVE OPEN SPACE AREA		INCLUDES COMMUNITY GREEN SPACE, LANDSCAPE BUFFERS, COMMON OPEN SPACE AREAS & YARD AREAS	16.17 AC. (704,365.2 S.F. - 53%)	PARKING PROPOSED (ADDITIONAL PARKING PROPOSED AT CLUBHOUSE)	4 SP.		
MAXIMUM BUILDING HEIGHT	70.00 AC. (3,049,200 S.F.)			TOTAL IMPERVIOUS AREA (SEE BREAKDOWN DETAIL SHEET)	86 AC. (37,673.6 S.F.)		
PROJECT NOTES	35			TOTAL PERVIOUS AREA	64 AC. (27,666.4 S.F.)		

- L.M.E. = LAKE MAINTENANCE EASEMENT
- R.A.S. = RESIDENTIAL ACCESS STREET
- U.E. = UTILITY EASEMENT
- UTILITIES ARE AVAILABLE TO THE SITE
- MAX. BUILDING HEIGHT IS 35'
- AC= ACRES
- CL = CENTER LINE
- E.A.S. = EASEMENT
- CURB SIDE REFUSE & RECYCLING SERVICES WILL BE PROVIDED BY CITY
- D.E.= DRAINAGE EASEMENT
- F.P. = FOUNDATION PLANTING
- SW = SIDEWALK
- C.L.F. = CHAIN LINK FENCE
- \*R = RESTRICTED LOT IN WHICH ONLY CERTAIN UNIT TYPES CAN BE CONSTRUCTED.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET OR ADJOINING RESIDENTIAL UNITS WITH LANDSCAPING.
- LIGHTPOLES LOCATED ON RESIDENTIAL LOTS ALONG ROAD RIGHT OF WAY SHALL BE LOCATED AT PROPERTY CORNERS
- MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES TO BE A .5 ADJACENT TO ANY SURROUNDING RESIDENTIAL USES
- M - INDICATES MODEL UNIT
- 45 - INDICATES A 45' WIDE SINGLE FAMILY LOT
- MAN - INDICATES A MANDALAY TOWNHOME
- MAG - INDICATES A MAGNOLIA TOWNHOME
- T.W. - INDICATES A TRAILWOOD TOWNHOME
- MAILBOX KIOSK LOCATED FOR PHASE 1, WITHIN COMMUNITY
- MAILBOX KIOSK LOCATED WITHIN COMMUNITY CLUBHOUSE FOR PHASE 2
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
- CLUBHOUSES INCLUDING KNOX BOX FOR EMERGENCY ACCESS
- PEDESTRIAN CROSSING AND CAUTION FLASHERS WILL BE INSTALLED IN ACCORDANCE WITH 2016 FDOT INDEX #17346 PAGE 10 OF 14
- HILLCREST PASSIVE OPEN SPACE AREA
- HILLCREST PASSIVE OPEN SPACE AREA TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW HILLCREST HOMEOWNERS ASSOCIATION TO BE FORMED TO SERVE THE 645 DWELLING UNITS
- ALL INTERNAL RESIDENTIAL VEHICULAR ACCESS WAYS ARE PRIVATE ROADWAYS & ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE NEW H.O.A.

- INDICATES PHASE 1 - ESTIMATE COMPLETION 1ST QUARTER 2018
- INDICATES PHASE 2 - ESTIMATE COMPLETION 3RD QUARTER 2020



Design and Entitlement Consultants, LLC.  
2135 Belcrest Court  
Royal Palm Beach, FL, 33411  
Tel: (561) 707-3410  
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

HILLCREST COUNTRY CLUB REDEVELOPMENT  
HILLCREST IG, LLC.  
PULTE GROUP  
4600 HILLCREST DRIVE  
HOLLYWOOD, FLORIDA 33021

#### PHASING PLAN

SCALE: 1"=200'  
CHECKED BY: K.D.D.  
DRAWN BY: K.D.D.  
DATE: 07.06.15  
FILE:SP.1  
SHEET  
SP.2  
2 OF 14 SHEETS

BY	REVISIONS	DATE
KD	TAG COMMENTS-7.20.15	8.19.15
KD	TAG COMMENTS-9.03.15	10.30.15
KD	FINAL TAG	11.30.15
KD	CITY COMM REVISIONS	03.16.16

#### SHEET KEY

