

# ATTACHMENT A

## Application Package

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# GENERAL APPLICATION



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

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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9/18/2017

Location Address: 5700 S State Road 7, Hollywood FL 33314

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 504136010480; 504136220010; 504136220020; 504136220030; 504136220040

Zoning Classification: SR7-CCD-RC / RM-18 Land Use Classification: TOC

Existing Property Use: Vacant Sq Ft/Number of Units: \_\_\_\_\_

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): No

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

Explanation of Request: Request to permit a temporary parking lot in support of the construction of a new hotel immediately to the west.

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: N/A Estimated Date of Completion: \_\_\_\_\_

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase \_\_\_\_\_

Name of Current Property Owner: S.T.O.F Holdings, LTD.

Address of Property Owner: 6365 Taft Street, Ste. 3006; Hollywood, FL 33024

Telephone: 954-585-5652 Fax: \_\_\_\_\_ Email Address: deborah.grant@stofgaming.com

Name of Consultant/Representative/Tenant (circle one): Michelle Diffenderfer, Esq.

Address: 515 N Flagler Drive, Ste. 1500; West Palm Beach, FL 33401 Telephone: 561-640-0820

Fax: 561-640-8202 Email Address: mdiffenderfer@LLW-LAW.COM

Date of Purchase: June, 1999 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Seth Behn, Esq.

Address: 515 N Flagler Drive, Ste. 1500; West Palm Beach, FL 33401

Email Address: sbehn@LLW-LAW.COM



# PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Jennifer Kolakowski

Date: 9/14/17

PRINT NAME: Jennifer Kolakowski

Date: 9/14/17

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

Date: \_\_\_\_\_

### Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 14<sup>th</sup> day of September 2017

[Signature]

Notary Public

State of Florida

My Commission Expires: \_\_\_\_\_

(Check One) \_\_\_\_\_

Personally known to me; OR ☒ Produced Identification

FL Driver's License  
K422 432 79 705 0

Jennifer Kolakowski  
Signature of Current Owner

Jennifer Kolakowski  
Print Name



LEGAL DESCRIPTION – Miro Corners

TRACT A, OF MIRO CORNERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF OLD STATE ROAD 7, VACATED BY RESOLUTION 96-0147 RECORDED IN OFFICIAL RECORDS BOOK 24713. PAGE 803, LYING WEST OF AND ABUTTING SUBJECT PARCEL.

TOGETHER WITH,

TRACT B. OF MIRO CORNERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH,

TRACT F, OF MIRO CORNERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF OLD STATE ROAD 7, VACATED BY RESOLUTION 96-0147 RECORDED IN OFFICIAL RECORDS BOOK 24713, PAGE 803, LYING EAST OF AND ABUTTING SUBJECT PARCEL.

TOGETHER WITH,

TRACT G, OF MIRO CORNERS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH,

ALL OF THE INGRESS AND EGRESS EASEMENT LYING NORTH OF TRACT A, OF MIRO CORNERS, DESCRIBED AS FOLLOWS IN ATTACHED EXHIBIT 'A'



PHOTOS FOR MIRO CORNERS – TEMPORARY PARKING LOT

PHOTO LOCATION MAP

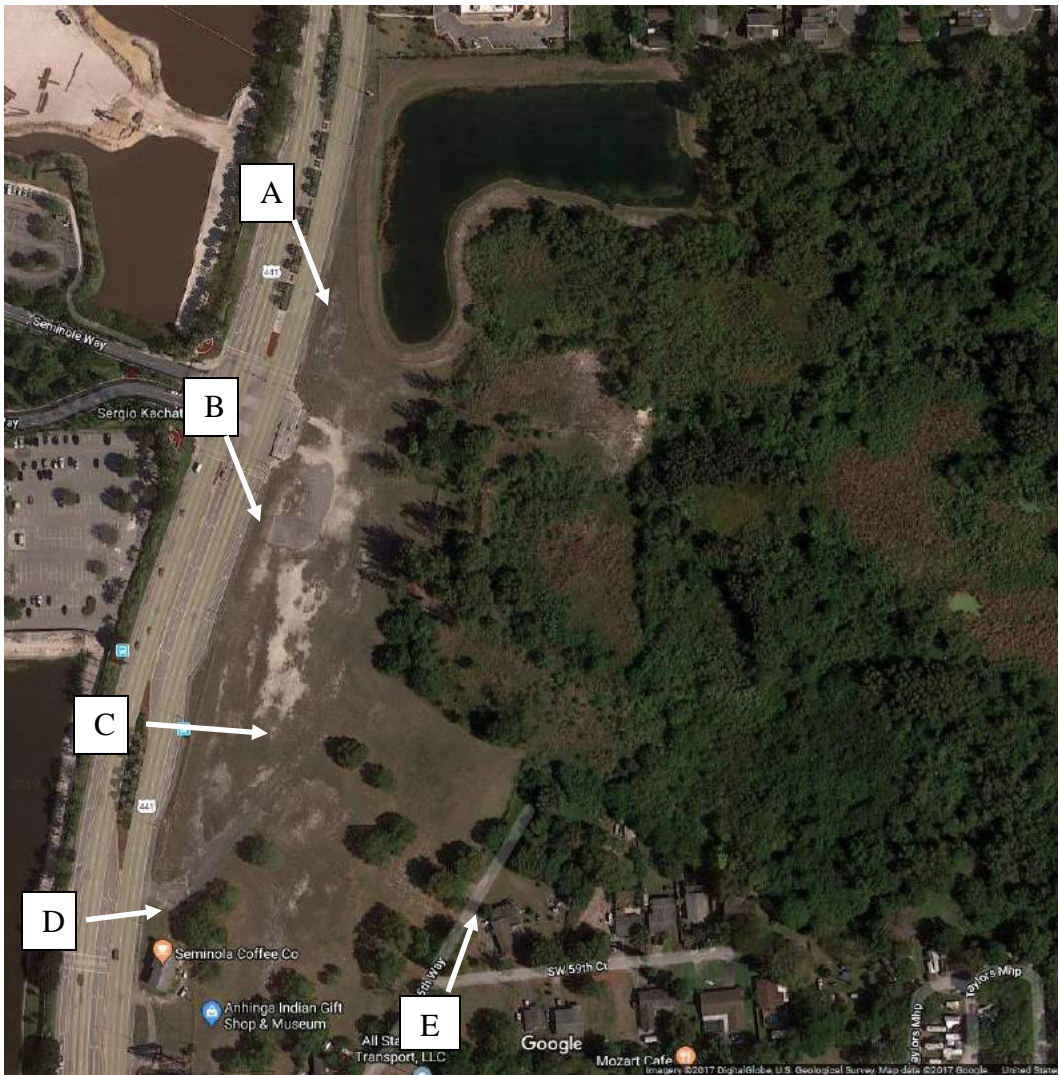




PHOTO “A”





PHOTO “B”





PHOTO “C”



PHOTO “D”





PHOTO "E"



**PROJECT NARRATIVE**  
**Miro Corners – Temporary Construction Parking**  
**TAC Submittal: September 18, 2017**  
**Revised Final TAC Submittal: October 19, 2017**  
**Planning Board Hearing: January 18, 2018**

**I. Background / Proposed Use**

The Seminole Tribe of Florida is beginning construction of a hotel expansion at the Hard Rock Resort, located on the Tribe's Reservation land along the west side of State Road 7. During the construction of the new hotel, the existing resort facilities will remain in operation. Accordingly, there is a need to provide parking and drop off areas for construction staff.

To accommodate the construction parking, the Tribe is seeking approval of a temporary non-commercial parking facility at 5700 S. State Road 7, in Hollywood, Florida. This property is owned by S.T.O.F Holdings, LTD., a wholly owned subsidiary of the Seminole Tribe of Florida. The parking will remain in operation during the approximately 2 to 3 year construction period, after which time the use will cease.

**II. Property Details**

The property is comprised of 49.7 acres on the east side of State Road 7, just north of Stirling Road (hereinafter, "Subject Property"). The Subject Property is vacant.

The Subject Property's Future Land Use is *Transit Oriented Corridor* ("TOC"), and the zoning is North Mixed Use District ("N-MU"). A drainage pond is located on the north end of the Subject Property, which is utilized for drainage of the State Road 7 right of way. This pond will not be impacted or modified by this application.

A tree survey was performed on the Subject Property. All tree impacts will be mitigated according to the City of Hollywood's Tree ordinance. A wetland delineation report revealed low-quality wetlands along portions of the eastern half of the site. The proposed temporary parking will be located entirely outside of the wetlands, with an additional 25 foot buffer provided.

**III. Proposed Use Details**

The proposed temporary non-commercial construction parking will be comprised of stabilized rock or gravel parking areas, with limited paved areas at the entrance and drop off areas. Two access points are proposed. The primary entrance will be located at the existing fully-signalized intersection with Seminole Way, the entrance into the Hard Rock Resort. A right-in only driveway is also proposed south of the parking areas.

All setback requirements for the proposed use have been adhered to. Drainage will be controlled on-site, through a system of berms, swales, and detention which will then overflow into the wetlands to provide hydration. Landscaping will be utilized to screen the parking areas, enhance the appearance of the SR7 corridor, and compliment the Hard Rock resort property to the west. Handicap parking is provided for, with those areas paved and wheel stops provided.

#### **IV. Required Approvals**

The project was reviewed by the Pre-Application Conceptual Overview and has received approval by the Technical Advisory Committee. The approval sought from the Planning Board is:

- Variance to waive the development standards for a parking lot.

Because of the temporary nature of the use this variance will allow for the implementation of the construction staff parking lot in a manner consistent with the temporary nature, creating less impacts to the site and surrounding properties.

#### **V. Conclusion**

The Seminole Tribe of Florida respectfully requests the approval of the proposed variance to allow the implementation of a temporary parking lot.

**Variance Request**  
**Miro Corners – Temporary Construction Parking Lot**  
**File Number: 17-PSV-42**  
**City of Hollywood - Planning and Development Board**  
**January 18, 2018**

**I. Request**

This request is for a variance from the City of Hollywood Code of Ordinances and the Zoning and Land Development Regulations (“Code”):

- Variance to Waive the development standards for a parking lot.

**II. Background / Proposed Use**

The Seminole Tribe of Florida is beginning construction of a hotel expansion at the Hard Rock Resort, located on the Tribe’s Reservation land along the west side of State Road 7. During the construction of the new hotel, the existing resort facilities will remain in operation. Accordingly, there is a need to provide parking and drop off areas for construction staff.

To accommodate the construction parking, the Tribe is seeking approval of a temporary non-commercial parking facility at 5700 S. State Road 7, in Hollywood, Florida (hereinafter, “Subject Property”). This property is owned by S.T.O.F Holdings, LTD. (“Applicants”), a wholly owned subsidiary of the Seminole Tribe of Florida. The parking will remain in operation during the approximately 2 to 3 year construction period, after which time the use will cease.

Because of the temporary nature of the parking area, the Applicants wish to utilize materials that have a lower impact on the environment and which can be efficiently removed at the conclusion of the use. While the entrance, drop-off areas, and handicap parking will be paved, the remainder of the parking area will utilize stabilized and graded gravel. The use of gravel will permit the efficient removal at the conclusion of the construction. Applicants will remove the gravel and replace with *Bahia* sod, watering until the sod is established. Requiring the lot to be paved as required by the Code would result in large impervious areas and comprise a waste of resources and energy. Employing gravel will reduce the disturbance to the site and minimize any impacts from the construction and expedite the eventual removal of the parking area.

Similarly, the temporary nature and reliance on a primarily gravel parking area make the installation of permanent curbing or wheel stops impractical at best. Sufficient grading, delineation of drive aisles, and new landscape areas will suffice for the temporary parking use. Perimeter landscaping will be protect by the system of swales and berms being implemented for stormwater control. Mulch paths will be provided to guide pedestrians through the site and limit any conflicts with the gravel parking areas.

Wheel stops and accessible aisles will be provided at all accessible parking locations.



### **III. Variance Criteria**

The City Code provides the standards against which any request for a variance must be reviewed. The following narrative details how the proposed Parking Lot complies with these standards.

**a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;**

The proposed Variance to waive the development standards for the temporary parking lot will maintain the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city. The areas to be gravel will be internal to the site, while paved entrance roads, drop off areas, and handicap spaces will be provided. The use of gravel will reduce the waste of resources that would result in the installation and removal of permanent paving.

In addition all required landscape buffers and setbacks will be provided despite the temporary nature of the use. This includes significant landscaping and setbacks along the entire State Road 7 frontage, adequately screening the parking from the public right of way.

**b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;**

The requested Variance to waive the development standards for the temporary parking is compatible with the surrounding land uses and will not be detrimental to the community. The site will provide all buffers, landscaping and setbacks as required by the code. Eliminate the curbing and wheel stops internal to the parking area will have no impact to the community. The use will be adequately designed and managed to ensure the use is compatible and does not generate negative impacts.

**c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;**

The Variance to waive the development standards for the temporary parking is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

Objective 1 requires coordination of future land uses with available public facilities, soil conditions, topography, natural resources and endangered species. The proposed Variance will preserve natural resources, reduce impervious areas, and allow for efficient reclamation following the conclusion of the temporary use.

Objective 3.1 encourages the development of the City be coordinated with the improvements to US441/SR7, while enhancing economic development. The proposed Variance will have no negative effects on the development of the US441 corridor. Future reclamation and redevelopment of the site will be expedited by the lack of extensive paving to be removed.

Policy 3.1.3 guides the development of the US 441/SR 7 Corridor Overlay District in which this property resides. The “Resort/Commercial” area is directed by the plan to seek redevelopment of lands for tourist/resort activities. This Variance will directly support ongoing tourist development,

without removing the potential for long term redevelopment of the currently vacant Subject Property.

**d. That the need for the requested Variance is not economically based or self-imposed.**

The need for the Variance to waive the development standards for the temporary parking is not economically based or self-imposed. The Code requirement for all parking areas to be paved does not allow for leeway in an instance where a non-commercial parking area is to be temporary in nature. The need for the parking area is for the support of the construction of a new hotel, but is not a long-term use. Other better uses for the site may be found in the future. The use of gravel will allow for efficient remediation of the site at the conclusion of the construction, which is in the community's best interest.

**e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.**

Not applicable.

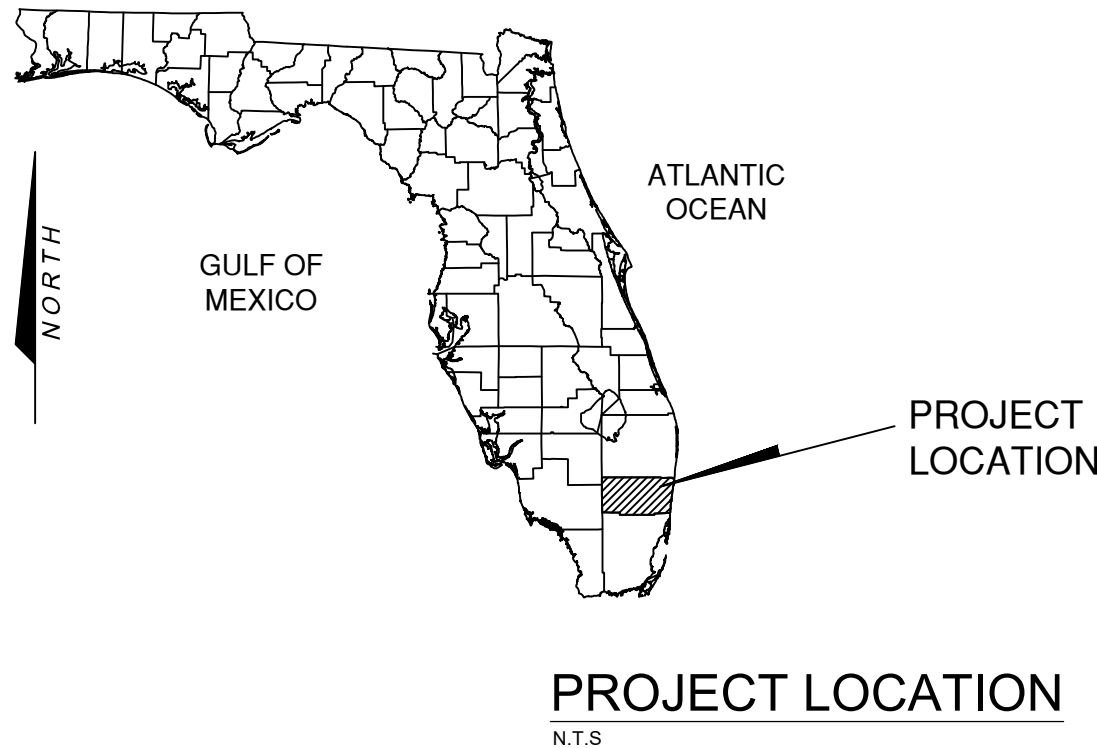
**IV. Conclusion**

Based upon the foregoing analysis, and all submitted plans and applications, the Applicants hereby request the Board grant the proposed Variance to waive the development standards for the temporary non-commercial parking lot.





HOLLYWOOD, FL



LEGAL DESCRIPTION OF SUBJECT PROPERTY:

ALL OF TRACTS A, B, F, G AND THE INGRESS EGRESS EASEMENT WITHIN SAID TRACT A AS DELINEATED ON THE PLAT OF "MIRO CORNERS," ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 26, 1991 IN PLAT BOOK 148 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 DESCRIBED IN BROWARD COUNTY RESOLUTION NUMBER 96-0147, AS RECORDED APRIL 8, 1996 IN OFFICIAL RECORDS BOOK 24713 AT PAGE 803 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

BEGIN AT THE SOUTHEAST CORNER OF TRACT F AS DELINEATED ON THE PLAT OF "MIRO CORNERS," ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 26, 1991 IN PLAT BOOK 148 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID TRACT F AND THE WESTERLY RIGHT OF WAY LINE OF VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR THE FOLLOWING COURSES; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 988.37 FEET AND A CENTRAL ANGLE OF 00°23'33" TO THE RIGHT FOR 6.77 FEET TO THE POINT OF TANGENCY; THENCE N34°38'53"E FOR 213.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 922.37 FEET AND A CENTRAL ANGLE OF 24°36'47" TO THE LEFT FOR 396.23 FEET TO THE NORTHEAST CORNER OF SAID TRACT F; THENCE S79°56'31"E FOR 33.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 955.37 FEET AND A CENTRAL ANGLE OF 11°55'49" TO THE LEFT FOR 198.93 FEET TO THE POINT OF TANGENCY; THENCE N01°52'11"W ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR 27.11 FEET; THENCE CONTINUE N01°52'11"W ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR 516.49 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2924.93 FEET, A CENTRAL ANGLE OF 01°17'10" TO THE LEFT, A CHORD BEARING OF N09°06'52"E AND A CHORD DISTANCE OF 65.66 FEET FOR 65.66 FEET TO A POINT OF TERMINATION OF SAID CURVE; THENCE N87°58'52"E FOR 20.49 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE VACATED OLD FLORIDA STATE ROAD NO. 7 FOR THE FOLLOWING COURSES; S01°52'11"E FOR 608.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 988.37 FEET AND A CENTRAL ANGLE OF 22°35'52" TO THE RIGHT FOR 389.82 FEET TO A POINT OF TERMINATION OF SAID CURVE; FROM SAID POINT OF TERMINATION, THENCE S62°31'36"E ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES FOR 17.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING RADIUS OF 1005.37 FEET AND A CENTRAL ANGLE OF 13°47'40" TO THE RIGHT FOR 242.05 FEET TO THE POINT OF TANGENCY; THENCE S34°38'53"W FOR 214.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 905.37 FEET, A CENTRAL ANGLE OF 08°18'22" TO THE LEFT, A CHORD BEARING OF S30°30'14"W AND A CHORD DISTANCE OF 131.14 FEET FOR 131.25 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N02°03'09"W; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF THE VACATED OLD FLORIDA STATE ROAD NO. 7, N02°03'09"W ALONG SAID LINE FOR 154.70 FEET TO SAID SOUTHEAST CORNER OF TRACT F AND THE POINT OF BEGINNING.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

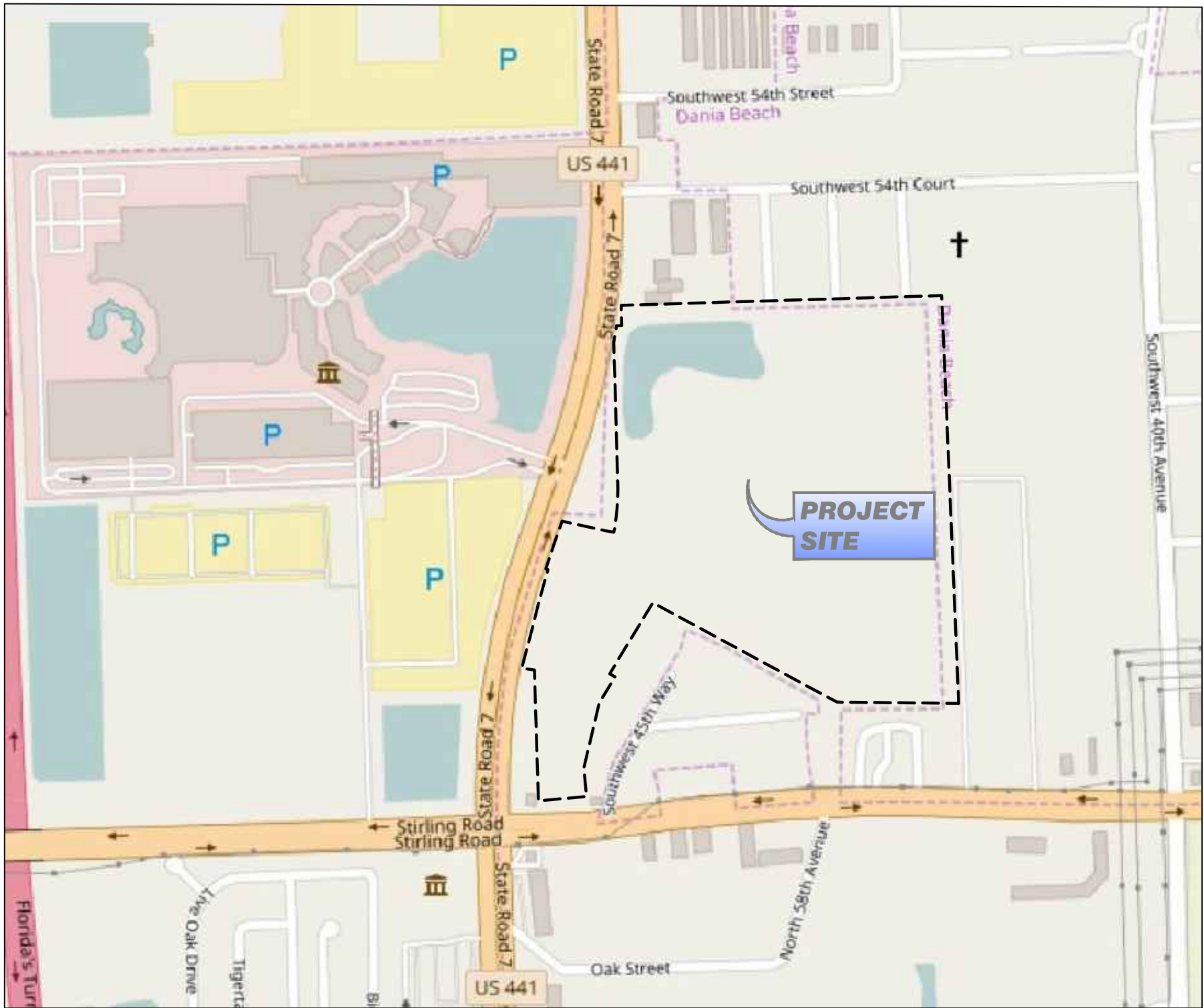
# MIRO CORNERS PARKING

## HOLLYWOOD, FL

### FOR: SEMINOLE TRIBE OF FLORIDA

### SUBMITTAL TO CITY OF HOLLYWOOD

SUBMITTAL	DATE
CITY OF HOLLYWOOD TECHNICAL ADVISORY COMMITTEE	10/02/2017
PLANNING AND DEVELOPMENT BOARD	01/18/2018



TOWNSHIP 50 S; RANGE 41; SECTION 36  
BROWARD COUNTY, FLORIDA

## LOCATION MAP

SCALE 1"=500'

Always call 811 two full business days before you dig



ALL HORIZONTAL AND VERTICAL CONTROL UTILIZE THE FOLLOWING:  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 1988

SHEET INDEX	
DWG. NO.	TITLE DESCRIPTION
SURVEY	
S-000	SITE SURVEY
CIVIL	
C-000	COVER SHEET
C-001	SYMBOLS AND ABBREVIATIONS
C-002	GENERAL NOTES
C-003	OVERALL LEGEND
EXISTING CONDITIONS	
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	EXISTING CONDITIONS AND DEMOLITION PLAN
C-103	EXISTING CONDITIONS AND DEMOLITION PLAN
C-104	EXISTING CONDITIONS AND DEMOLITION PLAN
C-105	EXISTING CONDITIONS AND DEMOLITION PLAN
SITE GEOMETRY	
C-200	GENERAL SITE PARKING
C-201	SITE PARKING LAYOUT
C-202	SITE PARKING LAYOUT
C-203	SITE PARKING LAYOUT
C-204	SITE PARKING LAYOUT
C-205	SITE PARKING LAYOUT
SIGNAGE & PAVEMENT MARKING	
C-251	SIGNAGE & PAVEMENT MARKING PLAN
C-252	SIGNAGE & PAVEMENT MARKING PLAN
C-253	SIGNAGE & PAVEMENT MARKING PLAN
C-254	SIGNAGE & PAVEMENT MARKING PLAN
C-255	SIGNAGE & PAVEMENT MARKING PLAN
C-290	FIRE TRUCK ACCESS PLAN
PAVING, GRADING & DRAINAGE	
C-301	SCHEMATIC ENGINEERING
C-302	SCHEMATIC ENGINEERING
C-303	SCHEMATIC ENGINEERING
C-304	SCHEMATIC ENGINEERING
C-305	SCHEMATIC ENGINEERING
UTILITIES	
C-401	SITE UTILITIES
DETAILS	
C-500	SITE AND PAVEMENT MARKING DETAILS
C-501	GRADING AND DRAINAGE DETAILS
C-502	CROSS SECTIONS
C-503	SITE UTILITY DETAILS
C-504	SITE UTILITY DETAILS
STORMWATER POLLUTION PREVENTION	
C-800	STORMWATER POLLUTION PREVENTION PLAN - SITE MAP
C-801	STORMWATER POLLUTION PREVENTION PLAN - DETAILS
C-802	STORMWATER POLLUTION PREVENTION PLAN - CONTRACTOR'S REQUIREMENTS
LANDSCAPE	
TREE DISPOSITION PLAN	
LA-101	TREE DISPOSITION PLAN
LA-102	TREE DISPOSITION PLAN
LA-103	TREE DISPOSITION PLAN
LA-104	TREE DISPOSITION PLAN
LA-105	TREE DISPOSITION PLAN
LA-106	TREE DISPOSITION LIST
LANDSCAPE PLAN	
LA-200	PLANTING SCHEDULE
LA-201	LANDSCAPE PLAN
LA-202	LANDSCAPE PLAN
LA-203	LANDSCAPE PLAN
LA-204	LANDSCAPE PLAN
LA-205	LANDSCAPE PLAN
IRRIGATION	
IRRIGATION PLAN	
IR-1.01	IRRIGATION PLAN
IR-1.02	IRRIGATION PLAN
IR-1.03	IRRIGATION PLAN
IR-1.04	IRRIGATION PLAN
IR-2.00	IRRIGATION PLAN
ELECTRICAL	
E1.1A	SITE PHOTOMETRIC PLAN
E1.1B	SITE PHOTOMETRIC PLAN
E1.1C	SITE PHOTOMETRIC PLAN
E1.1C	SITE PHOTOMETRIC PLAN

# ATKINS

CORPORATE OFFICE:  
4030 W. BOY SCOUT BOULEVARD  
TAMPA, FLORIDA 33607  
FBPR CERTIFICATE OF  
AUTHORIZATION NO.24

LOCAL OFFICE:  
3250 WEST COMMERCIAL BLVD, SUITE 120  
FORT LAUDERDALE, FL 33309  
TEL. 954.733.7233  
FAX. 954.733.1101

www.atkinsglobal.com



REPORT OF  
ALTANSPS LAND TITLE SURVEY  
BOUNDARY AND TOPOGRAPHIC SURVEY  
FOR  
THE "OASIS LOT" SITE  
SEMINOLE TRIBE OF FLORIDA  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

ARTICLE I  
DEFINITIONS, GENERALLY:

CLIENT: SHALL MEAN THE SEMINOLE TRIBE OF FLORIDA.  
ALTANSPS: SHALL MEAN THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS), THE CONTENT OF WHICH THIS BOUNDARY AND TOPOGRAPHIC SURVEY MAKES REFERENCE TO THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS JOINTLY ADOPTED BY THE MEMBERS THEREOF.  
SURVEY MAP: SHALL MEAN COLLECTIVELY THE GRAPHIC REPRESENTATIONS OF THIS COMBINED ALTANSPS LAND TITLE SURVEY/BOUNDARY AND TOPOGRAPHIC SURVEY.  
SAID SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT.  
SUBJECT PROPERTY: SHALL MEAN ALL THAT LOT, PARCEL OR PIECE OF LAND INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.  
COUNTY: SHALL MEAN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.  
CITY: SHALL MEAN THE CITY OF HOLLYWOOD, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

ARTICLE II  
MAP OF ALTANSPS LAND TITLE SURVEY:

SEE SURVEY MAP INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF FIELD SURVEY IN CONNECTION WITH SAME WAS ON SEPTEMBER 1, 2017. (THE "SURVEY DATE.")

REVISION NO. 1: THIS SURVEY MAP AND REPORT IS HEREBY REVISED AND RECERTIFIED THIS 19TH DAY OF SEPTEMBER 2017 AS TO THE FOLLOWING CIRCUMSTANCES:

1. PLACEMENT OF ENUMERATION OF TREES AND TABULATION OF SAME FOR SCIENTIFIC AND IDENTIFICATION PURPOSES.
2. OWNERSHIP AND PROPERTY DATA IDENTIFICATION ACQUIRED FROM THE BROWARD COUNTY TAX ROLL ENTRIES FOR THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.
3. ADJUSTMENT OF CONTOUR LINES WITH RESPECT TO THE ELEVATIONS OF THE SUBJECT PROPERTY.
4. AMENDMENT OF THE SURVEYOR'S REPORT TO REFLECT THE FOREGOING CIRCUMSTANCES.

ARTICLE III  
DESCRIPTION OF SUBJECT PROPERTY:

ALL OF TRACTS A, B, F, G AND THE INGRESS EGRESS EASEMENT WITHIN SAID TRACT A AS DELINEATED ON THE PLAT OF "MIRO CORNERS," ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 26, 1991 IN PLAT BOOK 148 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 DESCRIBED IN BROWARD COUNTY RESOLUTION NUMBER 96-0147, AS RECORDED APRIL 6, 1996 IN OFFICIAL RECORDS BOOK 24713 AT PAGE 803 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

BEGIN AT THE SOUTHEAST CORNER OF TRACT F AS DELINEATED ON THE PLAT OF "MIRO CORNERS," ACCORDING TO THE PLAT THEREOF, AS RECORDED MARCH 26, 1991 IN PLAT BOOK 148 AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID TRACT F AND THE WESTERLY RIGHT OF WAY LINE OF VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR THE FOLLOWING COURSES: THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 988.37 FEET AND A CENTRAL ANGLE OF 0°02'23.3" TO THE RIGHT FOR 6.77 FEET TO THE POINT OF TANGENCY; THENCE N4°39'53.5"E FOR 113.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 922.37 FEET AND A CENTRAL ANGLE OF 24°36'47" TO THE LEFT FOR 386.23 FEET TO THE NORTHEAST CORNER OF SAID TRACT F; THENCE S7°59'53.1"E FOR 33.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 955.37 FEET AND A CENTRAL ANGLE OF 11°56'49" TO THE LEFT FOR 198.93 FEET TO THE POINT OF TANGENCY; THENCE N01°52'11"W ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR 27.11 FEET; THENCE CONTINUE N01°52'11"W ALONG SAID CENTERLINE OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7 FOR 516.49 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2524.93 FEET, A CENTRAL ANGLE OF 01°17'10" TO THE LEFT, A CHORD BEARING OF N0°06'52"E AND A CHORD DISTANCE OF 65.66 FEET FOR 65.66 FEET TO A POINT OF TERMINATION OF SAID CURVE; THENCE N87°58'52"E FOR 20.49 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE VACATED OLD FLORIDA STATE ROAD NO. 7 FOR THE FOLLOWING COURSES: S01°52'11"E FOR 608.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1006.37 FEET AND A CENTRAL ANGLE OF 1°34'47.0" TO THE RIGHT FOR 242.05 FEET TO THE POINT OF TANGENCY; THENCE S34°38'53"W FOR 214.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 805.37 FEET, A CENTRAL ANGLE OF 08°16'22" TO THE LEFT, A CHORD BEARING OF S30°37'14"W AND A CHORD DISTANCE OF 131.14 FEET FOR 131.25 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N02°03'09"W; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF THE VACATED OLD FLORIDA STATE ROAD NO. 7, N02°03'09"W ALONG SAID LINE FOR 154.70 FEET TO SAID SOUTHEAST CORNER OF TRACT F AND THE POINT OF BEGINNING.

ARTICLE IV  
ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

ARTICLE V  
SOURCES OF DATA:

1. BEARINGS AS SHOWN HEREON REFER TO A CALCULATED BEARING OF S02°39'55"E ALONG THE EASTERLY LINE OF TRACTS A AND B AS INDICATED ON THE SURVEY MAP. FOR COMPARATIVE PURPOSES, THE BEARING OF THE SAME LINE PER SAID PLAT OF "MIRO CORNERS" IS S02°40'05"E.
2. WARRANTY DEED FROM SEMINOLE MANAGEMENT ASSOCIATES, LTD. TO S.T.O.F. HOLDINGS LTD., DATED AUGUST 3, 2000 AND RECORDED AUGUST 21, 2000 IN OFFICIAL RECORDS BOOK 30775 AT PAGE 1754 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS APPEARS TO BE THE CURRENT VESTING DEED OF RECORD.
3. OWNERSHIP AND ENCUMBRANCE REPORT FOR TRACT A AND A PORTION OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7, PREPARED BY TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD DATED JUNE 5, 2017 UNDER FILE NUMBER 504136-22-0010.
4. OWNERSHIP AND ENCUMBRANCE REPORT FOR THE INGRESS AND EGRESS EASEMENT LYING NORTH OF TRACT A, PREPARED BY TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD DATED AUGUST 4, 2017 UNDER FILE NUMBER 504136-22-0010.
5. OWNERSHIP AND ENCUMBRANCE REPORT FOR TRACT B, PREPARED BY TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD DATED JUNE 5, 2017 UNDER FILE NUMBER 504136-22-0010.
6. OWNERSHIP AND ENCUMBRANCE REPORT FOR TRACT F AND A PORTION OF THE VACATED RIGHT OF WAY FOR OLD FLORIDA STATE ROAD NO. 7, PREPARED BY TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD DATED AUGUST 4, 2017 UNDER FILE NUMBER 504136-22-0010.
7. OWNERSHIP AND ENCUMBRANCE REPORT FOR THE INGRESS AND EGRESS EASEMENT LYING NORTH OF TRACT A, PREPARED BY TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD DATED JUNE 5, 2017 UNDER FILE NUMBER 504136-22-0010.
8. AN UNRECORDED COPY OF RIGHT OF WAY MAP SERIES PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, FOR FLORIDA STATE ROAD NUMBER 7, PROJECT NUMBER 86100-2638, APPROVED OCTOBER 10, 2013 IN 11 SHEETS.
9. RIGHT OF WAY MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, FOR FLORIDA STATE ROAD NUMBER 7, SECTION 86100, AS RECORDED SEPTEMBER 17, 1980 IN RIGHT OF WAY PLAT BOOK 11 AT PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
10. BROWARD COUNTY RESOLUTION NUMBER 96-0147, AS RECORDED APRIL 6, 1996 IN OFFICIAL RECORDS BOOK 24713 AT PAGE 803 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, VACATING OLD STATE ROAD 7.
11. TAX ROLL ENTRIES PUBLISHED BY THE BROWARD COUNTY PROPERTY APPRAISER'S OFFICE FOR THE 2016 TAX YEAR.
12. THE ABUTTING AND UNDERLYING PLATS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AS SHOWN ON THE SURVEY MAP. NOTE: THE NOTATION ON THE SURVEY MAP AS TO "NEWMAN'S SURVEY," AS RECORDED IN PLAT BOOK 2 AT PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA IS AN ABBREVIATION OF THE FULL PLAT NAME WHICH IS "NEWMAN'S SUBDIVISIONS ONE (SHOWN IN RED) AND TWO (SHOWN IN BLACK) TP. 50 S., R. 41 E., DADE COUNTY, FLA."
13. FIELD NOTES AND SURVEY MAPS ISSUED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, ENTITLED "TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF THE TALLAHASSEE MERIDIAN, FLORIDA DEPENDANT RESURVEY, SUBDIVISION OF SECTION 36, AND METES-AND-BOUNDS SURVEY." THIS SURVEY WAS CERTIFIED BY THE CHIEF CADASTRAL SURVEYOR FOR THE EASTERN STATES ON JULY 12, 1993.
14. THE PROPERTY LIES WITHIN MULTIPLE FLOOD ZONES AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NUMBER 12011C05624, EFFECTIVE DATE: AUGUST 18, 2014.
15. ELEVATIONS AS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
16. TWO STATIONS ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION WERE USED FOR CONTROL. THESE POINTS ARE IDENTIFIED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL (PNC) SPECIFIC PURPOSE SURVEY SHEETS FOR FLORIDA STATE ROAD NO. 7 UNDER FINANCIAL PROJECT NUMBER 22773-1-52-01, SHEET 28. SAID STATIONS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90) AS TO THE HORIZONTAL ASPECT AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS THE VERTICAL ASPECT. DETAILS ARE AS FOLLOWS, VIZ.:

POINT	EASTING	NORTHING	SCALE FACTOR	CONVERGENCE	LATITUDE (N)	LONGITUDE (E)	STATION	OFFSET	ELEVATION	DESCRIPTION
BLC25	916038.39	620836.01	1.00001861	0.034750360	26° 02' 22"	80° 12' 38"	272+63.54	33.81	7.76	FDOT DISC STAMPED 78 6 96 CGPS 53, SET IN CONCRETE
BLC27	914154.16	623343.48	1.00001750	0.34508887	26° 02' 47"	80° 12' 51"	298+36.11	-1760.52	29.77	FDOT DISC STAMPED 78 6 96 CGPS 65, SET IN CONCRETE

ARTICLE VI  
LIMITATIONS:

1. THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, THE CITY OF HOLLYWOOD, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. NO INFORMATION WAS PROVIDED BY THE CLIENT AS TO DEED STATUS, TAX FOLIO DATA OR OWNERSHIP WITH RESPECT TO ABUTTING PROPERTIES.
3. THE CLIENT DID NOT PROVIDE RECORD DRAWINGS OR AS-BUILT DATA FOR UNDERGROUND UTILITIES, UNLESS OTHERWISE INDICATED. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, CABLE TELEVISION AC, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY. THIS NOTICE IS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
4. THE OVERHEAD UTILITY LINES CONNECTED TO THE POLES WITHIN THE PROPERTY INTERIOR ARE NOT SHOWN ON THE SURVEY MAP. IN SOME CASES, SAID OVERHEAD UTILITY LINES HAVE SAGGED ALMOST TO NEAR GROUND LEVEL.
5. THE APPROXIMATE EDGE OF THE WETLAND AREA WAS FLAGGED BY OTHERS. THE LOCATION OF SAME AS INDICATED ON THE SURVEY MAP IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6. ONLY SELECTED TREES WERE LOCATED BY THIS SURVEY AND ARE INDICATED ON THE SURVEY MAP AS SUCH. THE SCIENTIFIC AND COMMON NAME IDENTIFICATION OF THE TREES WERE PERFORMED UNDER THE SUPERVISION OF HARRY BELTON, FLORIDA REGISTERED LANDSCAPE ARCHITECT NUMBER LA0000900 OF ATKINS NORTH AMERICA, INC.
7. UNLESS OTHERWISE INDICATED ON THE SURVEY MAP, NO EXCAVATION OR DETERMINATION WAS BY THE SURVEYOR AS TO SOIL CONDITIONS. THESE MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED IN AREAS THEREOF, OR THE LOCATION OR DEFINITION OF AREAS THAT MAY BE CONTAMINATED BY HAZARDOUS LIQUID OR SOLID WASTES.
8. NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
9. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.
10. ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AND ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES.
11. THE SURVEY MAP IS INTENDED TO BE DISPLAYED IN THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED THEREON. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ARTICLE VII  
INCONSISTENCIES:

THE COMPARATIVE DIMENSIONS BETWEEN CALCULATED VALUES DERIVED FROM FIELD MEASUREMENTS AND OTHER VALUES ARE AS MORE FULLY SHOWN ON THE SURVEY MAP AS MAY APPLY.

ARTICLE VIII  
APPARENT PHYSICAL USE:

1. THE SUBJECT PROPERTY IS OWNED THE SEMINOLE TRIBE OF FLORIDA. TOPOGRAPHIC FEATURES ACQUIRED DURING THE COURSE OF THIS SURVEY ARE AS MORE FULLY DESCRIBED ON THE SURVEY MAP OR CITED IN THIS REPORT, AS THE CASE MAY BE.
2. THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE BOUNDARIES IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.
3. THE SUBJECT PROPERTY LIES WITHIN THE CONFINES OF THE SEMINOLE RESERVATION AND AS A FEDERALLY RECOGNIZED TRIBAL NATION, THE LAND APPEARS TO BE EXEMPT FROM CITY AND COUNTY ZONING, SETBACKS AND BUILDING REQUIREMENTS, (SEE SECTION 16 OF THE INDIAN REORGANIZATION ACT OF 1934, 25 U.S.C. #476 AND CHAPTER 285 OF THE FLORIDA STATUTES) INSTEAD, THE SEMINOLE TRIBE OF FLORIDA HAS A SERIES OF REGULATIONS THAT ARE LIMITED TO WATER AND WASTEWATER ENGINEERING.

ARTICLE IX  
EASEMENTS AND ENCUMBRANCES:

1. UNLESS OTHERWISE INDICATED, NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VII) OF THIS REPORT FOR MORE INFORMATION.
2. THE OWNERSHIP AND ENCUMBRANCE REPORTS AS CITED IN ARTICLE V OF THIS REPORT WERE USED AS THE BASIS FOR MAPPING THE EASEMENTS AS PLOTTED ON THE SURVEY MAP. AN OPINION OF TITLE OR ITS EQUIVALENT WAS NOT PROVIDED FOR THIS SURVEY.

ARTICLE X  
CLIENT INFORMATION:

THIS "ALTANSPS LAND TITLE SURVEY" AND THE REVISED BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSTANCE OF THE SEMINOLE TRIBE OF FLORIDA.

ARTICLE XI  
SURVEYOR'S CERTIFICATE:

THE STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) S.S.

THIS "ALTANSPS LAND TITLE SURVEY" AND THE REVISED SURVEY MAP AND REPORT ARE HEREBY CERTIFIED TO THE SEMINOLE TRIBE OF FLORIDA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND CONTAINS ITEMS 1, 3, 4, 5, 8, 11, (OBSERVED EVIDENCE), 13, 14 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE FIELDWORK WAS COMPLETED ON SEPTEMBER 1, 2017.

THE UNDERSIGNED ALSO CERTIFIES THAT THIS "ALTANSPS LAND TITLE SURVEY" AND THE REVISED BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER HIS SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

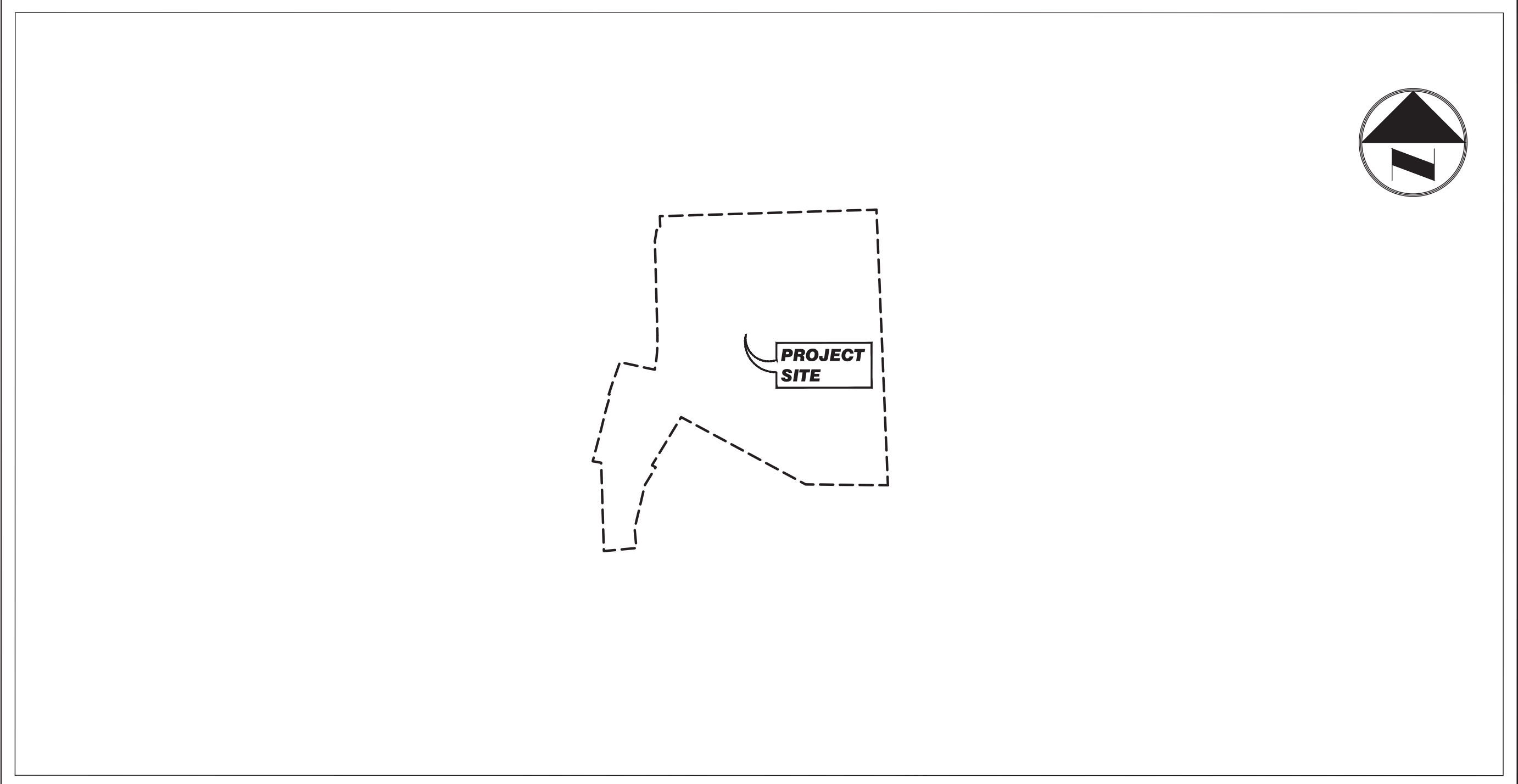
ATKINS NORTH AMERICA, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: \_\_\_\_\_  
ROBERTO MANTECON, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4431  
STATE OF FLORIDA  
DATE OF CERTIFICATION: SEPTEMBER 19, 2017 (REVISION NO. 1)

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEYOR'S REPORT, CERTIFICATE AND SURVEY MAP CONSISTS OF MULTIPLE PAGES AND EXHIBITS. EACH COMPONENT AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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AS SUCCESSOR IN NAME TO PRSS&J  
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LOCATION MAP  
NOT TO SCALE



THIS DOCUMENT CONSISTS OF 10 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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ATKINS

800 WATERFORD WAY  
SUITE 700  
MIAMI, FL 33126  
(305) 592-7275

ATKINS NORTH AMERICA, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24



CLIENT

SEMINOLE TRIBE  
OF FLORIDA

PROJECT

OASIS LOT  
HOLLYWOOD, FLORIDA

TASK

ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY  
  
(SURVEYOR'S REPORT)

ORIGINAL: 9/01/2017

REVISIONS:

1 9/19/2017 UPDATE SURVEY

2

3

4

5

811

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SURVEYORS OFFICIAL SEAL

JOB NO. 100056131 00.1.L

DRAWN D.A.

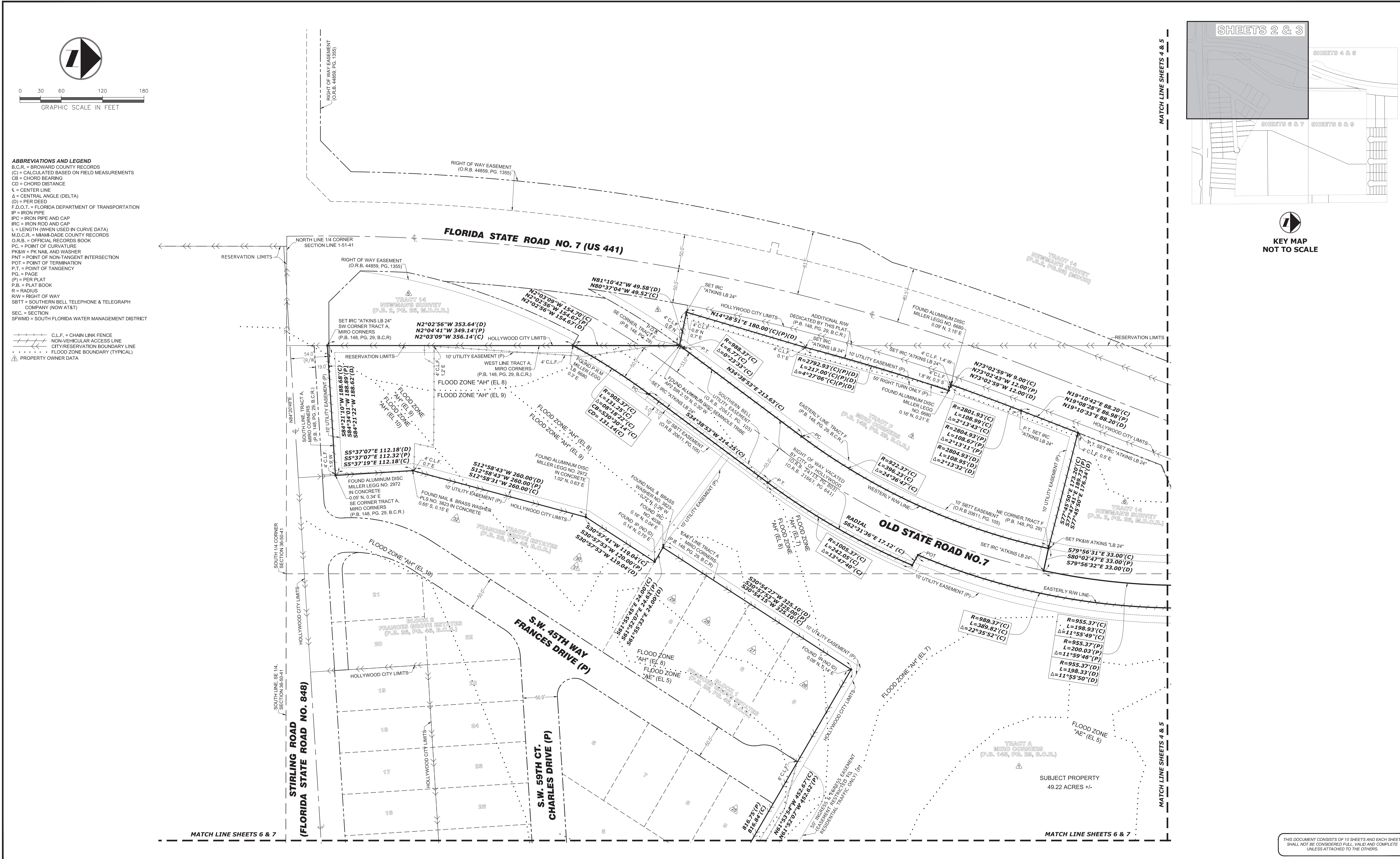
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CHECKED E.P.

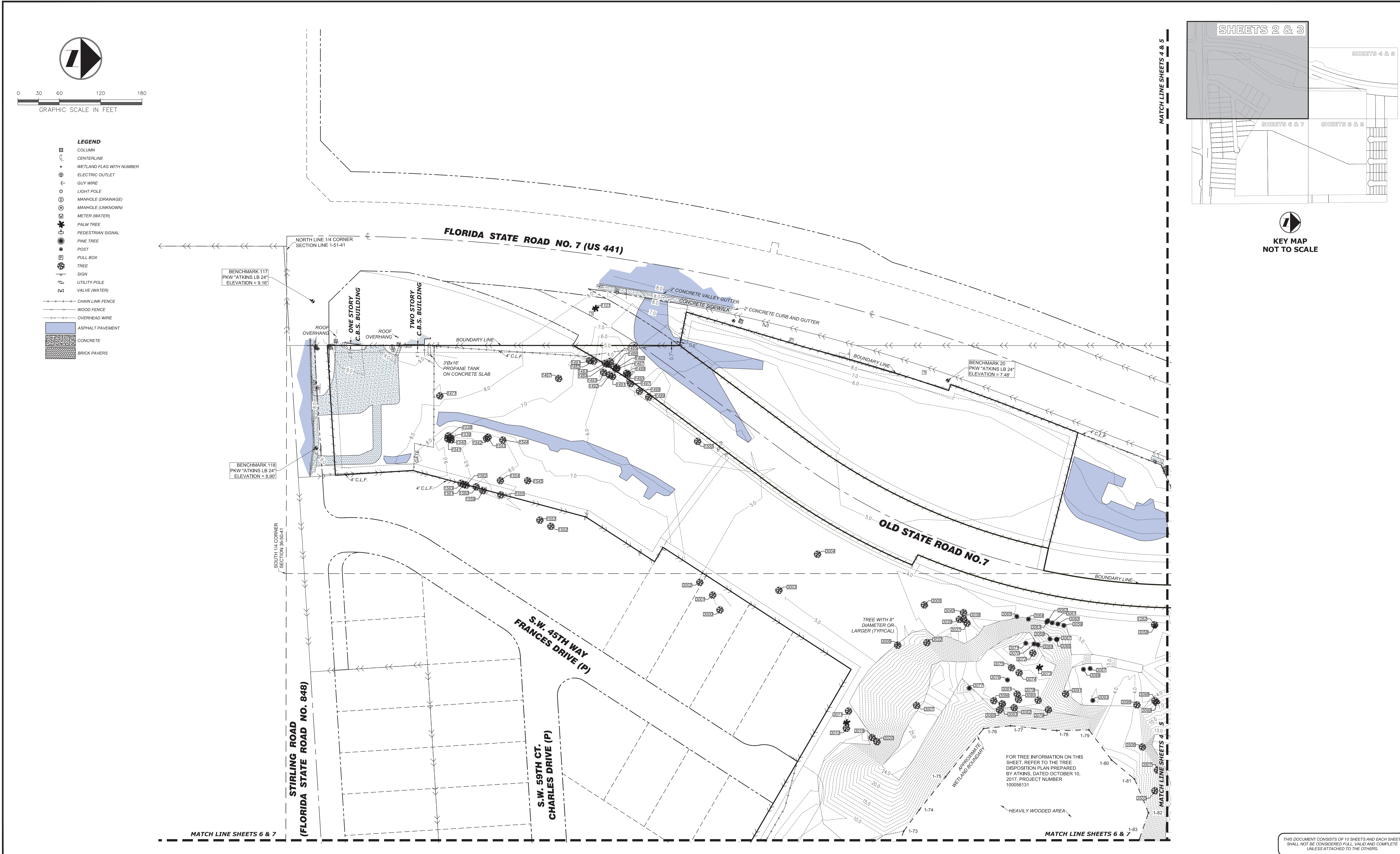
QC D.W.D.

SHEET: 1 OF 10









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(305) 592-7275



**CLIENT**  
**SEMINOLE TRIBE  
OF FLORIDA**

**PROJECT**  
**OASIS LOT  
HOLLYWOOD, FLORIDA**

**TASK**  
**ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
**(TOPOGRAPHIC SURVEY MAP)**

**ORIGINAL:** 9/01/2017  
**REVISIONS:**  
1 9/19/2017 UPDATE SURVEY  
2  
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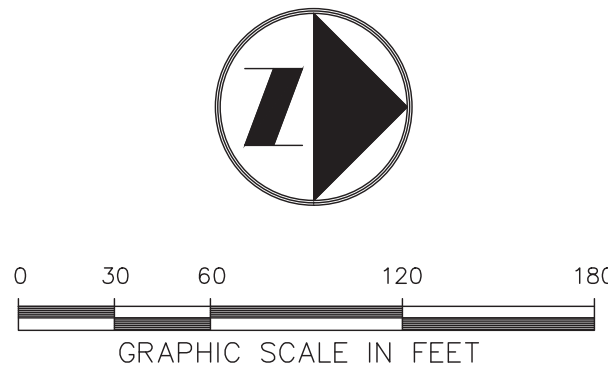


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**DESIGNED** A.P.  
**CHECKED** E.P.  
**QC** D.W.D.  
**SHEET: 3 OF 10**

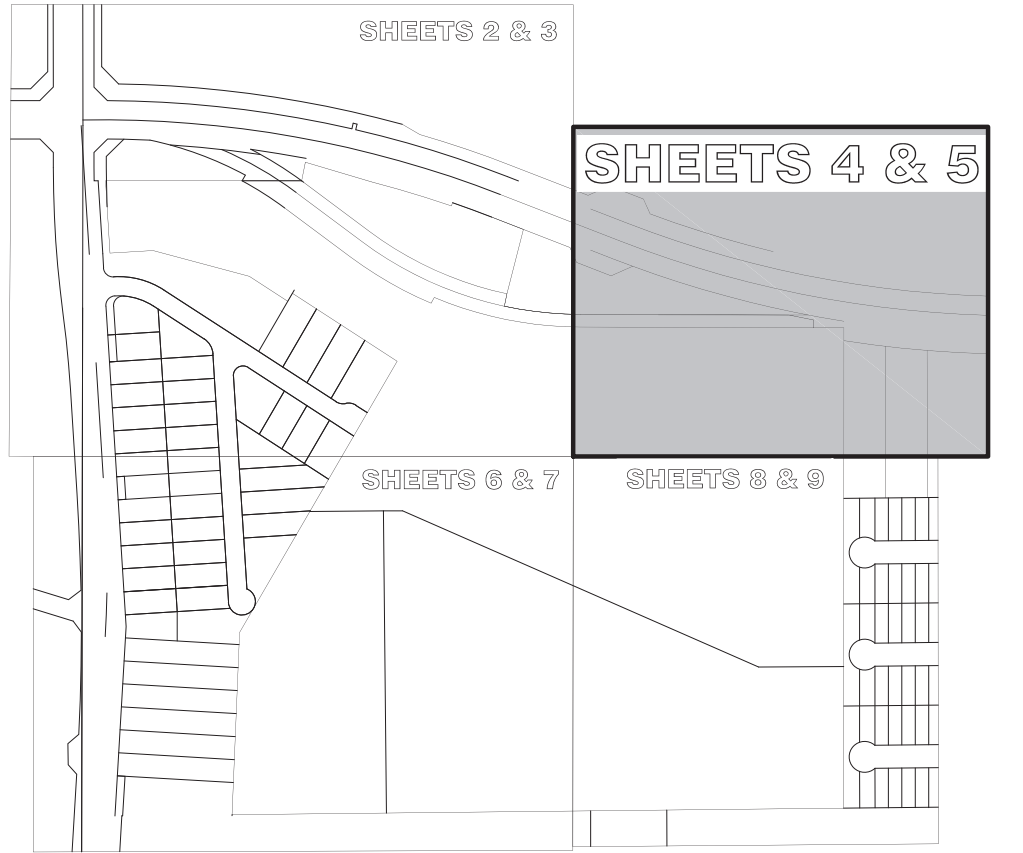
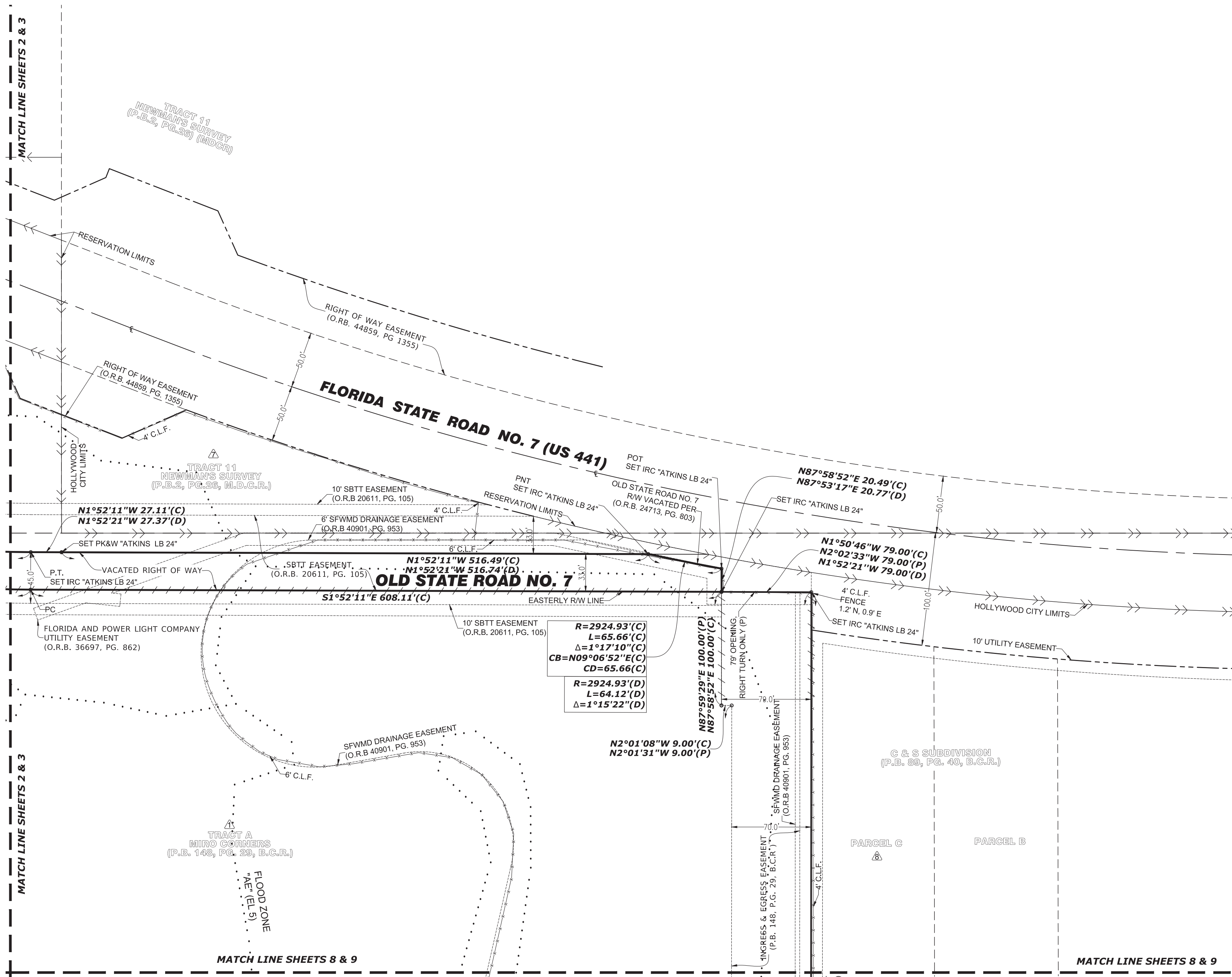
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**ABBREVIATIONS AND LEGEND**  
B.C.R. = BROWARD COUNTY RECORDS  
(C) = CALCULATED BASED ON FIELD MEASUREMENTS  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CL = CENTER LINE  
Δ = CENTRAL ANGLE (DELTA)  
(D) = PER DEED  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
IP = IRON PIPE  
IPC = IRON PIPE AND CAP  
IRC = IRON ROD AND CAP  
L = LENGTH (WHEN USED IN CURVE DATA)  
M.D.C.R. = MIAMI-DADE COUNTY RECORDS  
O.R.B. = OFFICIAL RECORDS BOOK  
PC = POINT OF CURVATURE  
PK&W = PK NAIL AND WASHER  
PNT = POINT OF NON-TANGENT INTERSECTION  
POT = POINT OF TERMINATION  
P.T. = POINT OF TANGENCY  
PG. = PAGE  
(P) = PER PLAT  
P.B. = PLAT BOOK  
R = RADIUS  
R/W = RIGHT OF WAY  
SBTT = SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY (NOW AT&T)  
SEC. = SECTION  
SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT

CL.F. = CHAIN LINK FENCE  
NON-VEHICULAR ACCESS LINE  
CITY/RESERVATION BOUNDARY LINE  
..... FLOOD ZONE BOUNDARY (TYPICAL)  
▲ PROPERTY OWNER DATA



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CLIENT  
**SEMINOLE TRIBE  
OF FLORIDA**

PROJECT  
**OASIS LOT  
HOLLYWOOD, FLORIDA**

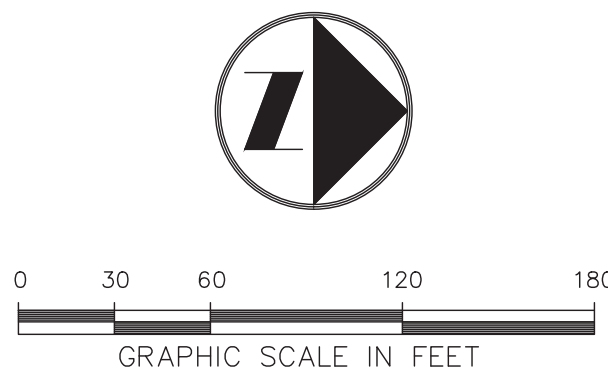
TASK **ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
**(BOUNDARY SURVEY MAP)**

ORIGINAL: 9/01/2017  
REVISIONS:  
1 9/19/2017 UPDATE SURVEY  
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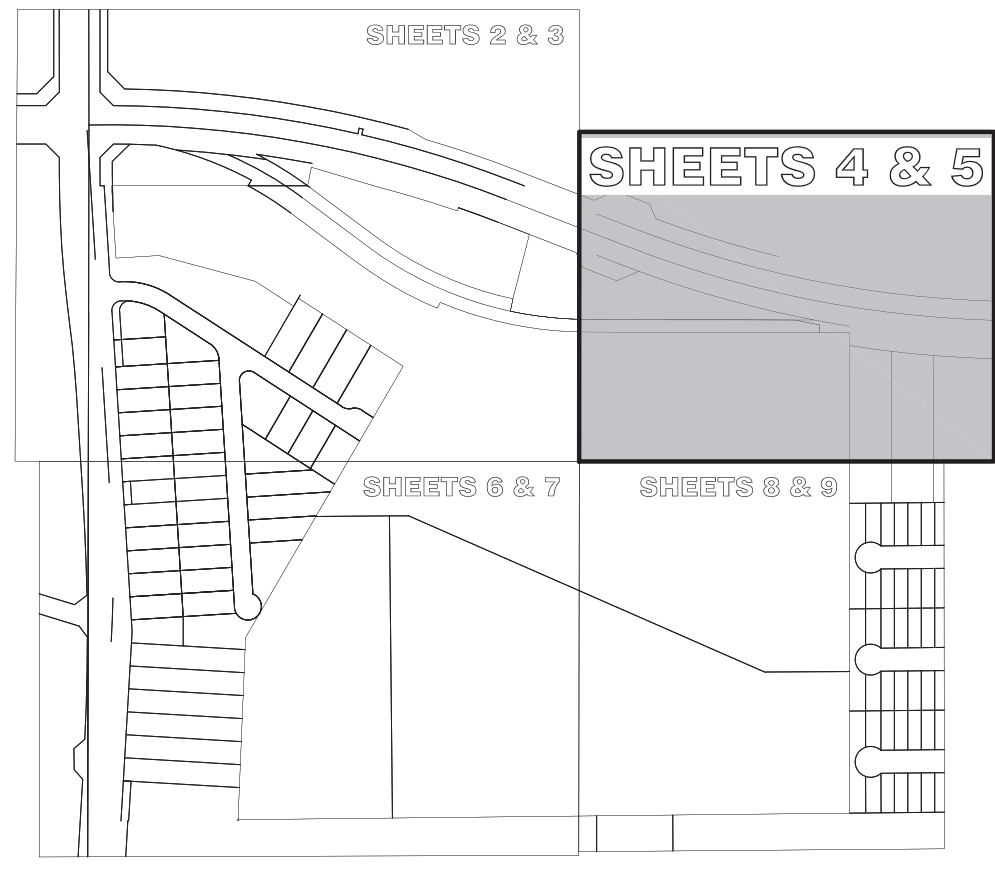
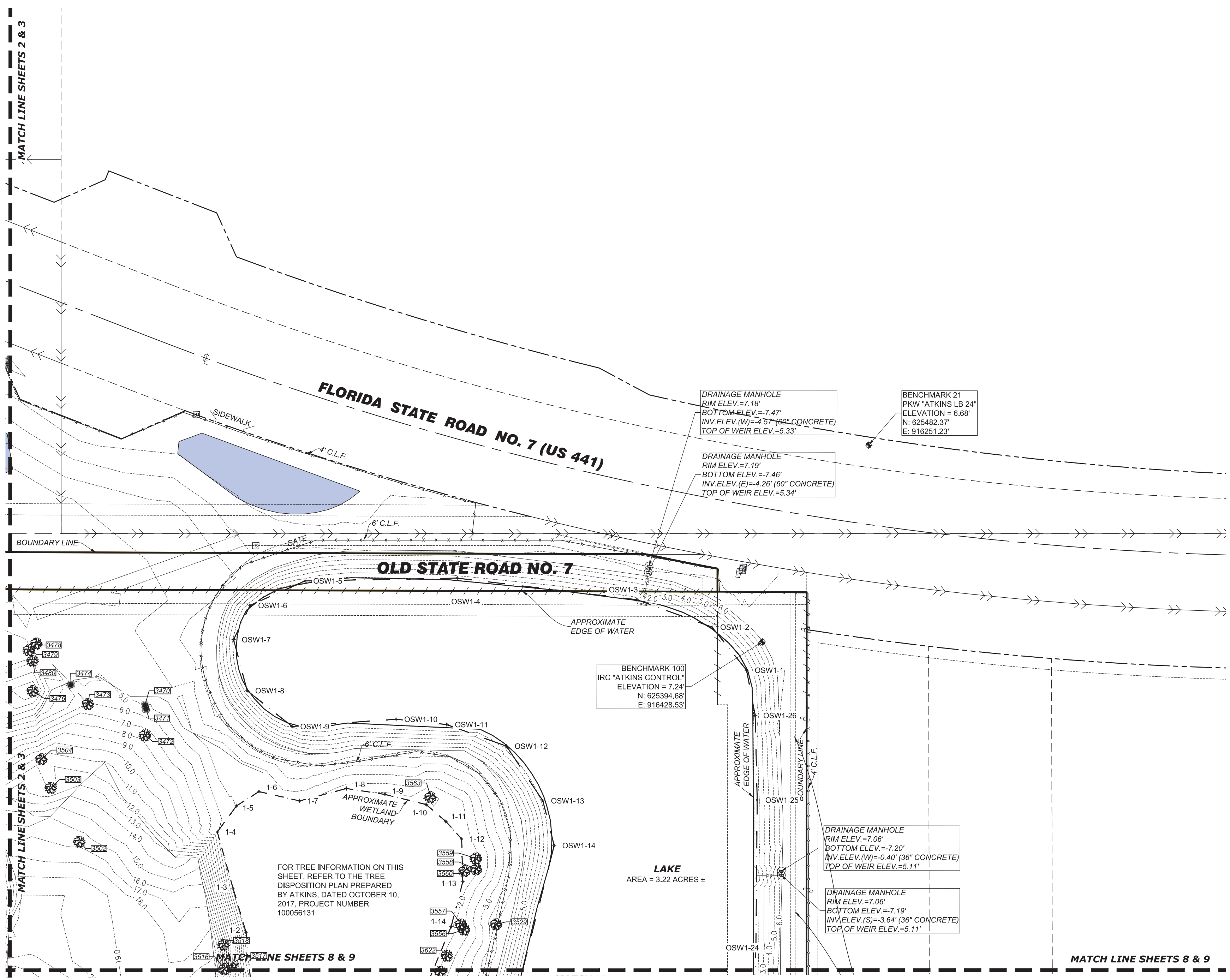
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CHECKED \_\_\_\_\_ E.P.  
QC \_\_\_\_\_ D.W.D.  
SHEET: 4 OF 10





- LEGEND**
- COLUMN
  - CENTERLINE
  - WETLAND FLAG WITH NUMBER
  - ELECTRIC OUTLET
  - GUY WIRE
  - LIGHT POLE
  - MANHOLE (DRAINAGE)
  - MANHOLE (UNKNOWN)
  - METER (WATER)
  - PALM TREE
  - PEDESTRIAN SIGNAL
  - PINE TREE
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  - PULL BOX
  - TREE
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  - VALVE (WATER)
  - CHAIN LINK FENCE
  - WOOD FENCE
  - OVERHEAD WIRE
  - ASPHALT PAVEMENT
  - CONCRETE
  - BRICK PAVERS



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**ATKINS**  
ATKINS NORTH AMERICA, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

800 WATERFORD WAY  
SUITE 700  
MIAMI, FL 33126  
(305) 592-7275



CLIENT  
**SEMINOLE TRIBE  
OF FLORIDA**

PROJECT  
**OASIS LOT  
HOLLYWOOD, FLORIDA**

TASK **ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
  
**(TOPOGRAPHIC SURVEY MAP)**

ORIGINAL: 9/01/2017  
REVISIONS:  
1 9/19/2017 UPDATE SURVEY  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_

Know what's below.  
Call before you dig.

THIS DOCUMENT CONSISTS OF 10 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

JOB NO.	100056131 00.1.L
DRAWN	D.A.
DESIGNED	A.R.
CHECKED	E.P.
QC	D.W.D.

**SHEET: 5 OF 10**



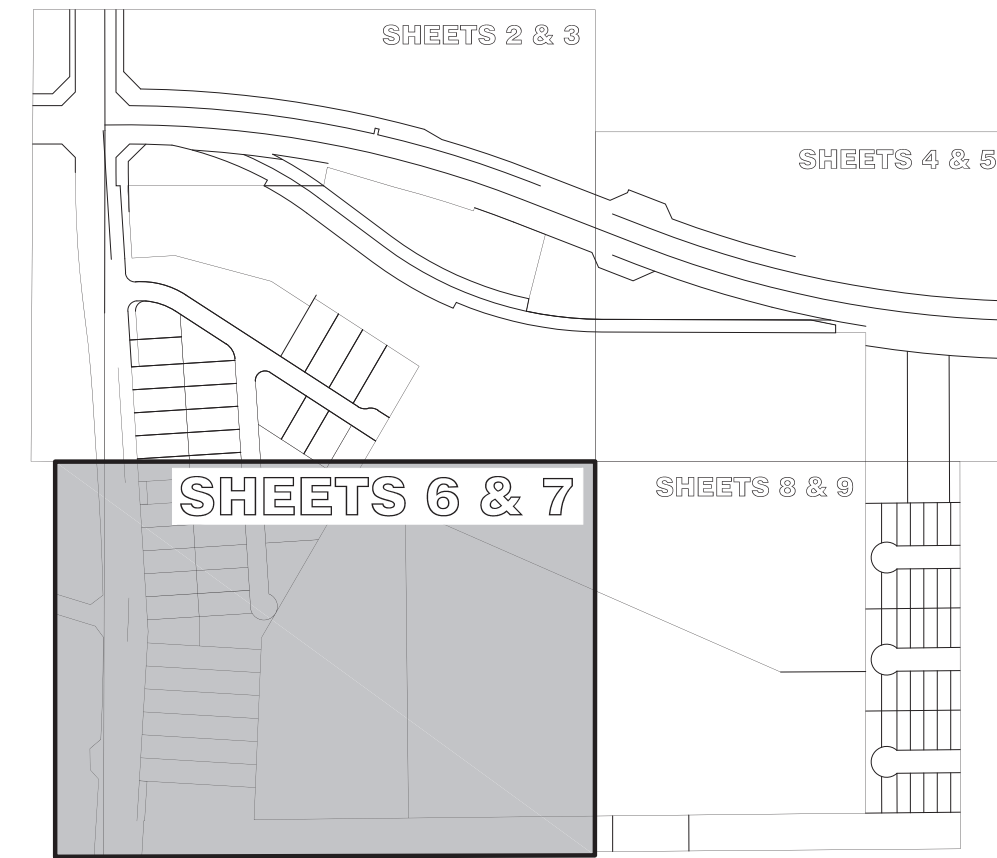
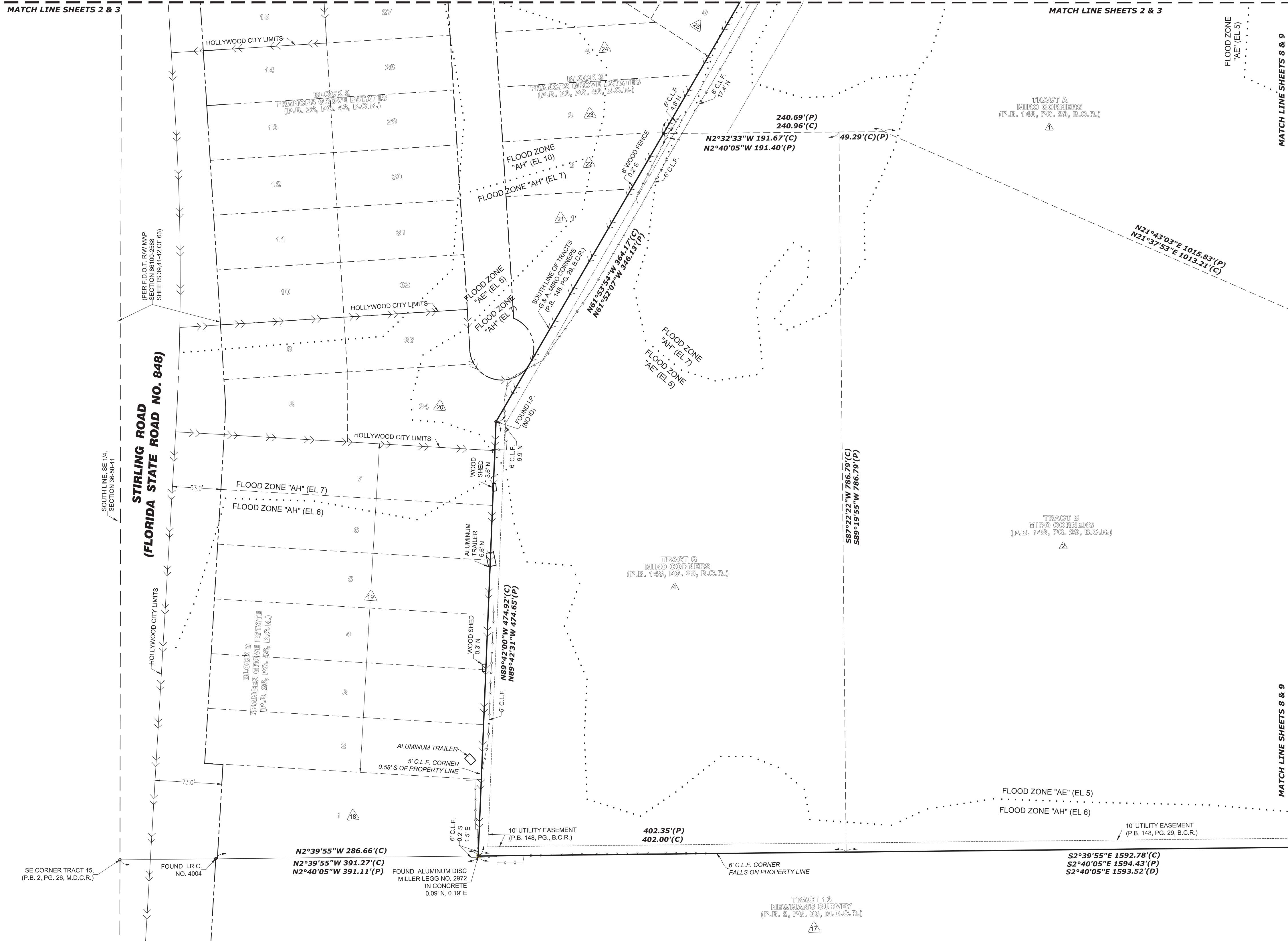


0 30 60 120 180  
GRAPHIC SCALE IN FEET

#### ABBREVIATIONS AND LEGEND

B.C.R. = BROWARD COUNTY RECORDS  
(C) = CALCULATED BASED ON FIELD MEASUREMENTS  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CL = CENTER LINE  
Δ = CENTRAL ANGLE (DELTA)  
(D) = PER DEED  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
IP = IRON PIPE  
IPC = IRON PIPE AND CAP  
IRC = IRON ROD AND CAP  
L = LENGTH (WHEN USED IN CURVE DATA)  
M.D.C.R. = MIAMI-DADE COUNTY RECORDS  
O.R.B. = OFFICIAL RECORDS BOOK  
PC = POINT OF CURVATURE  
PK&W = PK NAIL AND WASHER  
PNT = POINT OF NON-TANGENT INTERSECTION  
POT = POINT OF TERMINATION  
P.T. = POINT OF TANGENCY  
PG. = PAGE  
(P) = PER PLAT  
P.B. = PLAT BOOK  
R = RADIUS  
R/W = RIGHT OF WAY  
SBTT = SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY (NOW AT&T)  
SEC. = SECTION  
SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT

--- C.L.F. = CHAIN LINK FENCE  
--- NON-VEHICULAR ACCESS LINE  
--- CITY/RESERVATION BOUNDARY LINE  
--- FLOOD ZONE BOUNDARY (TYPICAL)  
△ PROPERTY OWNER DATA



KEY MAP  
NOT TO SCALE

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CLIENT

**SEMINOLE TRIBE  
OF FLORIDA**

PROJECT

**OASIS LOT  
HOLLYWOOD, FLORIDA**

TASK

**ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**

**(BOUNDARY SURVEY MAP)**

ORIGINAL: 9/01/2017  
REVISIONS:

1 9/19/2017 UPDATE SURVEY  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_



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JOB NO. 100056131 00.1.L

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DESIGNED \_\_\_\_\_ A.R.

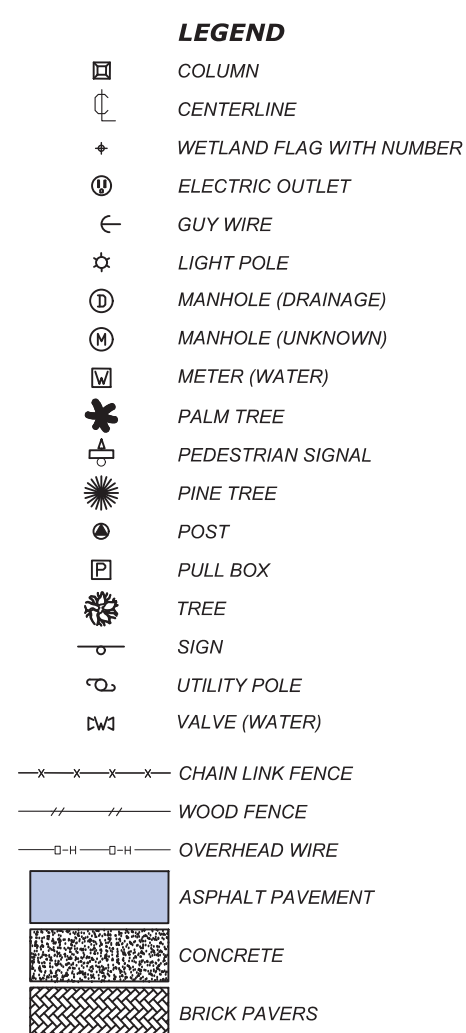
CHECKED \_\_\_\_\_ E.P.

QC \_\_\_\_\_ D.W.D.

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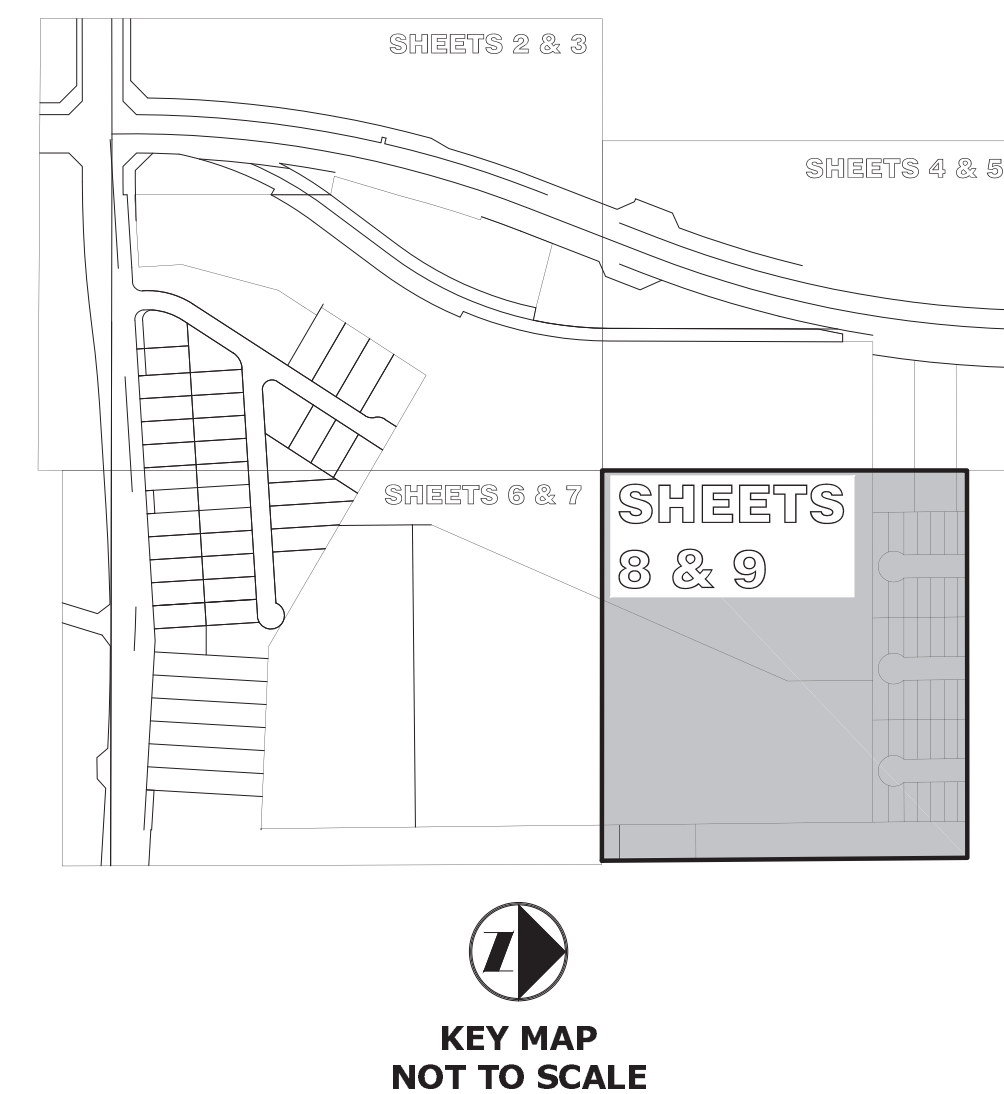
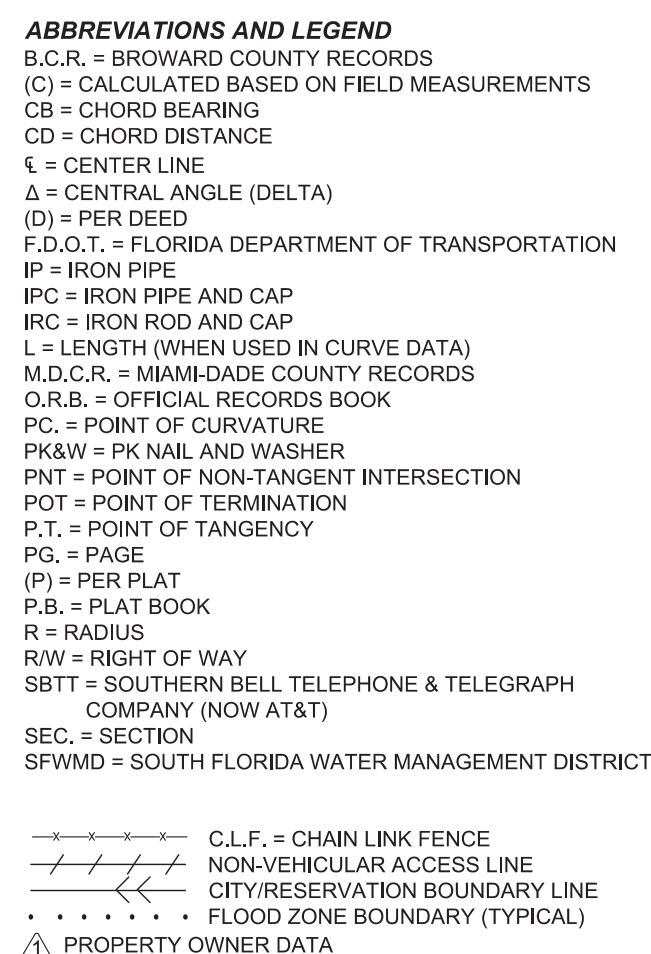
**SHEET: 6 OF 10**





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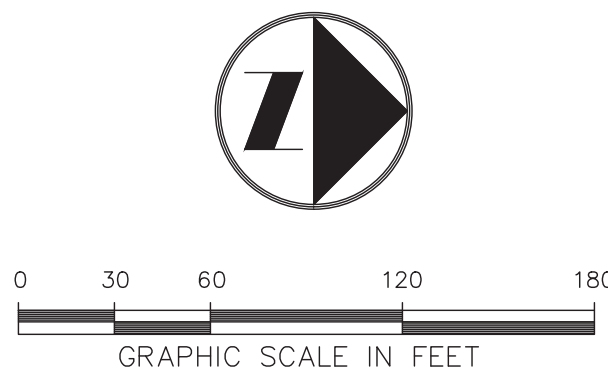




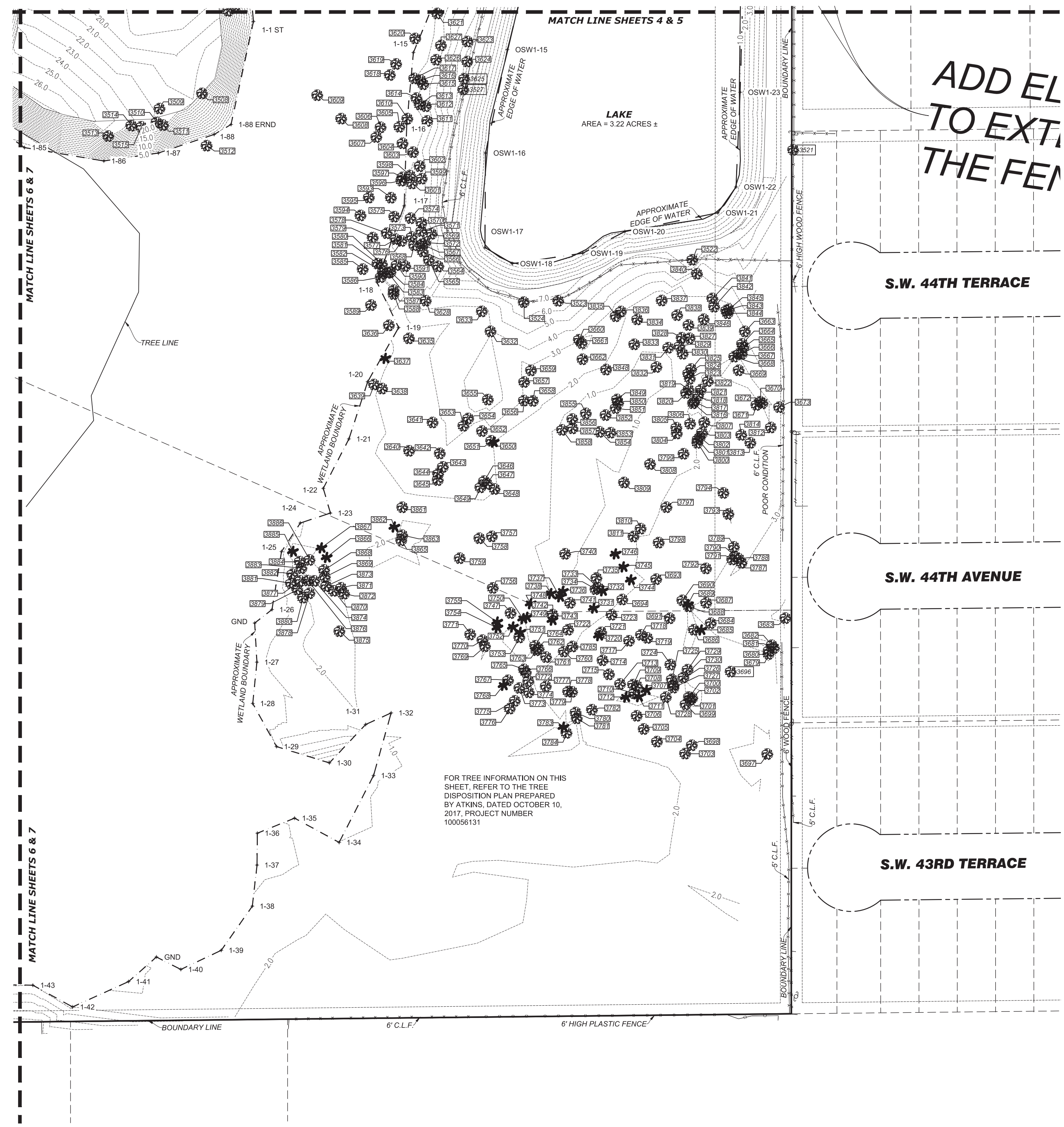
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<div data-label="Text"> <p><b>ATKINS</b> 800 WATERFORD WAY SUITE 700 MIAMI, FL 33126 (305) 592-7275</p> <p>ATKINS NORTH AMERICA, INC. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24</p> </div>	<div data-label="Image"> </div> <div data-label="Text"> <p>CLIENT</p> <p><b>SEMINOLE TRIBE OF FLORIDA</b></p> </div>	<div data-label="Text"> <p>PROJECT</p> <p><b>OASIS LOT HOLLYWOOD, FLORIDA</b></p> </div>	<div data-label="Text"> <p>TASK</p> <p><b>ALTA/NSPS LAND TITLE SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY</b></p> <p><b>(BOUNDARY SURVEY MAP)</b></p> </div>	<div data-label="Text"> <p>ORIGINAL: 9/01/2017</p> <p>REVISIONS:</p> <p>1 9/19/2017 UPDATE SURVEY</p> <p>2:</p> <p>3:</p> <p>4:</p> <p>5:</p> </div>	<div data-label="Image"> </div>	<div data-label="Text"> <p>JOB NO. 1000056131.00.1</p> <p>DRAWN _____ D.</p> <p>DESIGNED _____ A.</p> <p>CHECKED _____ E.</p> <p>QC _____ D.W.</p> <p>—</p> <p><b>SHEET: 8 OF 10</b></p> </div>
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- LEGEND**
- COLUMN
  - CENTERLINE
  - WETLAND FLAG WITH NUMBER
  - ELECTRIC OUTLET
  - GUY WIRE
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  - CONCRETE
  - BRICK PAVERS



ADD EL  
TO EXT  
THE FEN



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**SEMINOLE TRIBE OF FLORIDA**

CLIENT

**SEMINOLE TRIBE OF FLORIDA**

PROJECT

**OASIS LOT  
HOLLYWOOD, FLORIDA**

TASK

**ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**

**(TOPOGRAPHIC SURVEY MAP)**

ORIGINAL: 9/01/2017

REVISIONS:

1 9/19/2017 UPDATE SURVEY

2 -

3 -

4 -

5 -

Know what's below.  
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JOB NO. 100056131 00.1.L

DRAWN A.R.

DESIGNED A.R.

CHECKED E.P.

QC D.W.D.

**SHEET: 9 OF 10**

THIS DOCUMENT CONSISTS OF 10 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PROPERTY DATA TABULATION							
NUMBER	TAX FOLIO ENTRY	OWNER	TRACT/LOT	BLOCK	SUBDIVISION	PLAT BOOK /PAGE	OFFICIAL RECORDS BOOK/PAGE
1	5041 36 22 0010	STOF HOLDINGS LTD	A	N/A	MIRO CORNERS	148/29	30779 / 1754
2	5041 36 22 0020	STOF HOLDINGS LTD	B	N/A	MIRO CORNERS	148/29	30779 / 1754
3	5041 36 22 0030	STOF HOLDINGS LTD	F	N/A	MIRO CORNERS	148/29	30779 / 1754
4	5041 36 22 0040	STOF HOLDINGS LTD	G	N/A	MIRO CORNERS	148/29	30779 / 1754
5	5041 36 01 0510	USA, TRUSTEE	14	N/A	NEWMAN'S SURVEY	2/26 MDCR	NOT AVAILABLE
6	5041 36 01 0480	STOF HOLDINGS LTD	14	N/A	NEWMAN'S SURVEY	2/26 MDCR	35215 / 1113
7	5041 36 01 0450	USA, TRUSTEE	11	N/A	NEWMAN'S SURVEY	2/26 MDCR	NOT AVAILABLE
8	5041 36 10 0750	KALIFF CORP	C	N/A	C & S SUBDIVISION	89/40	21629 / 314
9	5041 36 10 0120	SELF, JOHN, ET UX.	6B	N/A	C & S SUBDIVISION	89/40	26523 / 512
10	5041 36 10 0130	KIRA,ALEXANDRU & MARIANA	7A	N/A	C & S SUBDIVISION	89/40	36791 / 341
11	5041 36 10 0360	ROONEY,DOROTHY I & JASON	18B	N/A	C & S SUBDIVISION	89/40	44811 / 1540
12	5041 36 10 0370	TURMAN,WILLIAM F IV	19A	N/A	C & S SUBDIVISION	89/40	50409 / 969
13	5041 36 10 0600	MOREAU,ANDREW	30B	N/A	C & S SUBDIVISION	89/40	INSTRUMENT 113154883
14	5041 36 10 0610	ESPINA,RALPH J & LIRIANO,ROSA	31A	N/A	C & S SUBDIVISION	89/40	INSTRUMENT 112851445
15	5041 36 12 0010	BEJL 4200 REAL ESTATE LLC	A	N/A	SHERIDAN HOUSE PLAT	105/50	INSTRUMENT 114487138
16	5041 36 01 0331	RONALD DONATE TRUSTEE, ET AL.	9	N/A	NEWMAN'S SURVEY	2/26 MDCR	INSTRUMENT 113538876
17	5041 36 -- ----	THE OAKS CONDOMINIUM	16	N/A	NEWMAN'S SURVEY	2/26 MDCR	5772 / 596-A
18	5041 36 03 0100	OAKS CONDO ASSN OF BROWARD	1	2	FRANCES GROVE ESTATES	26/46	3082 / 72
19	5041 36 03 0110	ASHLEY T TAYLOR REV TR	2 TO 7	2	FRANCES GROVE ESTATES	26/46	43214 / 831
20	5041 36 03 0360	STOF HOLDINGS LTD	34	2	FRANCES GROVE ESTATES	26/46	30779 / 1754
21	5041 36 03 0380	WOODSTOCK,LEO JOHN H/E, ET AL.	1	3	FRANCES GROVE ESTATES	26/46	20806 / 842
22	5041 36 03 0381	PLUMMER,MYRDIES	2	3	FRANCES GROVE ESTATES	26/46	40807 / 1946
23	5041 36 03 0390	ARIOLA,ROBIN BRENT EQLE, ET AL.	3	3	FRANCES GROVE ESTATES	26/46	41427 / 1964
24	5041 36 03 0400	YAKOV HOLDING INC	4	3	FRANCES GROVE ESTATES	26/46	48738 / 1099
25	5041 36 03 0410	RB ROMBENY LLC	9	3	FRANCES GROVE ESTATES	26/46	INSTRUMENT 114534256
26	5041 36 03 0060	STOF HOLDINGS LTD	5	1	FRANCES GROVE ESTATES	26/46	31469 / 1451
27	5041 36 03 0070	STOF HOLDINGS LTD	6	1	FRANCES GROVE ESTATES	26/46	31469 / 1451
28	5041 36 03 0080	STOF HOLDINGS LTD	7	1	FRANCES GROVE ESTATES	26/46	31469 / 1451
29	5041 36 03 0090	STOF HOLDINGS LTD	8	1	FRANCES GROVE ESTATES	26/46	172 / 880
30	5041 36 03 0091	STOF HOLDINGS LTD	PT. A	N/A	FRANCES GROVE ESTATES	26/46	31469 / 1451
31	5041 36 03 0012	STOF HOLDINGS LTD	PT. A	N/A	FRANCES GROVE ESTATES	26/46	28758 / 829
32	5041 36 03 0010	LEVY, ILANA	PT. A	N/A	FRANCES GROVE ESTATES	26/46	46557 / 1920

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TASK  
**ALTA/NSPS LAND TITLE  
SURVEY, BOUNDARY AND  
TOPOGRAPHIC SURVEY**  
  
**(TABULATION SHEET)**

ORIGINAL: 9/01/2017  
REVISIONS:  
1 9/19/2017 UPDATE SURVEY  
2 -  
3 -  
4 -  
5 -

811

Know what's below.  
Call before you dig.

JOB NO. .100056131 00.1.L  
DRAWN \_\_\_\_\_ D.A.  
DESIGNED \_\_\_\_\_ A.R.  
CHECKED \_\_\_\_\_ E.P.  
QC \_\_\_\_\_ D.W.D.  
  
SHEET: 10 OF 10

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