

## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

### PARTIAL RELEASE OF CONSERVATION EASEMENT

**Return recorded document to:**  
South Florida Water Management District  
Regulation Division – MSC 9510  
3301 Gun Club Road  
West Palm Beach, FL 33406

Permit: DPEP License No. DF02-1013 & District Permit 06-109339-P

Tract: Conservation Easement (D) ORB 36780, Page 534

This Partial Release of Conservation Easement ("Partial Release") is made this  
15 day of December, 2025  
by the **SOUTH FLORIDA WATER MANAGEMENT DISTRICT** ("District") having an address of  
3301 Gun Club Road, West Palm Beach, Florida 33406, and **BROWARD COUNTY** ("County")  
having an address of 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

#### WITNESSETH:

**WHEREAS**, Sawgrass Land Corp. granted in favor of the District and the County that certain Deed of Conservation Easement dated March 20, 2001 and recorded in Official Record Book 36780 at Page 534-566 of the Public Records of Broward County, Florida (hereinafter referred to as the "Conservation Easement") encumbering the real property described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Original Premises"); and

**WHEREAS**, the District and the County have been requested to release a portion of the Conservation Easement with respect to only that portion of the Original Premises described on Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as the "Release Parcel"); and

**WHEREAS**, the justification for this request is explained in Environmental Resource Permit No. 06-109339-P, Application No. 230713-39423.

**WHEREAS**, the District and the County are amenable to amending the Conservation Easement to release a portion of the Conservation Easement only with respect to the Release Parcel.

**NOW, THEREFORE**, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the District and the County hereby partially release the Conservation Easement to discharge, terminate and release the Conservation Easement with respect to only the Release Parcel, without impairing the operation and effect of the Conservation Easement as to the remainder of the Original Premises, which are not contained within the Release Parcel, (the original Premises less and except the Release Parcel is hereinafter referred to as the "Remainder Premises"). The Conservation Easement shall remain in full force and effect

**[sfwmd.gov](http://sfwmd.gov)**

with respect to the Remainder Premises and shall remain unaffected by this Partial Release of Conservation Easement. All references in the Conservation Easement to "Property" shall hereafter mean and refer to the Remainder Premises.

**IN WITNESS WHEREOF**, the South Florida Water Management District has caused this Release of Conservation Easement to be executed in its name and its official seal affixed hereto by Chauncey P. Goss, II, Chair, and attested by its District Clerk, this 15 day of December, 2025.



(Corporate Seal)

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

By: Chauncey P. Goss, II  
Chauncey P. Goss, II  
Chairman

ATTEST:

Molly Brown

Molly Brown, Secretary/District Clerk

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means  physical presence or  online notarization this, this 15 day of December, 2025, by Chauncey P. Goss II and Molly Brown, as Chairman and Secretary/District Clerk of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District.

Who is personally known to me OR  who has produced Driver's Licenses as identification.

Notarized online using audio-video communication



(notary seal)

Sara

Notary Public

Sandra Cruz

Print

My Commission Expires:  
11/14/2029

**IN WITNESS WHEREOF**, Broward County has concurred in this Partial Release of Conservation Easement to be executed effective as of the date and year first written above.

**ATTEST:**

**BROWARD COUNTY**, by and through  
its Board of County Commissioners

\_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

By: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~ 2026

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600

By: MICHAEL OWENS Digitally signed by MICHAEL OWENS  
Date: 2026.01.07 14:15:29 -05'00'

Michael C. Owens (Date)  
Senior Assistant County Attorney

By: MAITE AZCOITIA Digitally signed by MAITE AZCOITIA  
Date: 2026.01.07 15:10:49 -05'00'

Maite Azcoitia (Date)  
Deputy County Attorney

**OWNER:**  
Sunrise Village Development, LLC  
Print Name

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2025 by  
\_\_\_\_\_, who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires:

\_\_\_\_\_

**OWNER:**

State of Florida Department of  
Transportation, Florida's  
Turnpike Enterprise

Print Name

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 2025 by  
\_\_\_\_\_, who is personally known to me or who has  
produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

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

**EXHIBIT A – ORIGINAL PREMISES**

(Original legal description from the original Conservation Easement)

**EXHIBIT** **Q****DESCRIPTION: CONSERVATION EASEMENT**

A PORTION OF; PARCEL "A", OAKLAND/SAWGRASS EXPRESSWAY PLAT, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 144, PAGE 7, TOGETHER WITH A PORTION OF PARCEL "A" AND PARCEL "C", SAWGRASS LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 2, TOGETHER WITH A PORTION OF PARCEL "A", "OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 35, TOGETHER WITH A PORTION OF TRACT A, GREATON PLAT NO. 1, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 161, PAGE 14, TOGETHER WITH A PORTION OF THAT 15 FOOT RIGHT OF WAY, AS SHOWN ON "FLORIDA FRUITLANDS COMPANY SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID RIGHT OF WAY LYING NORTH OF SAID PARCEL "A", "OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2" AND SOUTH OF SAID PARCEL "C", DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHMOST CORNER OF PARCEL "B", OF SAID SAWGRASS LAKES, SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 41°41'51" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24395.33 FEET, THROUGH A CENTRAL ANGLE OF 00°11'28", FOR AN ARC LENGTH OF 81.43 FEET TO THE POINT OF BEGINNING #1; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°00'17", FOR AN ARC DISTANCE OF 1.98 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", GREATON PLAT NO. 1, THE LAST TWO (2) COURSES BEING COINCIDENT WITH THE NORTHWEST BOUNDARY OF SAID TRACT "A", GREATON PLAT NO. 1 AND SOUTHEASTERLY RIGHT OF WAY LINE OF SAWGRASS EXPRESSWAY AS SHOWN IN OFFICIAL RECORDS BOOK 12491, PAGE 372; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°30'51", FOR AN ARC LENGTH OF 644.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 24715.33 FEET, THROUGH A CENTRAL ANGLE OF 00°12'58" FOR AN ARC DISTANCE OF 93.32 FEET TO REFERENCE POINT #1, THE LAST TWO (2) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A" SAWGRASS LAKES AND SAID SOUTHEASTERLY RIGHT OF WAY; THENCE SOUTH 89°59'53" EAST, A DISTANCE OF 649.68 FEET; THENCE SOUTH 00°00'07" WEST, A DISTANCE OF 450.68 FEET; THENCE SOUTH 35°03'07" WEST, A DISTANCE OF 73.58 FEET; THENCE SOUTH 04°26'06" WEST, A DISTANCE OF 128.74 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH 05°06'35" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1788.86 FEET, THROUGH A CENTRAL ANGLE OF 09°20'49" FOR AN ARC LENGTH OF 291.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°45'46" WEST, A DISTANCE OF 120.38 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING CONCENTRIC WITH, AND 14.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, A PORTION OF THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY AS SHOWN IN OFFICIAL RECORDS BOOK 27278, PAGE 55; THENCE NORTH 04°14'14" EAST, A DISTANCE OF 1.00 FEET, ALONG A LINE 20.00 FEET EAST OF, WHEN MEASURED AT RIGHT ANGLES TO, A PORTION OF SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 85°45'46" WEST, A DISTANCE OF 17.33 FEET, THE LAST COURSE BEING 14.00 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 04°14'14" EAST, A DISTANCE OF 93.84 FEET; THENCE NORTH 85°45'46" WEST, A DISTANCE OF 738.90 FEET TO THE POINT OF BEGINNING #1.

**TOGETHER WITH:**

COMMENCING AT SAID REFERENCE POINT #1; SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH 40°12'13" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 24715.33 FEET, THROUGH A CENTRAL ANGLE OF 00°14'36", FOR AN ARC DISTANCE OF 104.97 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°43'21", FOR AN ARC LENGTH OF 2037.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1432.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'33", FOR AN ARC LENGTH OF 470.09 FEET TO REFERENCE POINT #2, THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHWEST BOUNDARY OF SAID PARCEL "A" AND "C", SAWGRASS LAKES AND THE SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 45°10'17" EAST, A DISTANCE OF 121.44 FEET; THENCE SOUTH 44°49'43" WEST, A DISTANCE OF 308.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 27°41'37", FOR AN ARC DISTANCE OF 241.67 FEET TO; THENCE SOUTH 05°55'20" WEST, ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 194.45 FEET; THENCE SOUTH 38°46'09" WEST, A DISTANCE OF 140.35 FEET; THENCE SOUTH 36°56'11" WEST, A DISTANCE OF 84.09 FEET; THENCE SOUTH

Page 1 of 5  
3/20/01**EXHIBIT B**

M:\Clerical\JOBS\98-0069\LEGALS\CONSERV\_ESMNT.doc

MAR 20 2001

39°54'20" WEST, A DISTANCE OF 135.60 FEET; THENCE SOUTH 49°40'52" WEST, A DISTANCE OF 618.62 FEET; THENCE SOUTH 42°10'24" WEST, A DISTANCE OF 337.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1150.00 FEET, THROUGH A CENTRAL ANGLE OF 06°50'02", FOR AN ARC LENGTH OF 137.39 FEET; THENCE NORTH 00°00'07" EAST, ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 35.68 FEET; THENCE NORTH 89°59'53" WEST, A DISTANCE OF 589.65 FEET; THENCE NORTH 00°00'07" EAST, A DISTANCE OF 47.93 FEET TO THE POINT OF BEGINNING #2.

**TOGETHER WITH:**

COMMENCING AT REFERENCE POINT #2; SAID POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 26°21'37" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1432.00 FEET, THROUGH A CENTRAL ANGLE OF 00°50'51", FOR AN ARC DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING #3; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°17'10", FOR AN ARC DISTANCE OF 32.14 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "C", THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A", SAWGRASS LAKES AND SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°10'34" EAST, ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 105.19 FEET. THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST BOUNDARY OF SAID PARCEL "A", OAKLAND-SAWGRASS EXPRESSWAY PLAT; THENCE NORTH 46°26'30" EAST, ALONG THE NORTHWEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 83.07 FEET; THENCE SOUTH 88°36'53" EAST, A DISTANCE OF 438.01 FEET; THENCE SOUTH 32°19'59" WEST, A DISTANCE OF 155.28 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 06°22'38" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'56", FOR AN ARC LENGTH OF 381.34 FEET; THENCE NORTH 45°10'17" WEST, ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 119.78 FEET TO THE POINT OF BEGINNING #3.

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,444,479 SQUARE FEET (33.161 ACRES) MORE OR LESS.

**NOTES:**

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON SAID GREATON PLAT NO. 1, THE NORTH BOUNDARY OF SAID PLAT BEARS NORTH 88°40'20" WEST.
- 2) ALL THE RECORDED INFORMATION DESCRIBED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
STATE OF FLORIDA

**EXHIBIT B**

MAR 20 2001



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS SURVEYORS**  
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400  
 FAX: (954) 739-6409

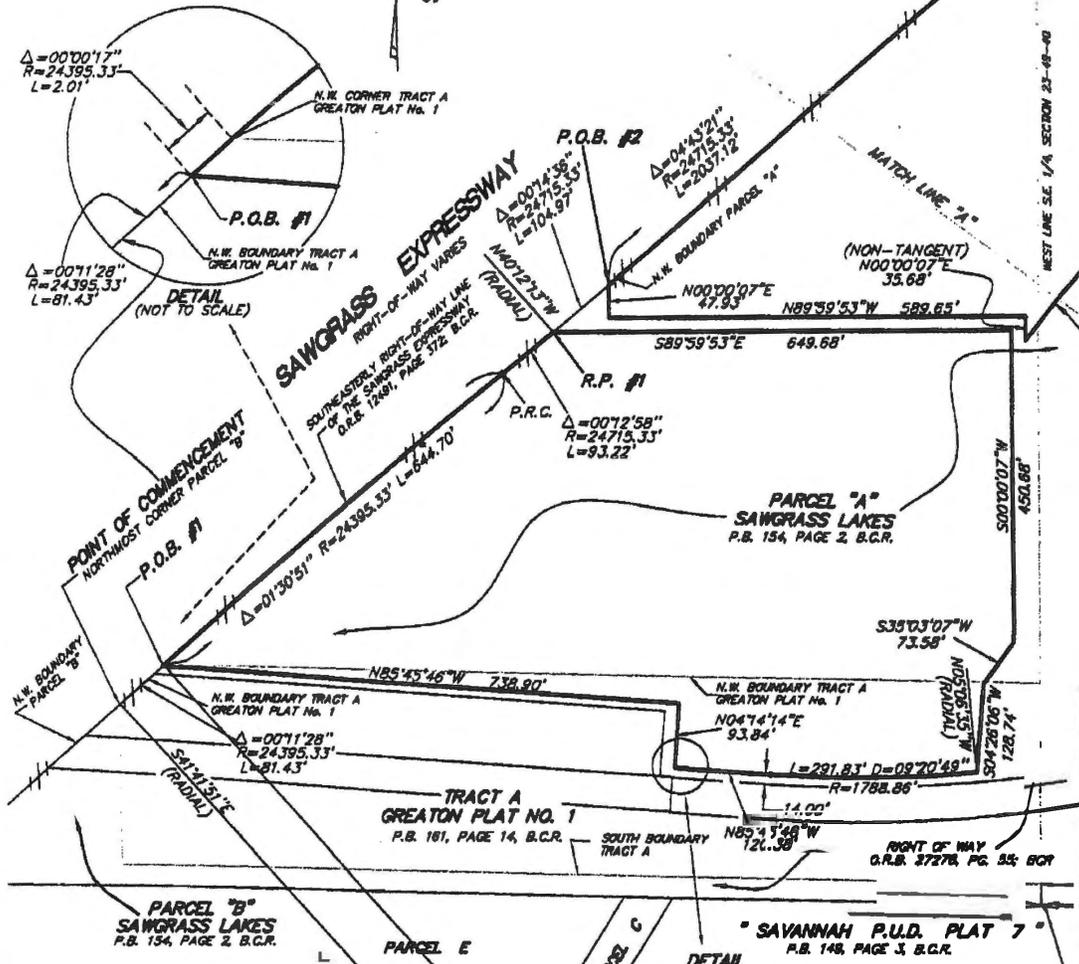
FOR: **SAWGRASS LAND CORP.**

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION  
CONSERVATION EASEMENT**

**EXHIBIT B**

SCALE= 1"=200'



- LEGEND**
- P.O.B. INDICATES POINT OF BEGINNING
  - P.R.C. INDICATES POINT OF REVERSE CURVE
  - R.P. INDICATES REFERENCE POINT
  - B.C.R. INDICATES BROWARD COUNTY RECORDS
  - D.C.R. INDICATES DADE COUNTY RECORDS
  - R INDICATES RADIUS
  - Δ INDICATES CENTRAL ANGLE
  - L INDICATES ARC LENGTH
  - O.R.B. INDICATES OFFICIAL RECORDS BOOK
  - PG. INDICATES PAGE
  - P.B. INDICATES PLAT BOOK

DETAIL (NOT TO SCALE)

SHEET 3 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CHK'D
REVISE SHEET 4 OF 5	3-20-00	CR	
JOB NO. 98-0069	DRAWN BY: KT	CHECKED BY: JVN	P.B. N/A PG. N/A DATED: 11-28-00

**NOTE** The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters. Such information should be obtained and confirmed by others through appropriate title verification.

**NOTE** Lands shown hereon were not abstracted for right-of-way and/or easements of record.

G:\1998\980069\DWG\SD\_CONSERV.DWG



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS SURVEYORS**  
 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400  
 FAX: (954) 739-6409

FOR: **SAWGRASS LAND CORP.**

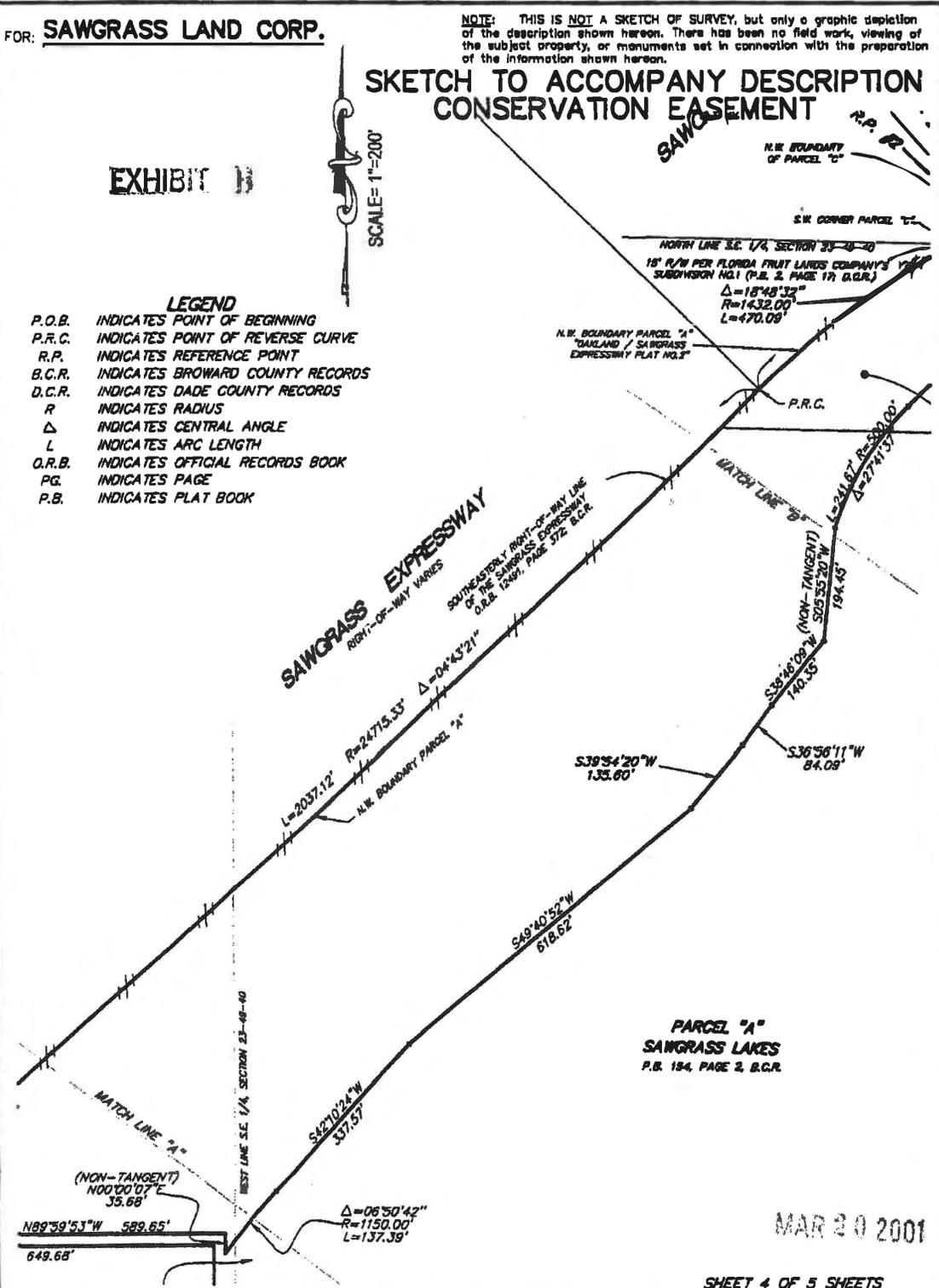
**NOTE:** THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION CONSERVATION EASEMENT**

**EXHIBIT B**

SCALE = 1"=200'

- LEGEND**
- P.O.B. INDICATES POINT OF BEGINNING
  - P.R.C. INDICATES POINT OF REVERSE CURVE
  - R.P. INDICATES REFERENCE POINT
  - B.C.R. INDICATES BROWARD COUNTY RECORDS
  - D.C.R. INDICATES DADE COUNTY RECORDS
  - R INDICATES RADIUS
  - Δ INDICATES CENTRAL ANGLE
  - L INDICATES ARC LENGTH
  - O.R.B. INDICATES OFFICIAL RECORDS BOOK
  - PG. INDICATES PAGE
  - P.B. INDICATES PLAT BOOK



MAR 20 2001

SHEET 4 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
REVISE SHEET 4 OF 5	3-20-01	RY		<p><b>NOTE</b> The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.</p> <p><b>NOTE</b> Lands shown hereon were not abstracted for right-of-way end/or easements of record.</p>
JOB NO. 98-0089	DRAWN BY: RY	CHECKED BY: JVN	F.B. N/A PG. N/A	DATED: 11-28-00



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS SURVEYORS**  
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309 (954) 739-6400  
FAX: (954) 739-6409

FOR: **SAWGRASS LAND CORP.**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

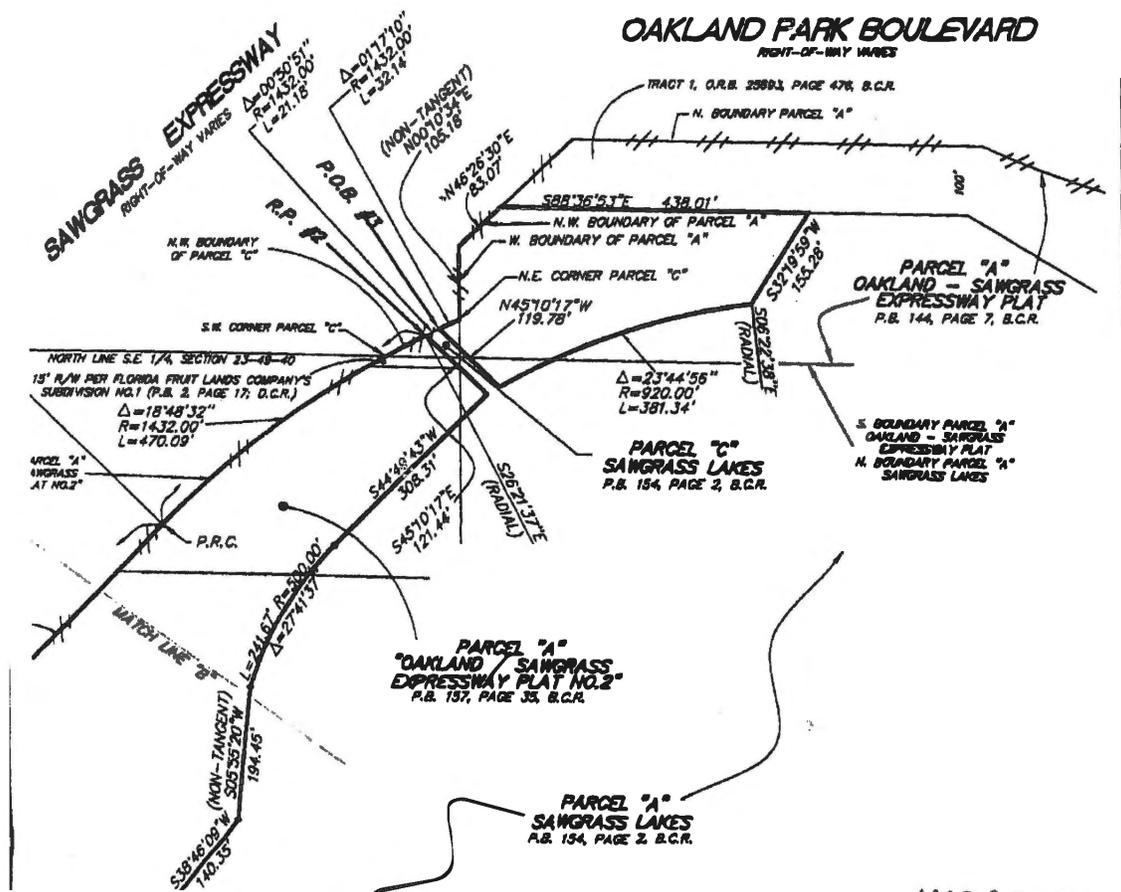
### SKETCH TO ACCOMPANY DESCRIPTION CONSERVATION EASEMENT

EXHIBIT B



#### LEGEND

- P.O.B. INDICATES POINT OF BEGINNING
- P.R.C. INDICATES POINT OF REVERSE CURVE
- R.P. INDICATES REFERENCE POINT
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- D.C.R. INDICATES DADE COUNTY RECORDS
- R INDICATES RADIUS
- Δ INDICATES CENTRAL ANGLE
- L INDICATES ARC LENGTH
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- PG. INDICATES PAGE
- P.B. INDICATES PLAT BOOK



MAR 20 2001

SHEET 5 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISE SHEET 4 OF 5	3-20-0	RY	

NOTE: The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE: Lands shown hereon were not abstracted for right-of-way end/or easements of record.  
G:\1998\980069\DWG\SD\_CONSERV.DWG

of 17

JOB NO. 98-0069      DRAWN BY: RY      CHECKED BY: JVN      F.B. N/A      PG. N/A      DATED: 11-28-00

## **EXHIBIT B – RELEASE PARCEL**

(Exhibit to be prepared by Owner containing the legal description of only the property to be released. Permit Reviewer must confirm that Exhibit B contains only the description of the portion being released.)

SECTION 23, TOWNSHIP 49 SOUTH, RANGE 40 EAST

$\Delta = 00^{\circ}07'17''$   
 $L = 52.32'$   
 $R = 24,715.33'$   
 $C.B. = S49^{\circ}57'07''W$

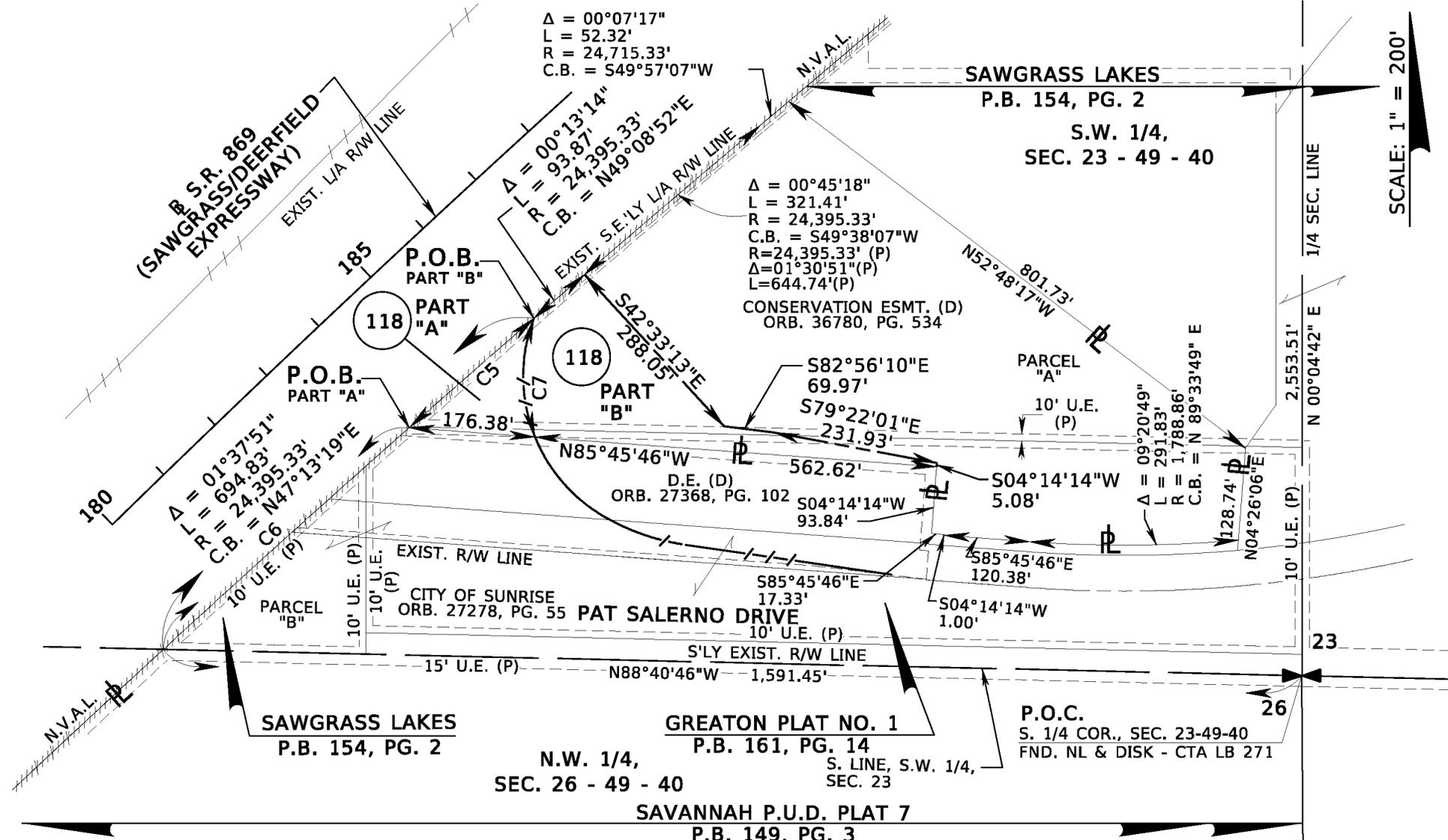
$\Delta = 00^{\circ}13'14''$   
 $L = 93.87'$   
 $R = 24,395.33'$   
 $C.B. = N49^{\circ}08'52''E$

$\Delta = 00^{\circ}45'18''$   
 $L = 321.41'$   
 $R = 24,395.33'$   
 $C.B. = S49^{\circ}38'07''W$   
 $R = 24,395.33'$  (P)  
 $\Delta = 01^{\circ}30'51''$  (P)  
 $L = 644.74'$  (P)

CONSERVATION ESMT. (D)  
 ORB. 36780, PG. 534

SAWGRASS LAKES  
 P.B. 154, PG. 2  
 S.W. 1/4,  
 SEC. 23 - 49 - 40

SCALE: 1" = 200'



Curve C5  
 $\Delta = 00^{\circ}32'38''$   
 $L = 231.60'$   
 $R = 24,395.33'$   
 $C.B. = N48^{\circ}45'56''E$

Curve C6  
 $\Delta = 01^{\circ}05'13''$   
 $L = 462.83'$   
 $R = 24,395.33'$   
 $C.B. = N47^{\circ}57'00''E$

Curve C7  
 $\Delta = 42^{\circ}49'17''$   
 $L = 169.62'$   
 $R = 226.95'$   
 $C.B. = S00^{\circ}35'17''E$

NOTE:  
 1. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTIONS.  
 2. SEE SHEET 3 OF 3 FOR GENERAL NOTES AND LEGEND.

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH NOT A SURVEY	REV. LA & RW LINES	A.S.	3/03/23	STATE ROAD NO. 869 (SAWGRASS EXPRESSWAY)			BROWARD COUNTY	
	REVISE SKETCH	A.S.	06/22/22	BY	DATE	PREPARED BY:	PARCEL 118	
	ADDED L/A R/W LINE	R. ORTEGA	05/31/22	DRAWN	S. HARP	03/11/22		WANTMAN GROUP, INC. LB 7055
	REVISION	BY	DATE	CHECKED	R. ORTEGA	03/15/22	F.P. NO. 437155-1-32-01	SECTION N/A
							SHEET 1 OF 3	

Parcel No. 118

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY  
PART "A"

A portion of Parcel "A", GREATON PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 161, Page 14, and a portion of Parcel "A", SAWGRASS LAKES, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida, lying in Section 23, Township 49 South, Range 40 East, Broward County, Florida, being more particularly described as follows:

Commence at the South One-Quarter (S. 1/4) corner of said Section 23; thence North 88°40'46" West along the South line of the Southwest One-Quarter (S.W. 1/4) of said Section 23, a distance of 1,591.45 feet to the Southeasterly Limited Access Right of Way line of State Road No. 869 (Sawgrass/Deerfield Expressway), being a point on a curve concave Southeasterly, having a chord bearing of North 47°57'00" East; thence Northeasterly along said Southeasterly Limited Access Right of Way line and said curve, having a radius of 24,395.33 feet, through a central angle of 01°05'13", an arc distance of 462.83 feet to the POINT OF BEGINNING; thence continue Northeasterly along said Southeasterly Limited Access Right of Way line of State Road No. 869 (Sawgrass/Deerfield Expressway) and said curve concave Southeasterly, having a chord bearing of North 48°45'56" East, having a radius of 24,395.33 feet, through a central angle of 00°32'38", an arc distance of 231.60 feet to a point on said curve, being a point on a curve concave Easterly, having a chord bearing of South 00°35'17" East; thence departing said Southeasterly Limited Access Right of Way line, run Southerly along said curve, having a radius of 226.95 feet, through a central angle of 42°49'17", an arc distance of 169.62 feet to a point on said curve; thence North 85°45'46" West, a distance of 176.38 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantor's remaining property and any facility constructed on the above described property.

Containing 12,861 square feet, more or less.

TOGETHER WITH:

Parcel No. 118

FEE SIMPLE RIGHT OF WAY  
PART "B"

A portion of Parcel "A", GREATON PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 161, Page 14, and a portion of Parcel "A", SAWGRASS LAKES, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida, lying in Section 23, Township 49 South, Range 40 East, Broward County, Florida, being more particularly described as follows:

Commence at the South One-Quarter (S. 1/4) corner of said Section 23; thence North 88°40'46" West along the South line of the Southwest One-Quarter (S.W. 1/4) of said Section 23, a distance of 1,591.45 feet to the Southeasterly Limited Access Right of Way line of State Road No. 869 (Sawgrass/Deerfield Expressway), being a point on a curve concave Southeasterly, having a chord bearing of North 47°13'19" East; thence Northeasterly along said Southeasterly Limited Access Right of Way line and said curve, having a radius of 24,395.33 feet, through a central angle of 01°37'51", an arc distance of 694.83 feet to the POINT OF BEGINNING; thence continue Northeasterly along said Southeasterly Limited Access Right of Way line of State Road No. 869 (Sawgrass/Deerfield Expressway) and said curve concave Southeasterly, having a chord bearing of North 49°08'52" East, having a radius of 24,395.33 feet, through a central angle of 00°13'14", an arc distance of 93.87 feet to a point on said curve; thence South 42°33'13" East departing said Southeasterly Limited Access Right of Way line, a distance of 288.05 feet; thence South 82°56'10" East, a distance of 69.97 feet; thence South 79°22'01" East, a distance of 231.93 feet; thence South 04°14'14" West, a distance of 5.08 feet; thence North 85°45'46" West, a distance of 562.62 feet to a point on a curve concave Easterly, having a chord bearing of North 00°35'17" West; thence run Northerly along said curve, having a radius of 226.95 feet, through a central angle of 42°49'17", an arc distance of 169.62 feet to the end of said curve, and the POINT OF BEGINNING.

Containing 1.104 acres, more or less.

Containing in the aggregate 1.399 acres, more or less.

- NOTE:  
1. SEE SHEET 1 OF 3 FOR SKETCH  
2. SEE SHEET 3 OF 3 FOR GENERAL NOTES AND LEGEND.

<b>FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH NOT A SURVEY</b>	REVISE LEGALS	A.S.	10/07/24	<b>STATE ROAD NO. 869 (SAWGRASS EXPRESSWAY)</b>				<b>BROWARD COUNTY</b>	
	REVISE LEGALS	A.S.	03/03/23		BY	DATE	PREPARED BY:		
	REVISE LEGALS	A.S.	06/22/22				WANTMAN GROUP, INC.	LB 7055	
	SEPARATED LEGAL DESC.	R. ORTEGA	05/31/22	<b>DRAWN</b>	S. HARP	03/11/22			
	REVISION	BY	DATE	<b>CHECKED</b>	R. ORTEGA	03/15/22	F.P. NO. 437155-1-32-01	SECTION N/A	SHEET 2 OF 3

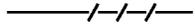
# GENERAL NOTES

1. BEARINGS AND COORDINATES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT), AND THE WEST LINE OF SECTION 34, TOWNSHIP 49, SOUTH, RANGE 40 EAST IS TAKEN TO BEAR NORTH 00°06'43" WEST.
2. ALL DISTANCES, ANGLES, BEARINGS, STATIONS AND OFFSETS ARE CALCULATED IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
3. STATION AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
4. SEE LEGAL DESCRIPTION.
5. THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FOR PREPARATION OF THIS PARCEL SKETCH.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED BY:  
WGI  
2035 VISTA PARKWAY  
WEST PALM BEACH, FL 33411  
LICENSED BUSINESS NO. 7055

## LEGEND

Δ = CENTRAL ANGLE  
 AH = AHEAD  
 BK = BACK  
 B = BASELINE  
 BLDG. = BUILDING  
 C.B. = CHORD BEARING  
 CMON = CONCRETE MONUMENT  
 COR. = CORNER  
 D = DEGREE OF CURVE  
 D.C.R. = DADE COUNTY RECORDS  
 E = EASTING  
 ESMT. = EASEMENT  
 EXIST. = EXISTING  
 FAA = FEDERAL AVIATION  
 ADMINISTRATION  
 F.D.O.T. = FLORIDA DEPARTMENT  
 OF TRANSPORTATION  
 FND. = FOUND  
 IP = IRON PIPE  
 LB = LICENSE BUSINESS  
 L/A = LIMITED ACCESS  
 N = NORTHING  
 N/A = NOT APPLICALE

NO. = NUMBER  
 N.V.A.L = NON-VEHICULAR ACCESS LINE  
 ORB. = OFFICIAL RECORDS BOOK  
 P.B. = PLAT BOOK  
 P.C. = POINT OF CURVATURE  
 P.I. = POINT OF INTERSECTION  
 PG. = PAGE  
 P.T. = POINT OF TANGENT  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.O.T. = POINT ON TANGENT  
 L/A = LIMITED ACCESS  
 L = LENGTH  
 LT. = LEFT  
 SEC. = SECTION  
 S.R. = STATE ROAD  
 SPN. = STATE PROJECT NUMBER  
 STA. = STATION  
 R = RADIUS  
 RT. = RIGHT  
 R/W = RIGHT OF WAY  
 U.E. = UTILITY EASEMENT  
 U.S.A. = UNITED STATES OF AMERICA

PROPOSED L/A R/W LINE   
 NON-VEHICULAR ACCESS LINE   
 EXIST. L/A R/W LINE   
 EXIST. R/W LINE   
 PROPERTY LINE 

- NOTE:
1. SEE SHEET 1 OF 3 FOR SKETCH
  2. SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTIONS.

<b>FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH NOT A SURVEY</b>				<b>STATE ROAD NO. 869 (SAWGRASS EXPRESSWAY)</b>				<b>BROWARD COUNTY</b>	
	REVISE SHEET	A.S.	06/22/22		BY	DATE	PREPARED BY:	<b>PARCEL 118</b>	
	SEPARATED LEGAL DESC.	R. ORTEGA	05/31/22	<b>DRAWN</b>	S. HARP	03/11/22	WANTMAN GROUP, INC. LB 7055		
	REVISION	BY	DATE	<b>CHECKED</b>	R. ORTEGA	03/15/22	<b>F.P. NO. 437155-1-32-01 SECTION N/A</b>		<b>SHEET 3 OF 3</b>

EXHIBIT A  
LEGAL DESCRIPTION

Parcels B and C, and a portion of Parcel A of SAWGRASS LAKES, according to the Plat thereof, as recorded In Plat Book 154, at Page 2, of the Public Records of Broward County, Florida. TOGETHER WITH a portion of Parcel A of OAKLAND-SAWGRASS EXPRESSWAY PLAT, according to the Plat thereof, as recorded in Plat Book 144, at Page 7, of the Public Records of Broward County, Florida. TOGETHER WITH Parcel A of OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2, according to the Plat thereof, as recorded in Plat Book 157, at Page 35, of the Public Records of Broward County, Florida. TOGETHER WITH Tract A of GREATON PLAT NO. 1, according to the Plat thereof recorded in Plat Book 161, at Page 14, of the Public Records of Broward County, Florida. TOGETHER WITH a portion of Tract A of GREATON PLAT NO. 2, according to the Plat thereof recorded in Plat Book 161, at Page 15, of the Public Records of Broward County, Florida. All being more particularly described as follows:

Beginning at the Southwest corner of said Parcel B of SAWGRASS LAKES, said point being on the arc of a curve concave Southeasterly, at which the radius point bears South 42 degrees 35 minutes 37 seconds East; thence Northeasterly along the arc of said curve (along the Northwesterly boundary of said Parcels B and A of SAWGRASS LAKES and also along the Northwesterly boundary of said Tract A of GREATON PLAT NO. 1), having a radius of 24,395.33 feet, a central angle of 02 degrees 36 minutes 23 seconds for an arc distance of 1,109.70 feet to the point of reverse curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve (along said Northwesterly boundary of Parcel A of SAWGRASS LAKES, and also along the Northwesterly boundary of said Parcel A of OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2), having a radius of 24,715.33 feet, a central angle of 05 degrees 10 minutes 55 seconds for an arc distance of 2,235.27 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along said Northwesterly boundary of Parcel A of OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2, and the arc of said curve, having a radius of 1,432.00 feet, a central angle of 15 degrees 04 minutes 10 seconds for an arc distance of 376.64 feet (the last courses being coincident with the Southeasterly right-of-way line of the Sawgrass Expressway as recorded in Official Records Book 12491, Page 372, of the Public Records of Broward County, Florida); thence South 88 degrees 37 minutes 19 seconds East, along the North boundary of said Parcel A of OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2, a distance of 130.38 feet to the Northeast corner of said Parcel A of OAKLAND/SAWGRASS EXPRESSWAY PLAT NO. 2; thence North 00 degrees 10 minutes 35 seconds East, on the Westerly boundary of said Parcel A of SAWGRASS LAKES, a distance of 15.00 feet to the Southeast corner of said Parcel C of SAWGRASS LAKES; thence North 88 degrees 37 minutes 19 seconds West, along the South boundary of said Parcel C, a distance of 104.98 feet to the Southwest corner of said Parcel C being a point on the arc of a curve concave Southeasterly, at which the radius point bears South 28 degrees 55 minutes 50 seconds East; thence Northeasterly along the arc of said curve (along the Northwesterly boundary of said Parcel C), having a radius of 1,432.00 feet, a central angle of 04 degrees 42 minutes 16 seconds for an arc distance of 117 .58 feet to the Northeast corner of said Parcel C; thence North 00 degrees 10 minutes 34 seconds East, along a line non-radial to the last described curve, a distance of 105.19 feet; thence North 46 degrees 26 minutes 30 seconds East, a distance of 83.07 feet (the last two described courses being coincident with the Westerly and Northwesterly boundaries of said Parcel A of OAKLAND-SAWGRASS EXPRESSWAY PLAT and the last three described courses

being coincident with said Southeasterly right of way line of the Sawgrass Expressway); thence South 88 degrees 36 minutes 53 seconds East, along a line 100.00 feet South of as measured at right angles to and parallel with the North boundary of said Parcel A of OAKLAND-SAWGRASS EXPRESSWAY PLAT, a distance of 661.92 feet; thence South 58 degrees 52 minutes 33 seconds East, a distance of 441.12 feet to the point of intersection of the South boundary of said Parcel A of OAKLAND-SAWGRASS EXPRESSWAY PLAT with a line 212.43 feet West of as measured at right angles to and parallel with the East boundary of said Parcel A of OAKLANDSAWGRASS EXPRESSWAY PLAT; thence continue South 58 degrees 52 minutes 33 seconds East, a distance of 202.20 feet to a point on the arc of a curve concave Northwesterly, at which the radius point bears North 74 degrees 33 minutes 29 seconds West; thence Southerly and Southwesterly along the arc of said curve, having a radius of 2,041.83 feet, a central angle of 07 degrees 07 minutes 01 seconds, for an arc distance of 253.62 feet to the point of reverse curvature of a curve concave Easterly; thence Southwesterly and Southerly along the arc of said curve having a radius of 2,541.83 feet, a central angle of 22 degrees 17 minutes 03 seconds, for an arc distance of 988.60 feet to the point of tangency; thence South 00 degrees 16 minutes 28 seconds West, a distance of 688.90 feet; thence South 03 degrees 42 minutes 30 seconds West, a distance of 200.38 feet; thence South 00 degrees 16 minutes 29 seconds West, a distance of 337.40 feet (the last three described courses being 150.00 feet West of, as measured at right angles to, and parallel with portions of East boundary of said Parcel A of SAWGRASS LAKES); thence North 88 degrees 40 minutes 46 seconds West, a distance of 141.75 feet; thence North 82 degrees 33 minutes 43 seconds West, a distance of 100.95 feet to a point on the arc of a curve concave Southerly, at which the radius point bears South 00 degrees 30 minutes 53 seconds East; thence Westerly along the arc of said curve, having a radius of 2,422.00 feet, a central angle of 04 degrees 45 minutes 17 seconds, for an arc distance of 201.00 feet; thence North 51 degrees 15 minutes 39 seconds West, along a line non-radial to the last described curve, a distance of 48.63 feet; thence South 82 degrees 44 minutes 52 seconds West, a distance of 100.00 feet; thence South 07 degrees 15 minutes 08 seconds East, a distance of 12.01 feet; thence South 36 degrees 45 minutes 07 seconds West, a distance of 16.90 feet; thence North 88 degrees 40 minutes 46 seconds West, a distance of 601.90 feet; thence North 22 degrees 57 minutes 23 seconds West, a distance of 32.91 feet; thence North 88 degrees 40 minutes 46 seconds West, a distance of 1,091.61 feet (the last 10 described courses being coincident with the Southerly boundary of said Parcel A of SAWGRASS LAKES); thence North 88 degrees 40 minutes 46 seconds West, along the Southerly boundary of said Tract A of GREATON PLAT NO. 1, a distance of 1,308.43 feet; thence South 00 degrees 01 minutes 11 seconds East, a distance of 30.00 feet; thence North 88 degrees 40 minutes 46 seconds West, a distance of 283.06 feet to the Point of Beginning (the last two described courses being coincident with the East and South boundaries of said Parcel B of SAWGRASS LAKES).

LESS AND EXCEPT the lands in that Warranty Deed to the City of Sunrise filed November 14, 1997 in Official Records Book 27278, at Page 55, as affected by that certain Surveyor's Affidavit recorded in Official Records Book 28853, Page 1564, all of the Public Records of Broward County, Florida.