

This Instrument prepared by:
Steven J. Vainder, Esq.
CC Homes
2020 Salzedo Street, Suite 200
Coral Gables, FL 33134

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 7th day of April, 2026, by CC HOMES AT THE ESTATES BY TURNBERRY, LLC ("Grantor"), a Florida limited liability corporation, whose mailing address is 2020 Salzedo Street, Suite 200, Coral Gables, FL 33134, to DAVIE AREA LAND TRUST, INC, ("Grantee"), a Florida not for profit corporation, whose mailing address is 289 SE 4th Avenue, Pompano Beach, Florida 33060. As used herein, the term "Grantor" shall include any and all heirs, assigns, successors, or successors-in-interest of the Grantor, and all subsequent owners of the "Property" and "Conservation Area(s)" (as hereinafter defined) and the term "Grantee" shall include any successor, successor-in-interest or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of the property situated in Broward County, Florida, and more specifically described in **Exhibit A**, attached hereto and incorporated herein by reference and referred to herein as the "Property"; and

WHEREAS, the Grantor is agreeable to granting and securing to the Grantee a perpetual Conservation Easement, as defined in Section 704.06, Florida Statutes, over a portion of the Property;

NOW, THEREFORE, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Area which shall run with the land(s) as described in **Exhibit B**, attached hereto and incorporated herein by reference and referred to herein as the "Conservation Area"; and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of the Conservation Easement to retain land of the Conservation Area in their natural, vegetative, hydrologic, scenic, open, archeological, or agricultural condition and to retain such uses and areas. To carry out this purpose, the following rights are conveyed to Grantee by this easement:
 - (a) To enter upon and cross such portions the Property and the Conservation Area in a reasonable manner and during daylight hours with any necessary equipment or vehicles to ensure compliance and to enforce the rights herein granted.

- (b) To enjoin any activity on or use of the Conservation Area that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Area that may be damaged by any inconsistent activity and/or use.
- 3. Prohibited Uses. Except for the activities provided in Sections 4. Permissible Uses and Section 5. Buildings and Structures, the following activities are prohibited in or on the Conservation Area:
 - (a) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
 - (b) Removal or destruction of trees, shrubs, or other vegetation, except for the removal of nuisance or exotic vegetation consistent with the approved site plan for the development and tree pruning and removal for diseased or dying trees upon approval from the appropriate governmental entity;
 - (c) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface, unless part of the initial approved plans;
 - (d) Surface use except for purposes that permit the land to remain in its natural or enhanced vegetative and hydrologic condition;
 - (e) Acts or uses detrimental to said aforementioned retention and maintenance of land areas; and
 - (f) Acts or uses detrimental to the preservation of any features or aspects of the Conservation Area having geological significance.
- 4. Permissible Uses. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Conservation Area that are not prohibited herein and that are not inconsistent with the intent and purposes of this Conservation Easement. Permissible uses that are not contrary to the purpose of this Conservation Easement are as follows:
 - (a) Grantor or grantor's lessee may use the portion of the Conservation Area described on Exhibit "C" attached hereto for recreational trail use (the "Recreational Trails") and described on Exhibit "D" attached hereto for equestrian trail use (the "Equestrian Trails," and together with the Recreational Trails, the "Trails").
 - (b) The Grantor may use the Conservation Area for other uses if these uses do not conflict with the overall preservation of the site.
 - (c) The Grantor may not place recreation amenities within the Conservation Area, except for the Trails.
 - (d) The Grantor does hereby grant an access easement for the perpetual use of the public over and upon the Recreational Trails and other portions of the Conservation Area intended for pedestrian access and use.
 - (e) The Grantor does hereby grant an access easement for the perpetual use of the public over and upon the Equestrian Trails and other portions of the Conservation Area intended for equestrian access and use.
 - (f) The construction and use of the approved permissible uses shall be subject to the following conditions:

i. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

ii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

iii. This Conservation Easement shall not constitute permit authorization for the construction and operation of any facility. Any such work shall be subject to all applicable federal, state, or local permitting requirements.

Without limiting the foregoing, Grantee acknowledges and agrees that Grantor may dedicate to the public, or grant to Florida Power & Light ("FPL"), the City of Sunrise, Central Broward Drainage District and/or other applicable governmental agencies or authorities, easements for the installation, maintenance, repair and replacement of drainage or utility facilities, infrastructure and improvements, including, but not limited to, those easements and dedications made on the plat of the Property as well as the easements previously granted to FPL in Official Records Book 3701, Page 610, Official Records Book 7660, Page 68 and Official Records Book 10002, Page 208, each of the Public Records of Broward County, Florida.

5. Buildings, Structures and Signage. New buildings or structures, consistent with the passive recreational use of the Conservation Area, are permissible upon written approval of the Grantee with notification to the Town of Davie. The Grantor shall be responsible for all costs related to the maintenance, repairs or replacement of all buildings or structures on the Conservation Area.

Grantee shall have the right to place signage in the Conservation Easement stating that the Conservation Area falls within a Conservation Easement that is monitored and enforced by the Davie Area Land Trust. Grantee shall be responsible for the maintenance and replacement of any signage placed.

6. Grantee's Liability. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep and maintenance of the Conservation Area and Grantor does hereby indemnify and hold harmless the Grantee from the same.
7. Acts Beyond Grantor's Control. Should the Conservation Area be impacted or changed from natural causes, including but not limited to fire, flood, storm and earth movement, the Grantor shall be provided notice and a reasonable opportunity to restore the affected Conservation Area to its condition prior to the natural event.
8. Property Taxes. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Conservation Area. Grantor shall keep the payment of taxes and assessments on the Conservation Area or Property current and shall not allow any lien on the Conservation Area or Property superior to this Conservation Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by the Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event the Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Conservation Area and/or Property which shall automatically relate back to the recording date of this Conservation Easement. Grantee may foreclose this lien on the

Conservation Area or Property in the manner provided for mortgages on real property.

9. Enforcement. The terms and conditions of this Conservation Easement may be enforced by the Grantee by injunctive relief and other available remedies. In any action in which the Grantee prevails, the Grantee shall be entitled to recover the cost of restoring the Conservation Area to the natural vegetative, hydrologic, scenic, open, agricultural or wooded condition existing at the time of execution of this Conservation Easement. Venue for said actions shall be exclusively in the Seventeenth Judicial Circuit, in and for Broward County, Florida. These remedies are in addition to any other remedy, fine or penalty which may be applicable under the most recent versions of Chapter 27 of the Broward County Code of Ordinances, Chapter 40E-4, F.A.C., et. Seq., Chapter 373, Florida Statutes, or as otherwise provided by law. Enforcement of the terms and provisions of the Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise their rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.
10. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to the Town of Davie. Grantee agrees that the Grantor has final approval over this assignment, however, Grantor is required to approved a transfer to the Town of Davie. Notwithstanding anything contained in this Conservation Easement to the contrary, in the event that the Property is governed by, or conveyed to, a homeowners' association ("HOA"), then, upon recording of the declaration or conveyance instrument, the rights, duties and obligations of Grantor hereunder shall automatically, and without any further action, be deemed assigned to and assumed by the HOA.
11. Restoration. Grantor agrees to restore the Conservation Area to its previous condition if any third party exercises any easement right or property interest or conducts any other activity on the property that causes damage, degradation or negative impacts to the Conservation Area.
12. Maintenance. Grantor's obligation to retain and maintain the Conservation Area forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the Property described in Exhibit A and shall be binding upon the Grantor, and shall inure to the benefit of the Grantee, and more particularly set forth herein. The intent of this Conservation Easement is that the responsibilities and liabilities associated with the Conservation Easement shall run with the land(s) described in Exhibit A and be binding upon the fee simple title holder of the land(s) as required hereunder.
13. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
14. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in- interest.
15. Terms and Restrictions. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor conveys itself of any interest in the land(s) described in Exhibit A. Any future holder of the Grantor's interest in the land(s) described in Exhibit A shall be notified in writing by Grantor of this Conservation Easement.

16. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the Grantor and Grantee. The Grantor must obtain supermajority approval of the Town Council prior to modifying this easement.

TO HAVE AND TO HOLD unto Grantee forever. This Conservation Easement shall be recorded in the Public Records of Broward County and the covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall not only be binding upon Grantor, but also its agents, heirs, assigns, successors, and successor-in-interest and shall continue as a servitude running in perpetuity with the land(s) described in Exhibit A.

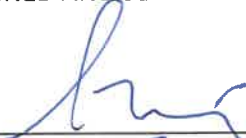
Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Conservation Area in fee simple; that the Conservation Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to this Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

(INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, CC HOMES AT THE ESTATES BY TURNBERRY, LLC has made and executed this Agreement on the respective dates under each signature.


SIGNED AND SEALED IN THE PRESENCE OF:

GRANTOR:




Print Name: SERGIO MIYARES

CC HOMES AT THE ESTATES BY TURNBERRY,
LLC, a Florida limited liability company




Print Name: DARIO GERSZUMI

By: 

James Wright
Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of April, 2026 by James Wright, as Vice President of CC HOMES AT THE ESTATES BY TURNBERRY, LLC, a Florida limited liability company, who executed the foregoing instrument on behalf of said company for the purposes herein expressed, and is personally known to me or has produced _____ as identification and who did/did not take an oath.



Print Name: Elizabeth Garcia
Notary Public - State of Florida
Commission Number: HH 384156
Commission Expires: 7/11/2027



ELIZABETH GARCIA
Commission # HH 384156
Expires July 11, 2027

(Notarial Seal)

IN WITNESS WHEREOF, DAVIE AREA LAND TRUST has made and executed this Agreement on the respective dates under each signature.

SIGNED AND SEALED IN THE PRESENCE OF:

GRANTEE:

DAVIE AREA LAND TRUST, INC., a Florida not for profit corporation

Print Name: _____

Print Name: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2026 by _____, as _____ of DAVIE AREA LAND TRUST, INC., a Florida not for profit corporation, who executed the foregoing instrument on behalf of said company for the purposes herein expressed, and is personally known to me or has produced _____ as identification and who did/did not take an oath.

Print Name: _____
Notary Public - State of Florida
Commission Number: _____
Commission Expires: _____

(Notarial Seal)

EXHIBIT A

PROPERTY SKETCH AND LEGAL DESCRIPTION

SHOTGUN ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 184, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT B

CONSERVATION AREA SKETCH AND LEGAL DESCRIPTION



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

ALL OF PARCELS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "M", "N", "O", "L1", "L2", "L3", "L4", "L5", "L6", "L7", AND "L8", OF THE **SHOTGUN ROAD SUBDIVISION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 184 PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF PARCEL "B", **SHOTGUN ROAD SUBDIVISION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 184 PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF LOT 67 AS SHOWN ON SAID PLAT; THENCE SOUTH 37°06'23" EAST 60.31 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 54°49'52" EAST 64.00 FEET; THENCE SOUTH 35°10'08" WEST 70.00 FEET; THENCE NORTH 54°49'52" WEST 64.00 FEET; THENCE NORTH 35°10'08" EAST 70.00 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT:

A PORTION OF PARCEL "N", **SHOTGUN ROAD SUBDIVISION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 184 PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL "N"; THENCE SOUTH 57°29'56" EAST 26.22 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°53'39" EAST 15.58 FEET; THENCE SOUTH 00°06'21" EAST 1.33 FEET; THENCE NORTH 89°53'39" EAST 2.67 FEET; THENCE NORTH 00°06'21" WEST 0.95 FEET; THENCE NORTH 89°53'39" EAST 12.33 FEET; THENCE SOUTH 00°06'21" EAST 0.95 FEET; THENCE NORTH 89°53'39" EAST 9.29 FEET; THENCE NORTH 00°06'21" WEST 1.33 FEET; THENCE NORTH 89°53'39" EAST 12.75 FEET; THENCE SOUTH 00°06'21" EAST 1.33 FEET; THENCE NORTH 89°53'39" EAST 9.34 FEET; THENCE SOUTH 00°06'21" EAST 3.00 FEET; THENCE NORTH 89°53'39" EAST 2.45 FEET; THENCE NORTH 00°06'21" WEST 0.08 FEET; THENCE NORTH 89°53'39" EAST 4.33 FEET; THENCE SOUTH 88°11'31" EAST 2.44 FEET; THENCE NORTH 00°06'21" WEST 3.00 FEET; THENCE NORTH 89°53'39" EAST 14.10 FEET; THENCE SOUTH 00°06'21" EAST 2.92 FEET; THENCE NORTH 89°53'39" EAST 1.67 FEET; THENCE SOUTH 82°32'25" EAST 1.35 FEET; THENCE SOUTH 00°06'21" EAST 16.33 FEET; THENCE SOUTH 89°53'39" WEST 1.33 FEET; THENCE SOUTH 00°06'21" EAST 0.18 FEET; THENCE SOUTH 89°53'39" WEST 1.67 FEET; THENCE SOUTH 00°06'21" EAST 13.83 FEET; THENCE SOUTH 89°53'39" WEST 2.33 FEET; THENCE SOUTH 00°06'21" EAST 17.80 FEET; THENCE SOUTH 44°53'39" WEST 15.01 FEET; THENCE SOUTH 45°06'21" EAST 6.42 FEET; THENCE SOUTH 44°53'39" WEST 23.05 FEET; THENCE NORTH 45°06'21" WEST 6.42 FEET; THENCE SOUTH 44°53'39" WEST 17.34 FEET; THENCE SOUTH 89°53'39" WEST 9.59 FEET; THENCE SOUTH 00°06'21" EAST 2.10 FEET; THENCE SOUTH 89°53'39" WEST 0.66 FEET; THENCE SOUTH 00°19'02" EAST 11.48 FEET; THENCE NORTH 89°53'39" EAST 0.62 FEET; THENCE SOUTH 00°06'21" EAST 2.10 FEET; THENCE SOUTH 89°53'39" WEST 2.00 FEET; THENCE NORTH 00°06'21" WEST 0.67 FEET; THENCE SOUTH 89°53'39" WEST 8.00 FEET; THENCE SOUTH 00°06'21" EAST 0.67 FEET; THENCE SOUTH 89°53'39" WEST 2.00 FEET; THENCE NORTH 00°06'21" WEST 0.67 FEET; THENCE SOUTH 89°53'39" WEST 8.00 FEET; THENCE SOUTH 00°06'21" EAST 0.67 FEET; THENCE SOUTH 89°53'39" WEST 2.00 FEET; THENCE NORTH 00°06'21" WEST 2.10 FEET; THENCE NORTH 89°53'39" EAST 0.61 FEET; THENCE NORTH 00°19'02" WEST 11.23 FEET; THENCE SOUTH 89°53'39" WEST 0.35 FEET; THENCE SOUTH 00°06'21" EAST 1.33 FEET; THENCE SOUTH 89°53'39" WEST 14.33 FEET; THENCE NORTH 00°06'21" WEST 1.33 FEET; THENCE SOUTH 89°53'39" WEST 0.89 FEET; THENCE NORTH 00°06'21" WEST 1.67 FEET; THENCE SOUTH 89°53'39" WEST 3.00 FEET; THENCE NORTH 00°06'21" WEST 14.05 FEET; THENCE SOUTH 89°53'39" WEST 0.95 FEET; THENCE NORTH 00°06'21" WEST 9.33 FEET; THENCE NORTH 89°53'39" EAST 0.95 FEET; THENCE NORTH 00°06'21" WEST 9.29 FEET; THENCE SOUTH 89°53'39" WEST 1.33 FEET; THENCE NORTH 00°06'21" WEST 12.75 FEET; THENCE NORTH 89°53'39" EAST 1.33 FEET; THENCE NORTH 00°06'21" WEST 9.34 FEET; THENCE NORTH 89°53'39" EAST 3.00 FEET; THENCE NORTH 00°06'21" WEST 9.26 FEET; THENCE NORTH 45°06'21" WEST 4.24 FEET; THENCE NORTH 00°06'21" WEST 2.69 FEET; THENCE SOUTH 89°53'39" WEST 1.33 FEET; THENCE NORTH 00°06'21" WEST 15.58 FEET; THENCE NORTH 89°53'39" EAST 1.33 FEET; THENCE NORTH 00°06'21" WEST 2.77 FEET; THENCE NORTH 44°53'39" EAST 4.29 FEET; THENCE NORTH 89°53'39" EAST 2.77 FEET; THENCE NORTH 00°06'21" WEST 1.33 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT:

A PORTION OF PARCEL "N", **SHOTGUN ROAD SUBDIVISION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 184 PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 75463	
DATE: 2/24/26	
CONSERVATION EASEMENTS	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: TURNBERRY	

SHEET 1 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "N" BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 41°34'30" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 03°56'00", FOR AN ARC DISTANCE OF 15.10 FEET TO THE **POINT OF BEGINNING** ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 02°54'00" WEST; THENCE SOUTHWESTERLY LONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°32'48", FOR AN ARC DISTANCE OF 18.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 50°21'13" WEST 4.65 FEET; THENCE SOUTH 39°38'47" EAST (RADIAL) 0.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.34 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 6.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°38'47" EAST 13.00 FEET; THENCE SOUTH 50°21'13" WEST 37.33 FEET; THENCE NORTH 39°38'47" WEST 24.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.34 FEET, A CENTRAL ANGLE OF 90°09'10", FOR AN ARC DISTANCE OF 6.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 50°12'02" WEST 13.21 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 50°04'25" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°52'58", FOR AN ARC DISTANCE OF 77.93 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 64°49'46" EAST 13.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.34 FEET, A CENTRAL ANGLE OF 89°00'06", FOR AN ARC DISTANCE OF 6.73 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 65°49'39" EAST (RADIAL) 0.66 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 12°33'54", FOR AN ARC DISTANCE OF 61.84 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 78°23'33" WEST (RADIAL) 0.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 89°00'06", FOR AN ARC DISTANCE OF 6.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°23'27" WEST 13.04 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 79°15'49" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°50'14", FOR AN ARC DISTANCE OF 41.04 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 86°58'26" EAST 13.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 6.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°01'34" WEST 13.00 FEET; THENCE NORTH 86°58'26" EAST 36.33 FEET; THENCE SOUTH 03°01'34" EAST 15.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE; NORTHEASTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 93°28'40", FOR AN ARC DISTANCE OF 7.07 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 06°30'13" EAST 0.67 FEET; THENCE NORTH 83°29'47" EAST 5.29 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°32'48", FOR AN ARC DISTANCE OF 18.56 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°20'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 09°41'25", FOR AN ARC DISTANCE OF 37.21 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE FROM WHICH A RADIAL LINE BEARS SOUTH 36°02'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°32'48", FOR AN ARC DISTANCE OF 18.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°29'47" WEST 10.90 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 95°05'22", FOR AN ARC DISTANCE OF 16.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 258.00 FEET, A CENTRAL ANGLE OF 01°59'34", FOR AN ARC DISTANCE OF 8.97 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 76°24'50" EAST (RADIAL) 0.66 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1.33 FEET, A CENTRAL ANGLE OF 90°26'51", FOR AN ARC DISTANCE OF 2.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°57'59" EAST 15.99 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 76°07'30" EAST;

(LEGAL DESCRIPTION CONTINUED ON SHEET 3)

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 75463	
DATE: 2/24/26	
CONSERVATION EASEMENTS	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: TURNBERRY	

SHEET 2 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



(LEGAL DESCRIPTION CONTINUED FROM SHEET 2)

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 07°03'57", FOR AN ARC DISTANCE OF 29.60 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°13'05" WEST 12.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.34 FEET, A CENTRAL ANGLE OF 70°39'27", FOR AN ARC DISTANCE OF 5.35 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°33'37" WEST (RADIAL) 0.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 20°28'29", FOR AN ARC DISTANCE OF 1.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 258.00 FEET, A CENTRAL ANGLE OF 02°18'00", FOR AN ARC DISTANCE OF 10.36 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 65°47'08" EAST (RADIAL) 0.66 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 90°58'54", FOR AN ARC DISTANCE OF 6.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°48'14" EAST 12.96 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 64°48'14" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 08°54'47", FOR AN ARC DISTANCE OF 37.33 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 56°02'58" WEST 14.98 FEET; TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 93°03'48", FOR AN ARC DISTANCE OF 3.79 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 52°59'10" WEST (RADIAL) 0.67 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 92°37'57", FOR AN ARC DISTANCE OF 16.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 50°21'13" EAST 10.90 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°32'48", FOR AN ARC DISTANCE OF 18.56 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 55°11'55" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 09°41'25", FOR AN ARC DISTANCE OF 37.21 FEET TO THE **POINT OF BEGINNING**:

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

ABBREVIATIONS / LEGEND:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
CA	= CENTRAL ANGLE	P.O.C.	= POINT OF COMMENCEMENT
CB	= CHORD BEARING	P.B.	= PLAT BOOK
CD	= CHORD DISTANCE	PG.	= PAGE
D.B.	= DEED BOOK	R	= RADIUS
D.C.R.	= DADE COUNTY RECORDD.E.	R/W	= RIGHT-OF-WAY
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	S.F.	= SQUARE FEET
M.M.B.	= MISCELLANEOUS MAP BOOK	(T)	= TOTAL
O.R.B.	= OFFICIAL RECORDS BOOK	U.E.	= UTILITY EASEMENT
- / - / - / - / - / -	= NON-VEHICULAR ACCESS LINE	— # — # — # —	= LIMITED ACCESS LINE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SHOTGUN ROAD SUBDIVISION PLAT, RECORDED IN PLAT BOOK 184, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 3 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

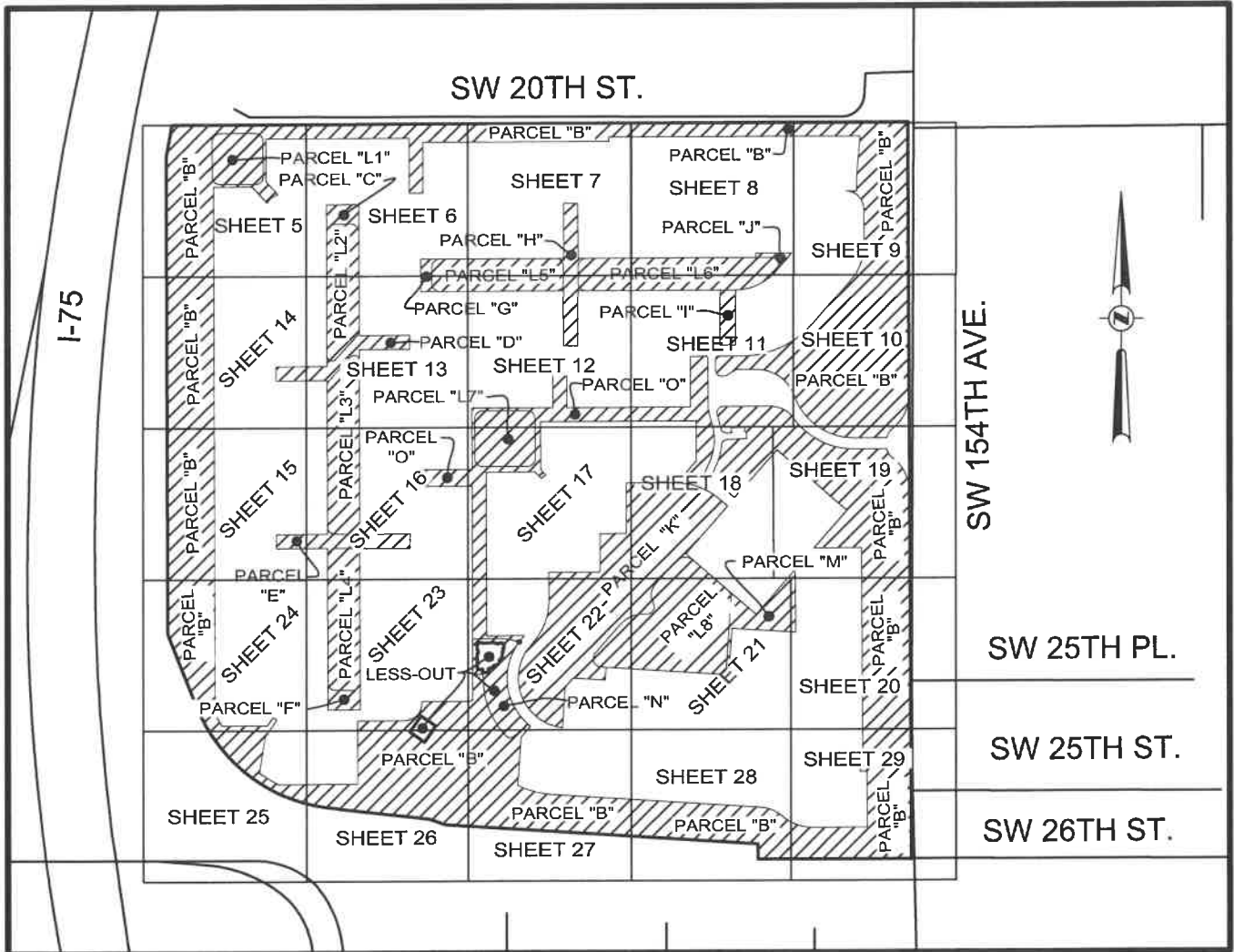


SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



INDEX SHEET
(NOT TO SCALE)

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 4 OF 31

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 31



SKETCH AND LEGAL DESCRIPTION

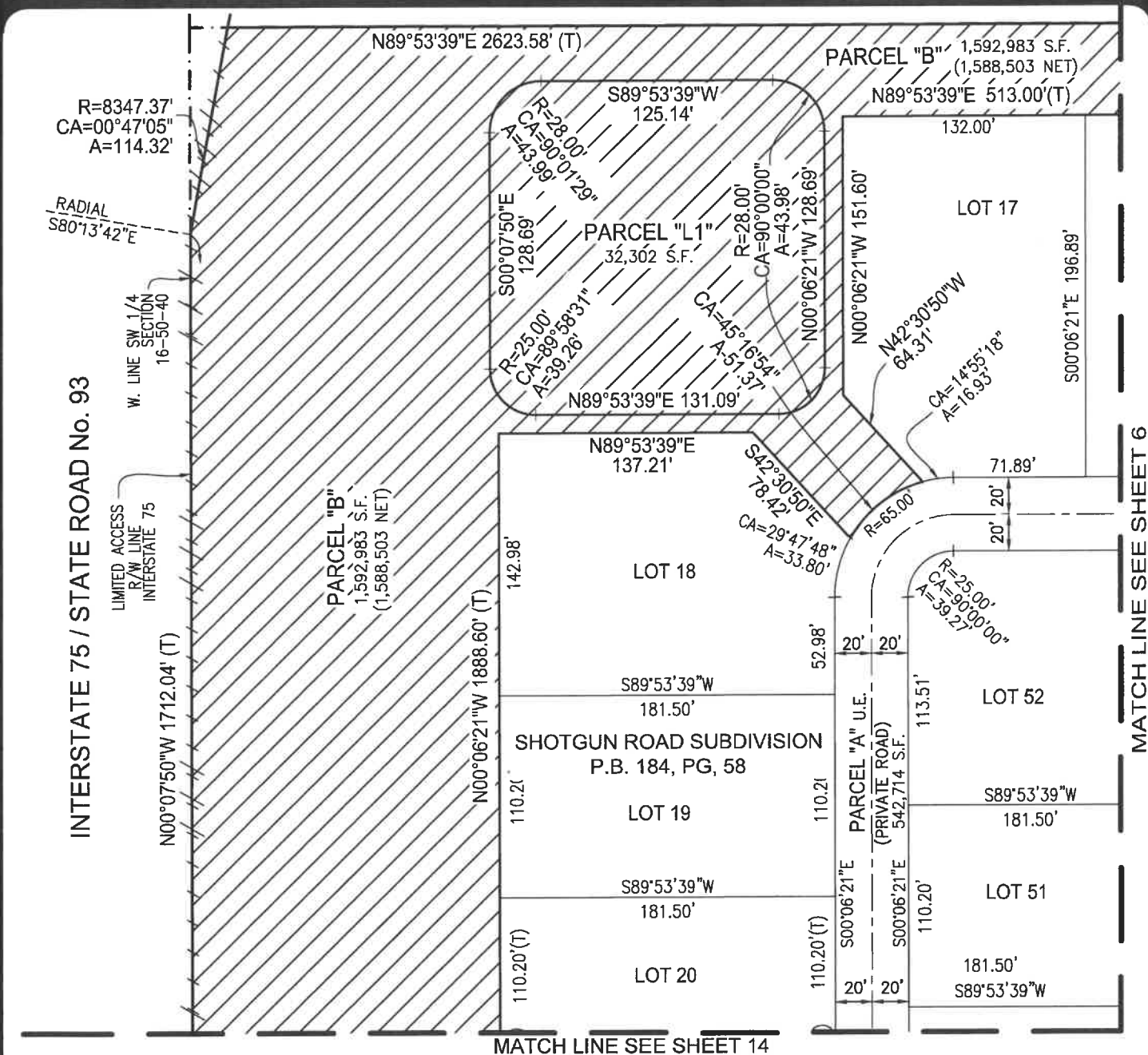
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 5 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31

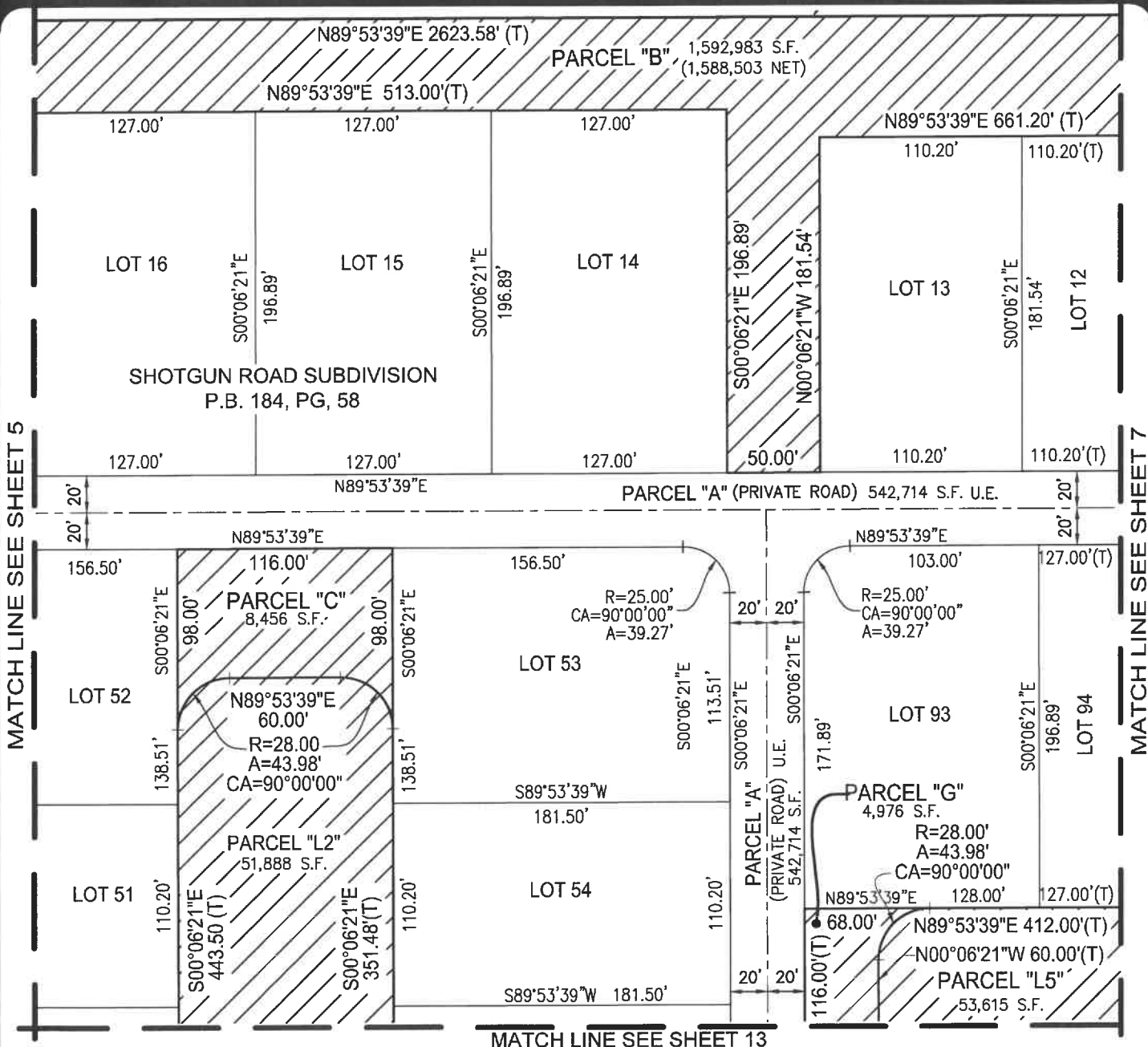




SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 6 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

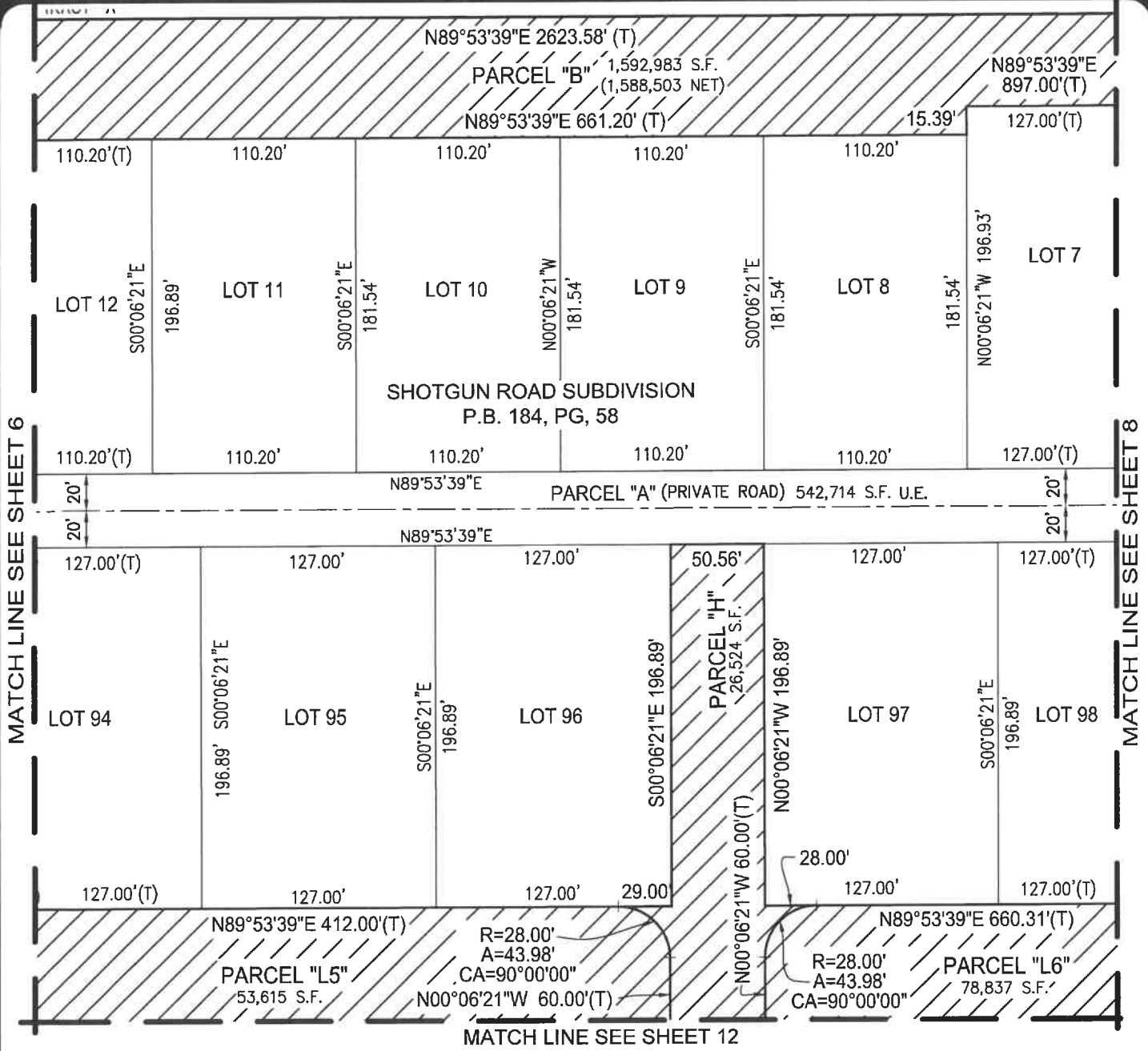
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 7 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

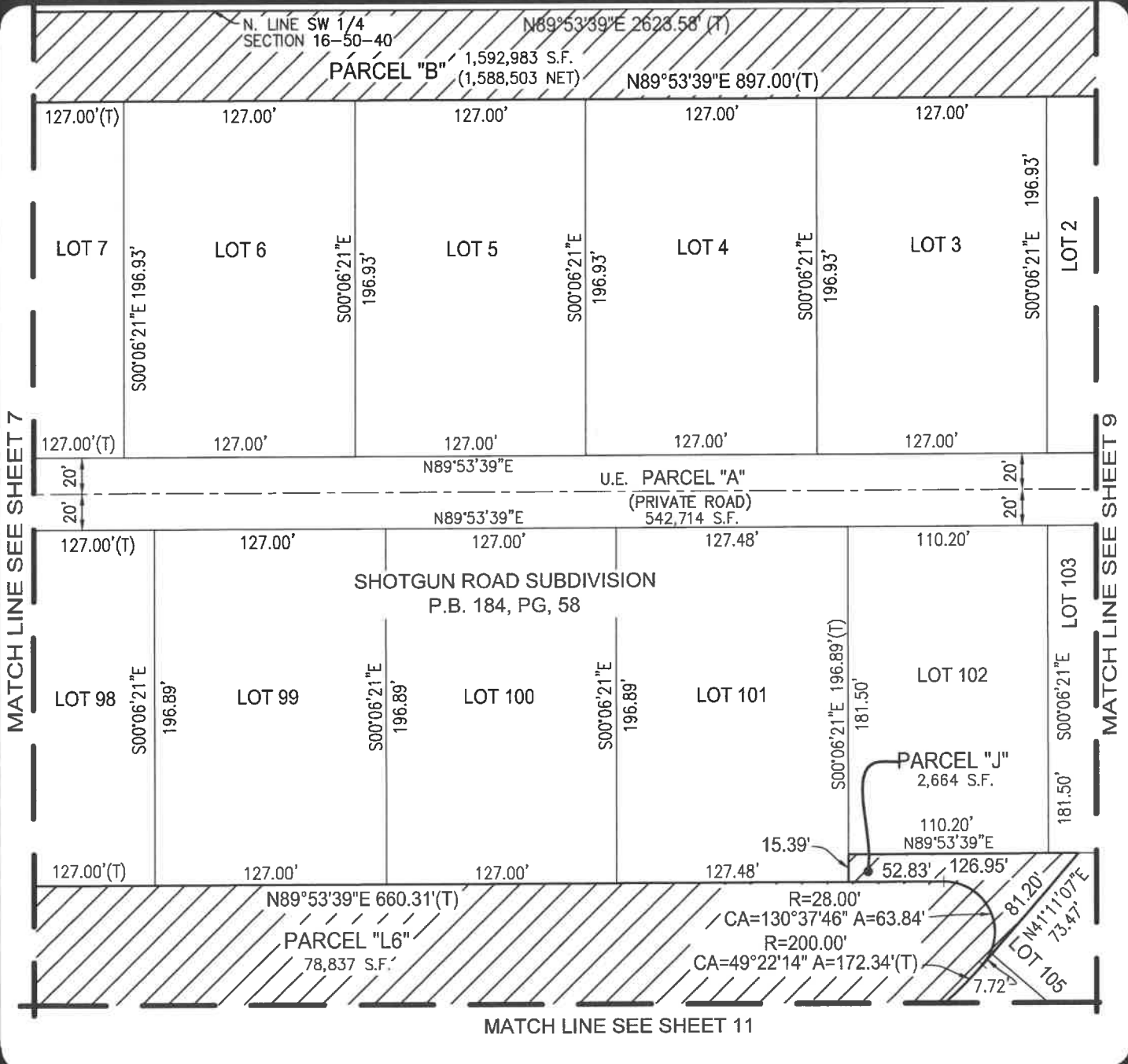
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 8 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31

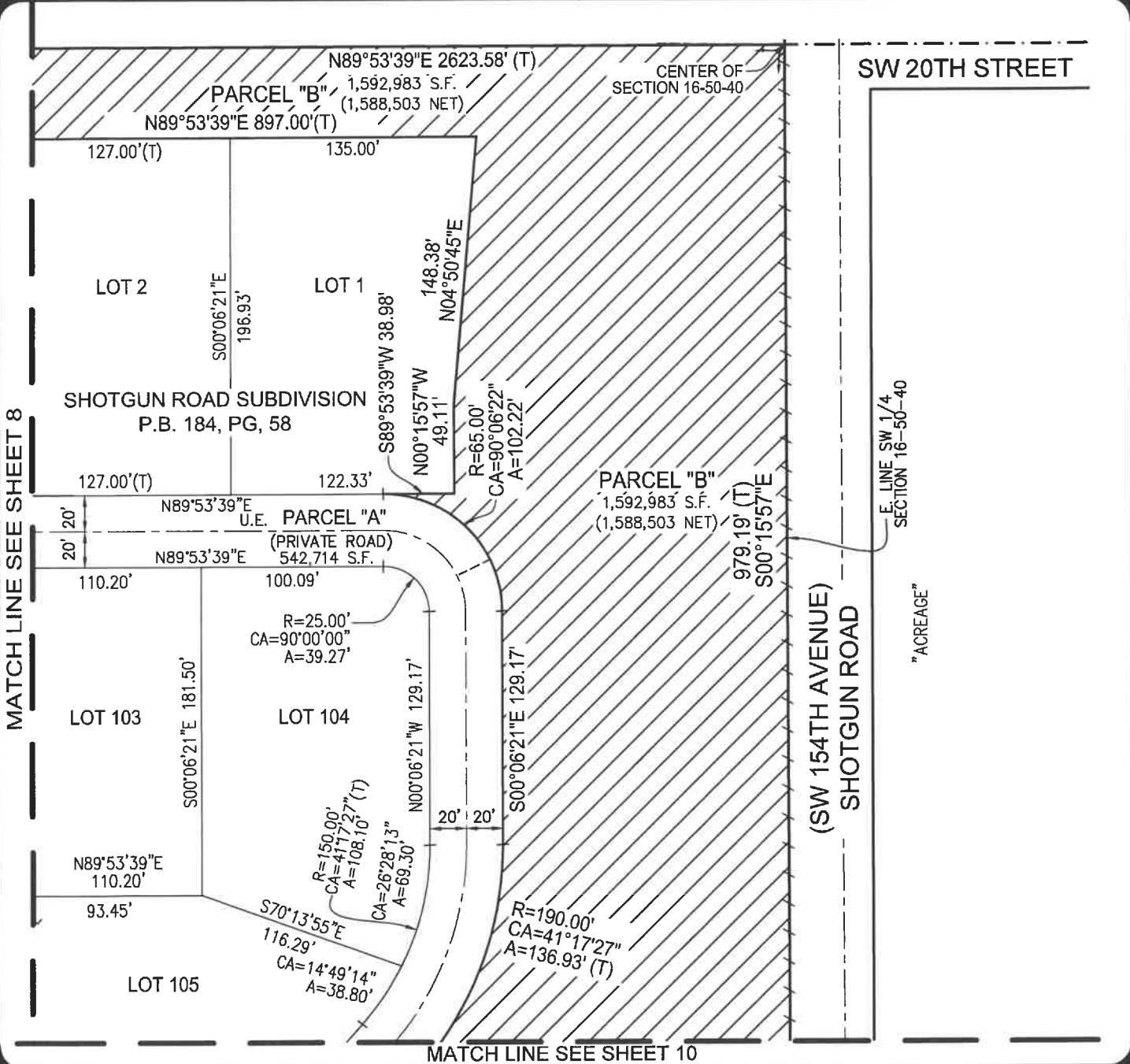


SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 9 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

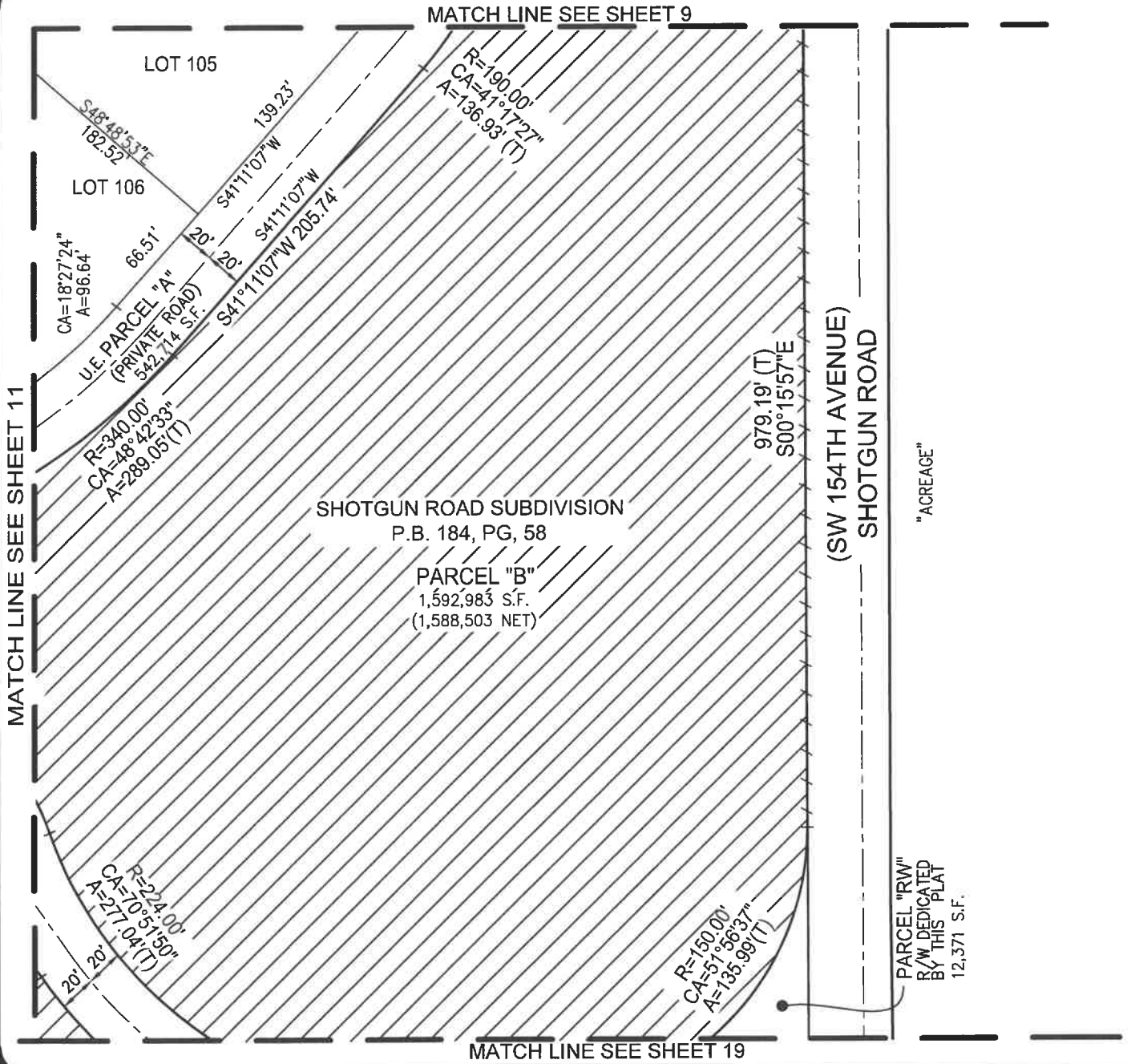
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 10 OF 31

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 31



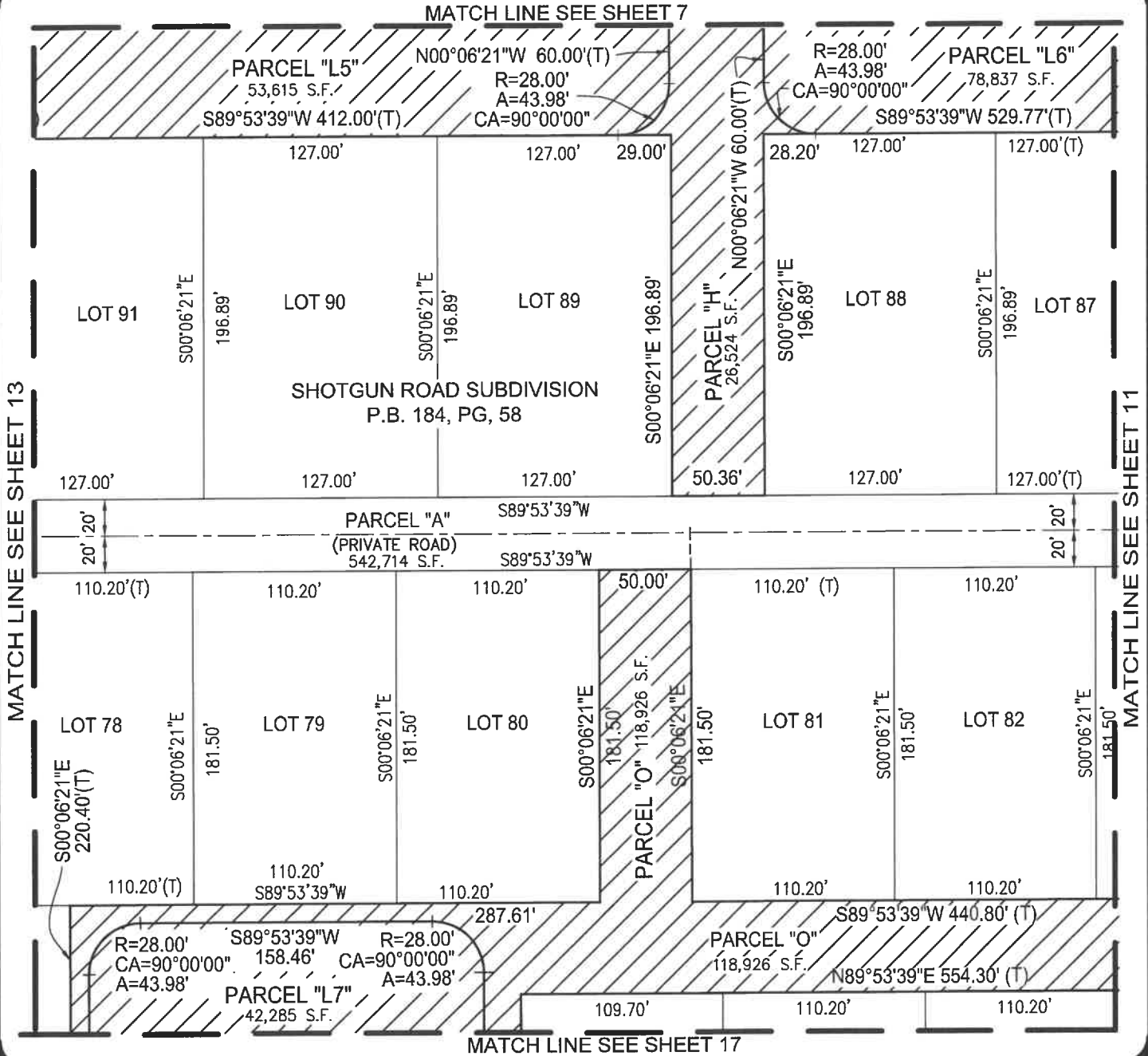


SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 12 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

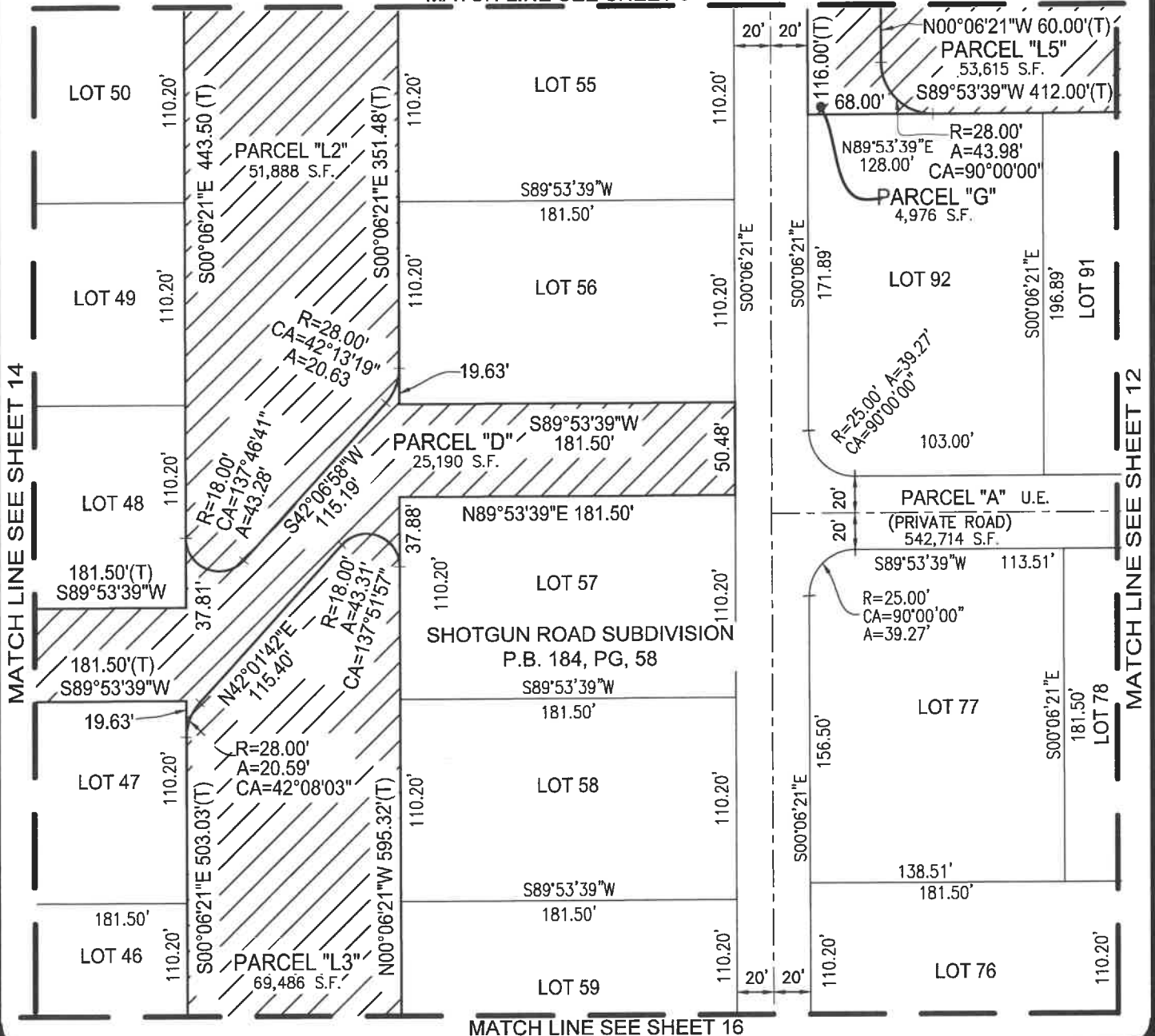
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 16

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 13 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

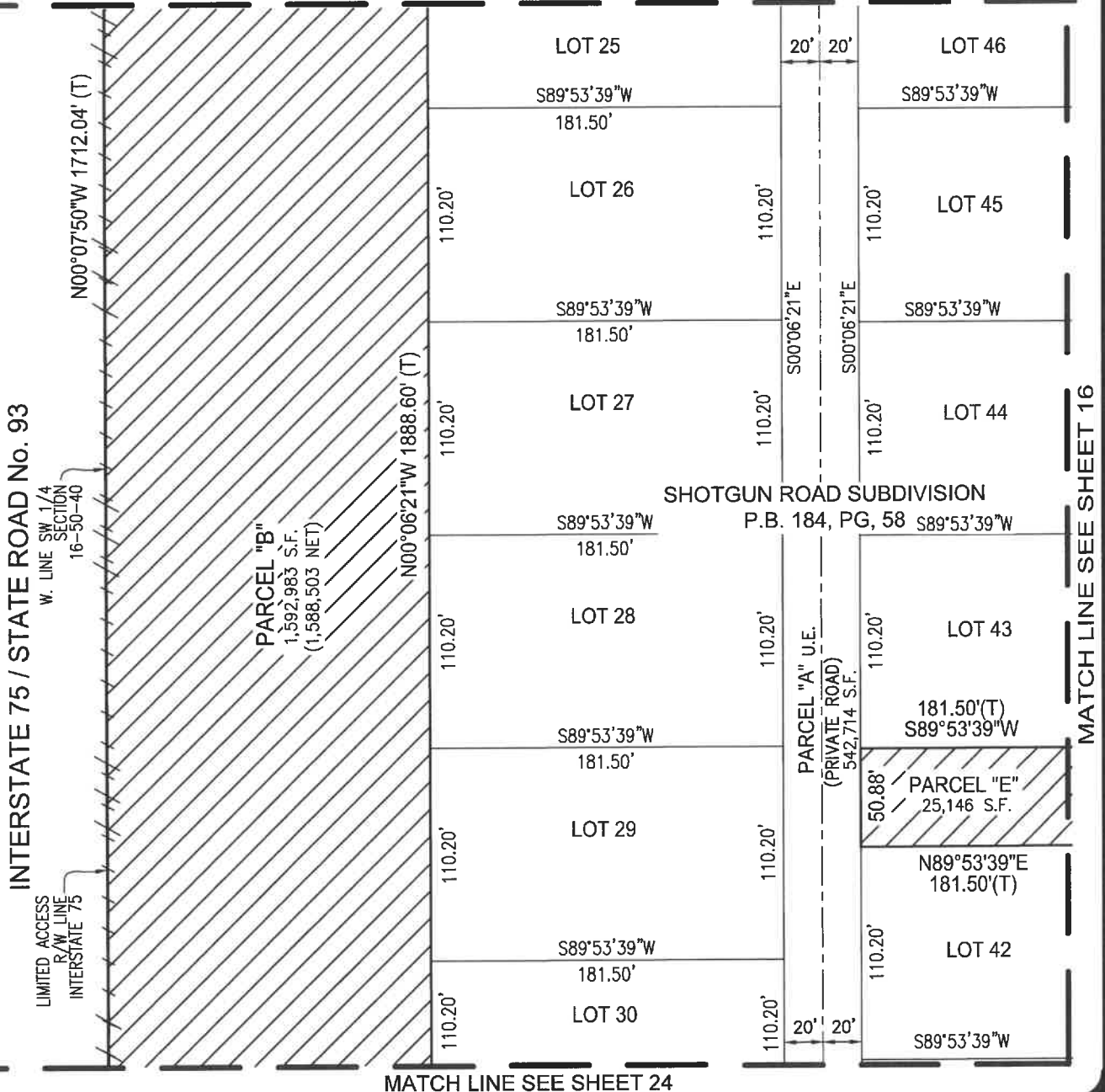
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 14



MATCH LINE SEE SHEET 24

MATCH LINE SEE SHEET 16

SHOTGUN ROAD SUBDIVISION

P.B. 184, PG. 58

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 15 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

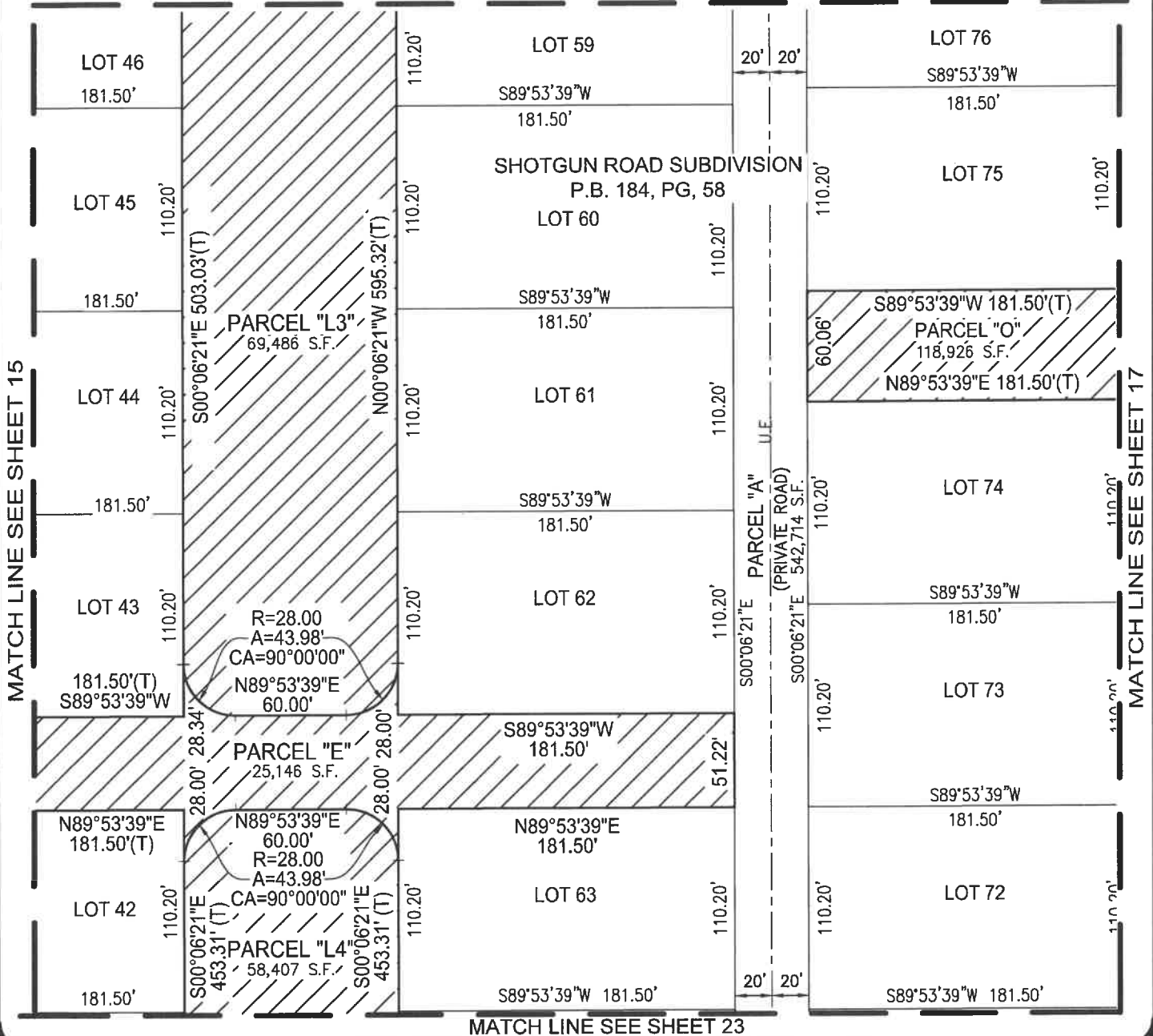
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 13



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 16 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

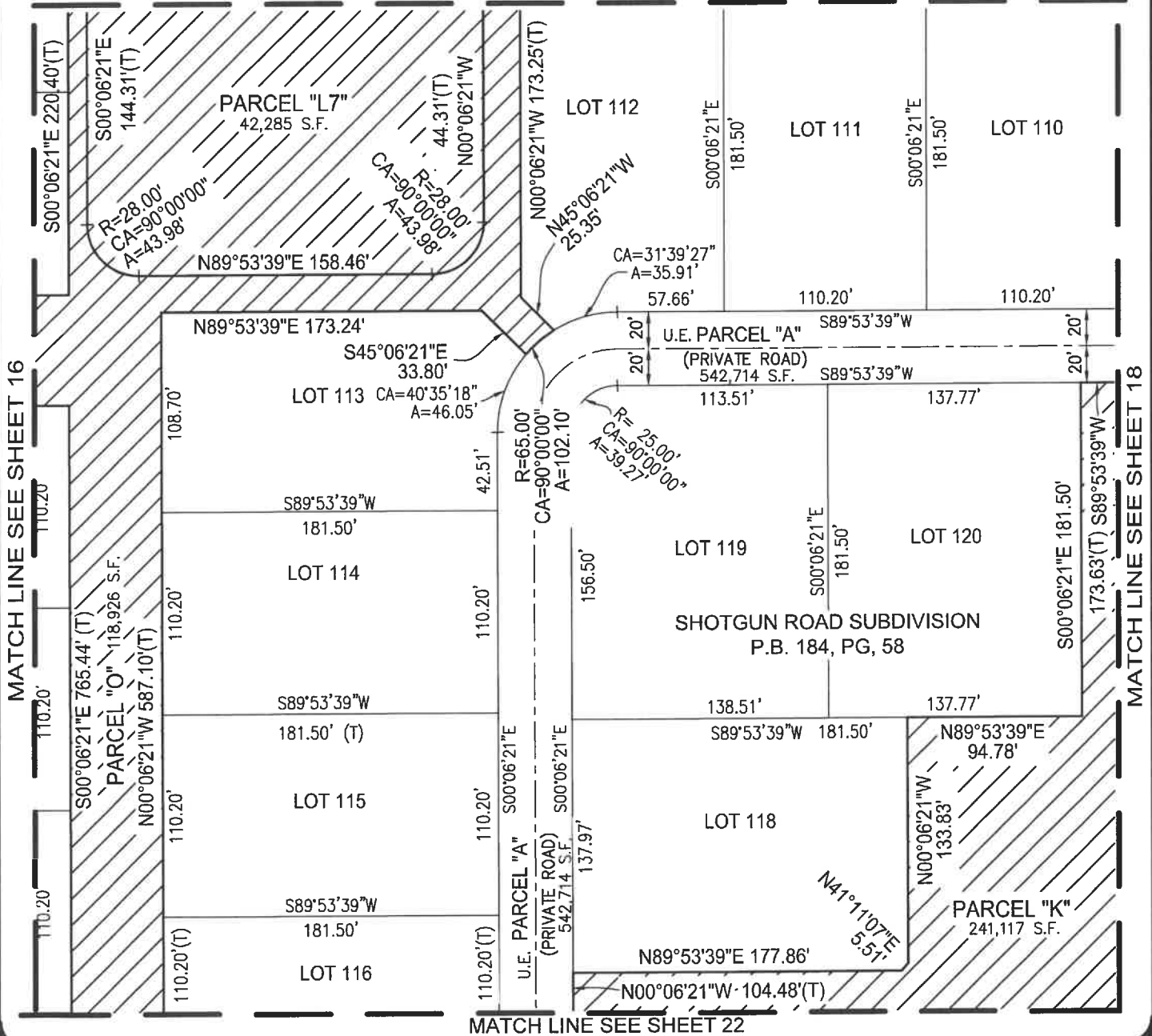
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 12



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 17 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

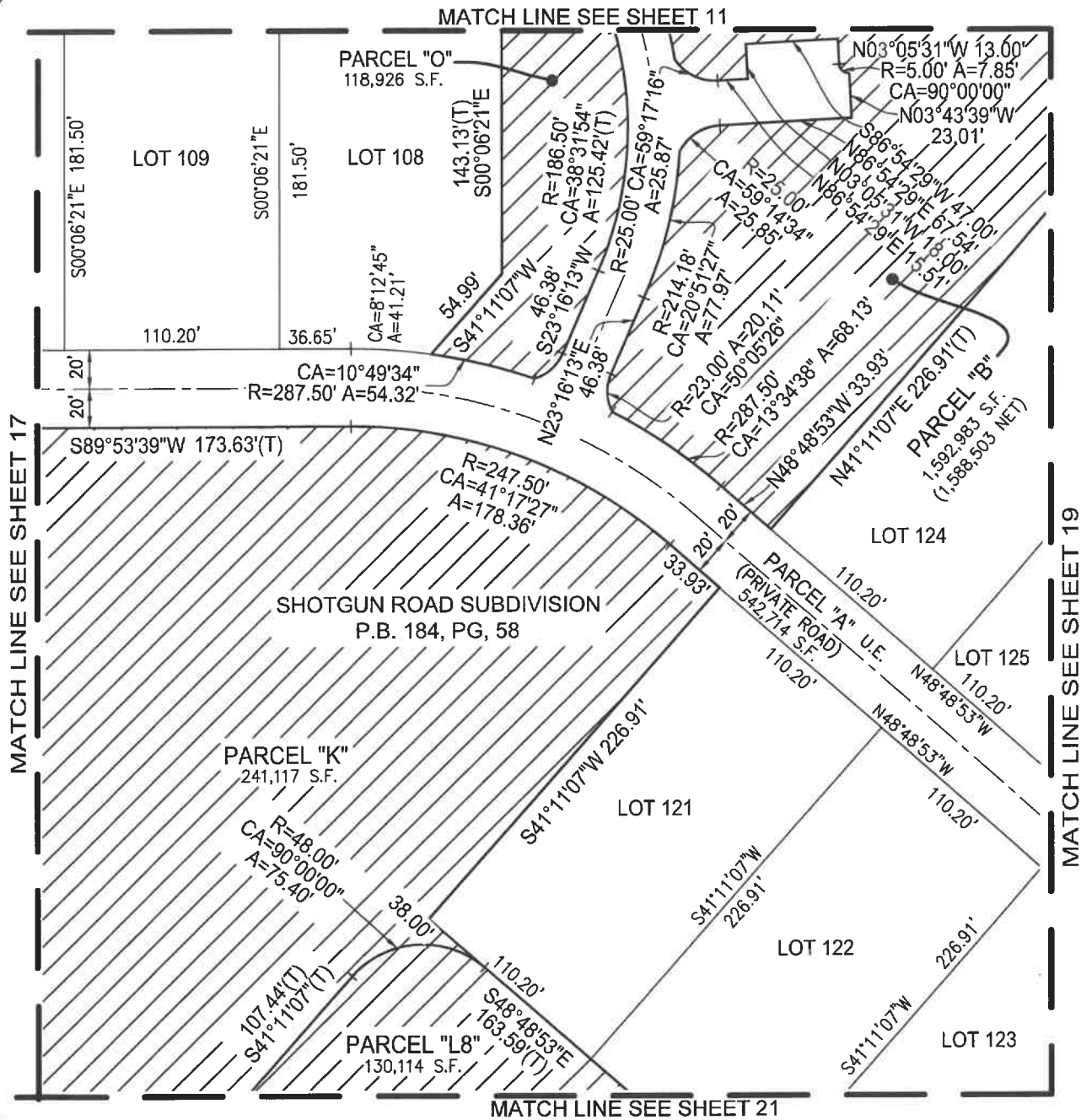
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 18 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

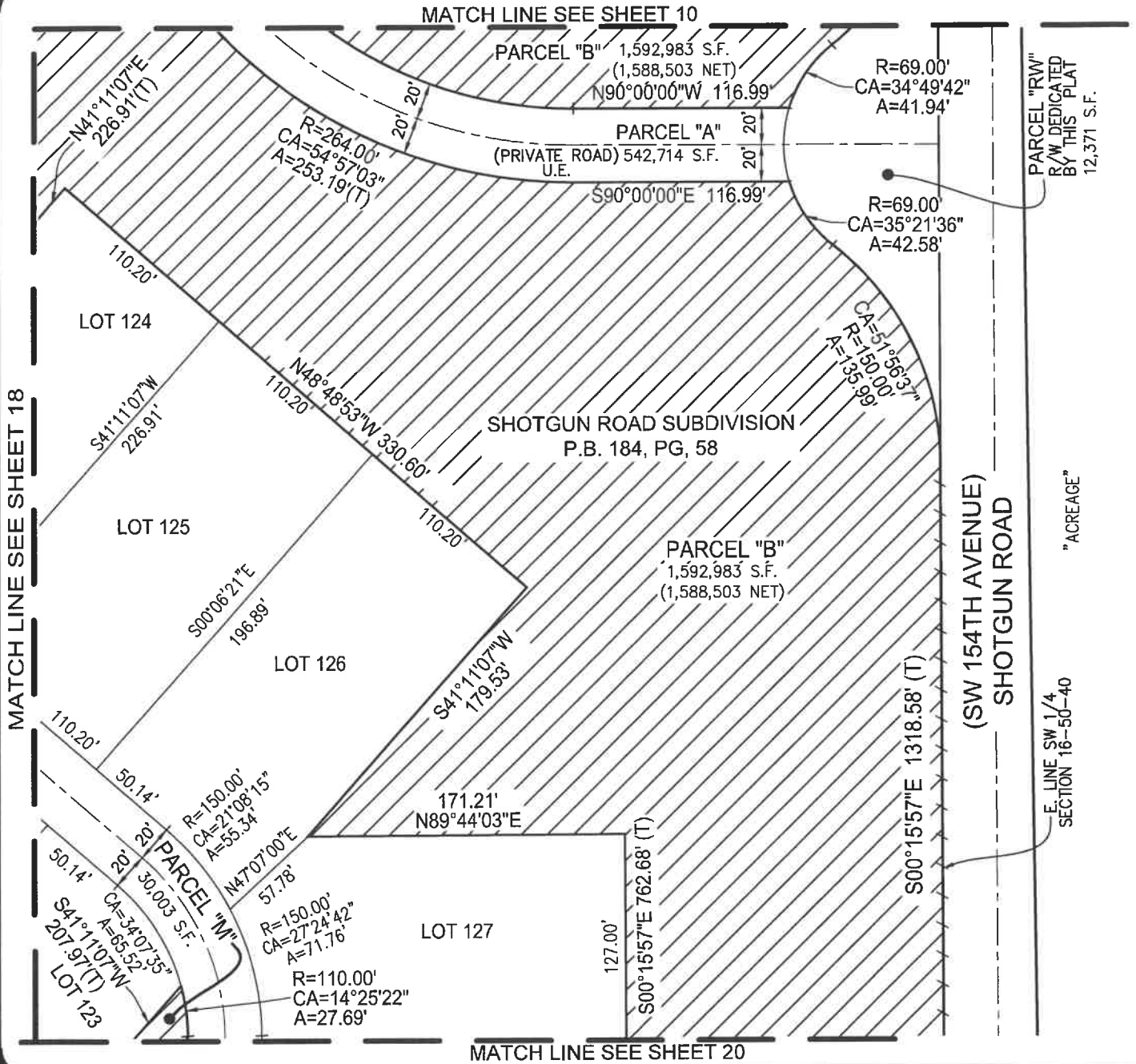
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 19 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

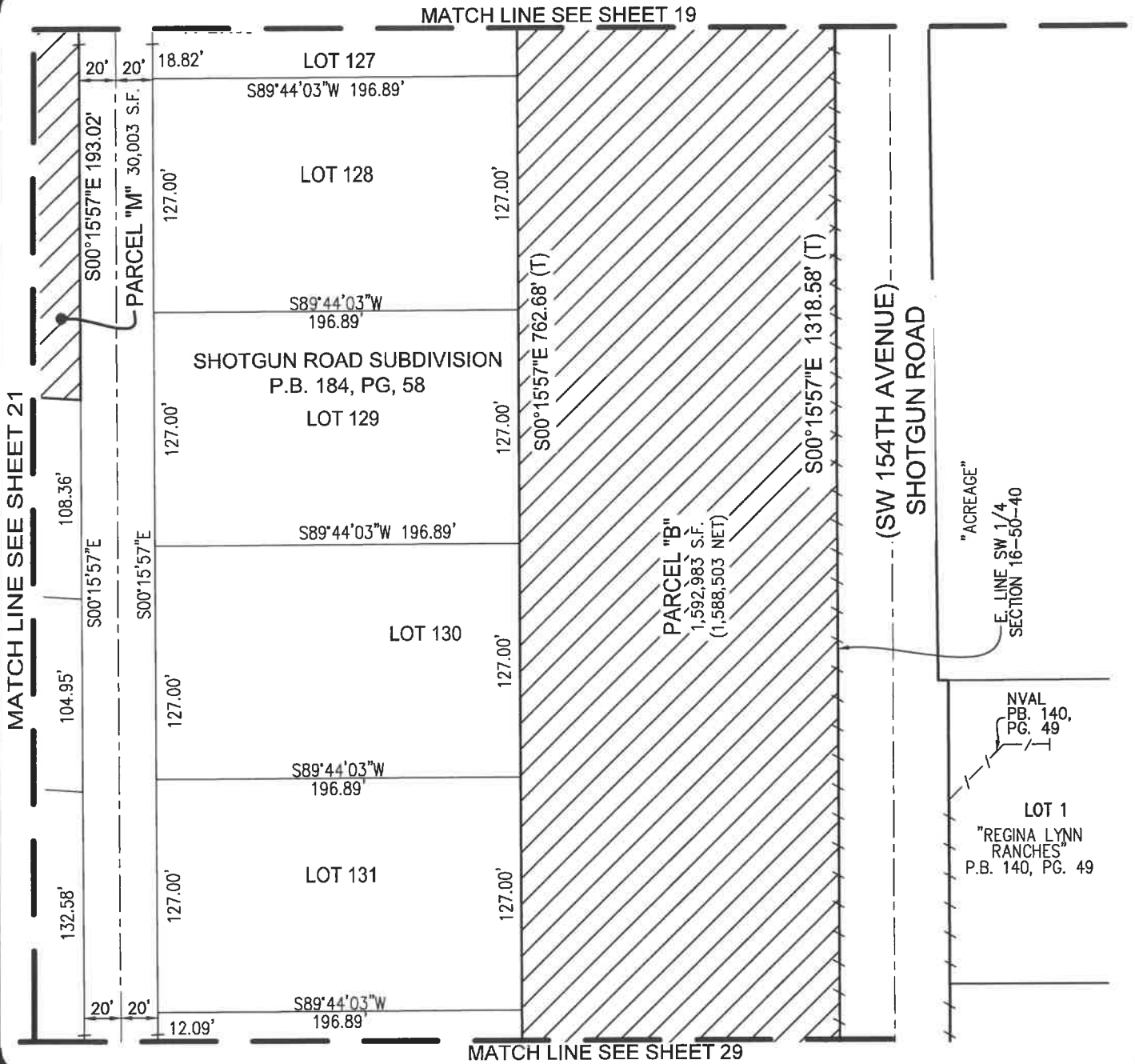
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 20 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

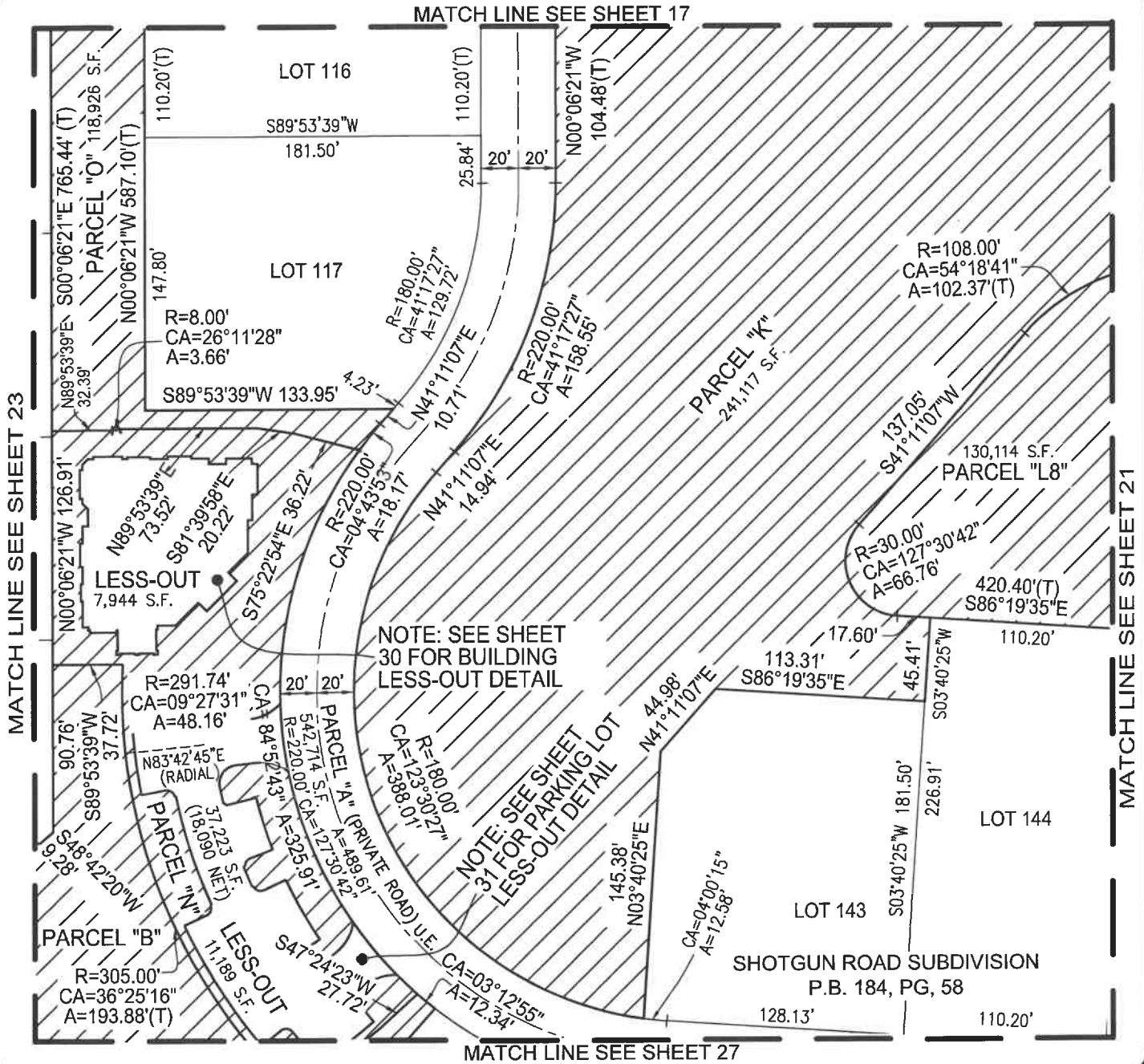
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 22 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 24

W. LINE SW 1/4
SECTION
16-50-40

PARCEL "B"
1,592,983 S.F.
(1,588,503 NET)

R=580.00'
CA=65°00'00"
A=657.99'(T)

N36°04'23"E
72.00'(T)

LOT 35
SHOTGUN ROAD
SUBDIVISION
P.B. 184, PG. 58

N09°03'16"E 134.48'

R=550.00'
CA=08°18'03"
A=79.68'

S00°06'21"E
226.91'

LOT 36

S89°53'39"W
283.84'(T)

LIMITED ACCESS
R/W LINE
INTERSTATE 75

MATCH LINE SEE SHEET 26

FDOT R/W MAP SECTION 86075-2417
SHEETS 5 & 6 LAST REVISED 2/4/2012

S. LINE SW 1/4
SECTION 16-50-40
N. LINE NW 1/4
SECTION 21-50-40

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75463	
DATE: 2/24/26	
CONSERVATION EASEMENTS	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: TURNBERRY	

SHEET 25 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

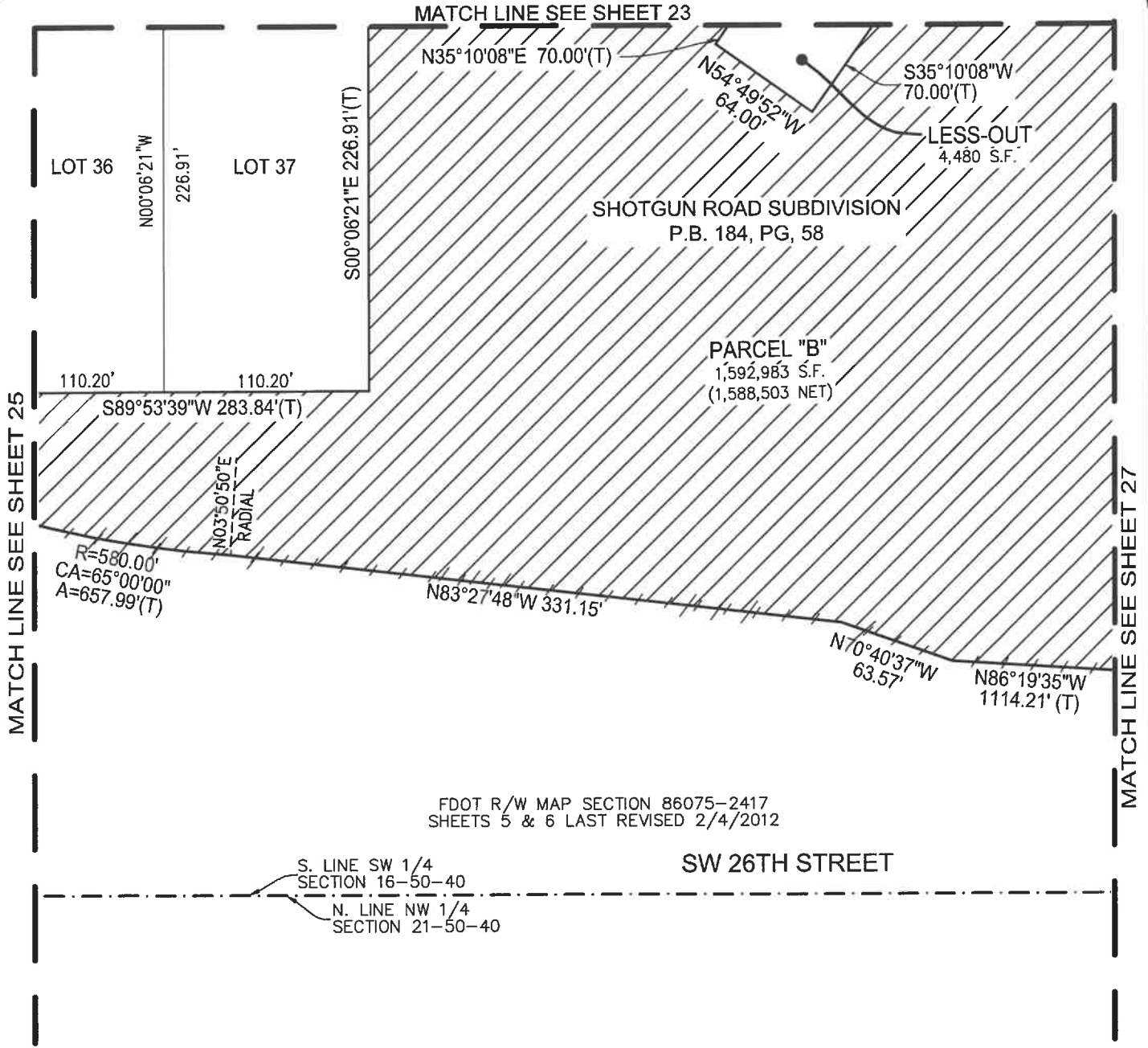
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 26 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

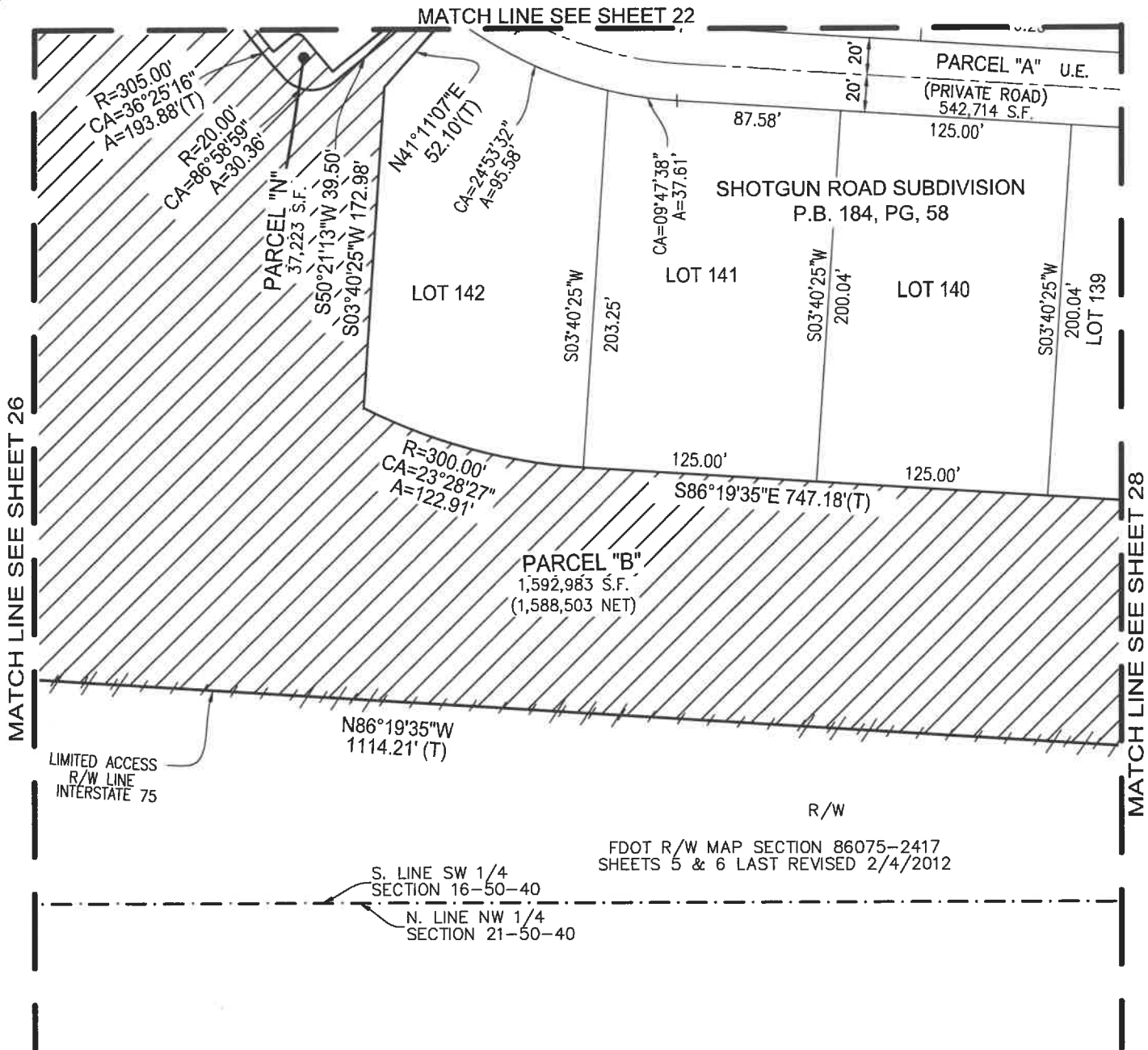
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 26

MATCH LINE SEE SHEET 28

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75463	
DATE: 2/24/26	
CONSERVATION EASEMENTS	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: TURNBERRY	

SHEET 27 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

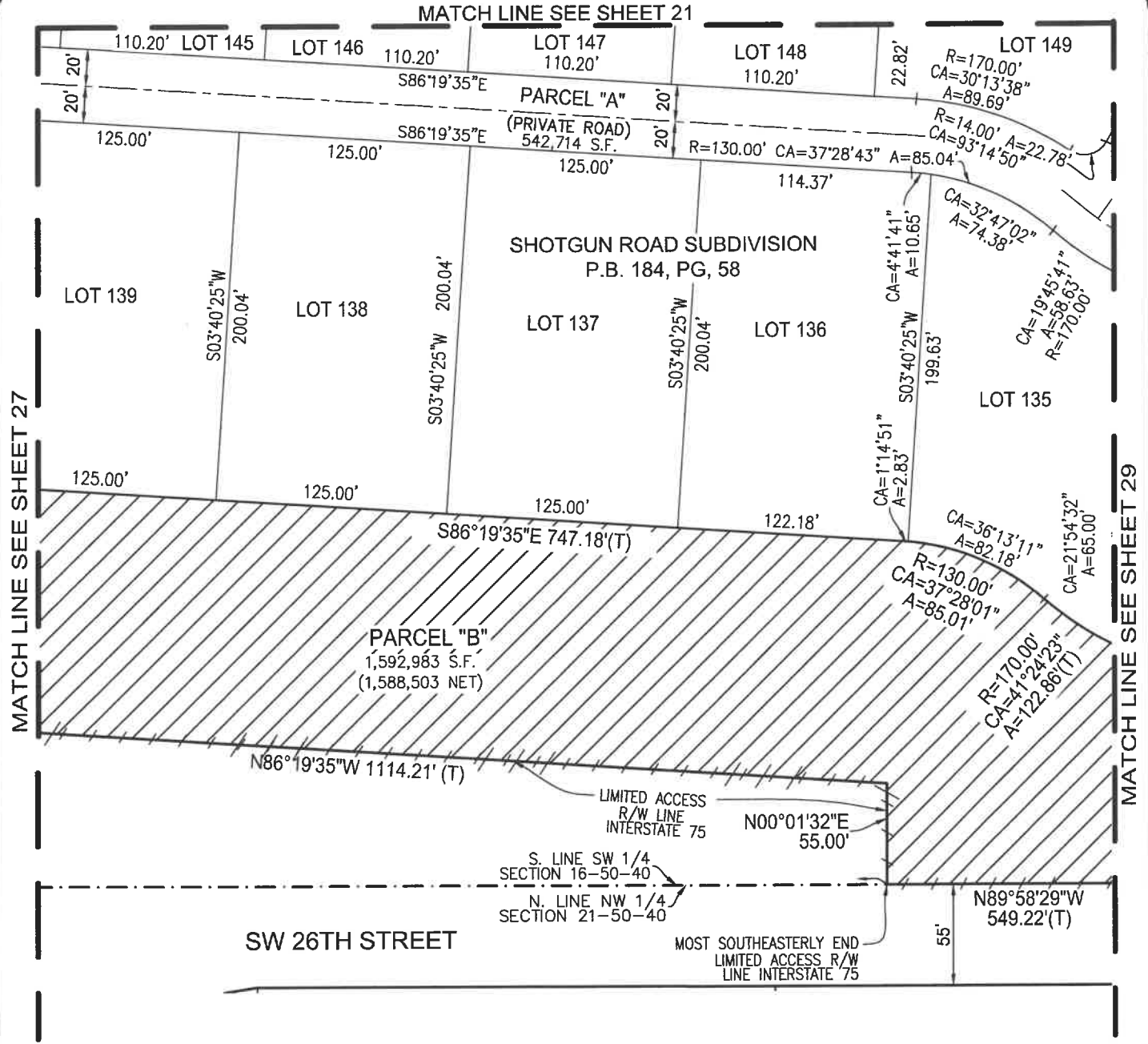
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 28 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

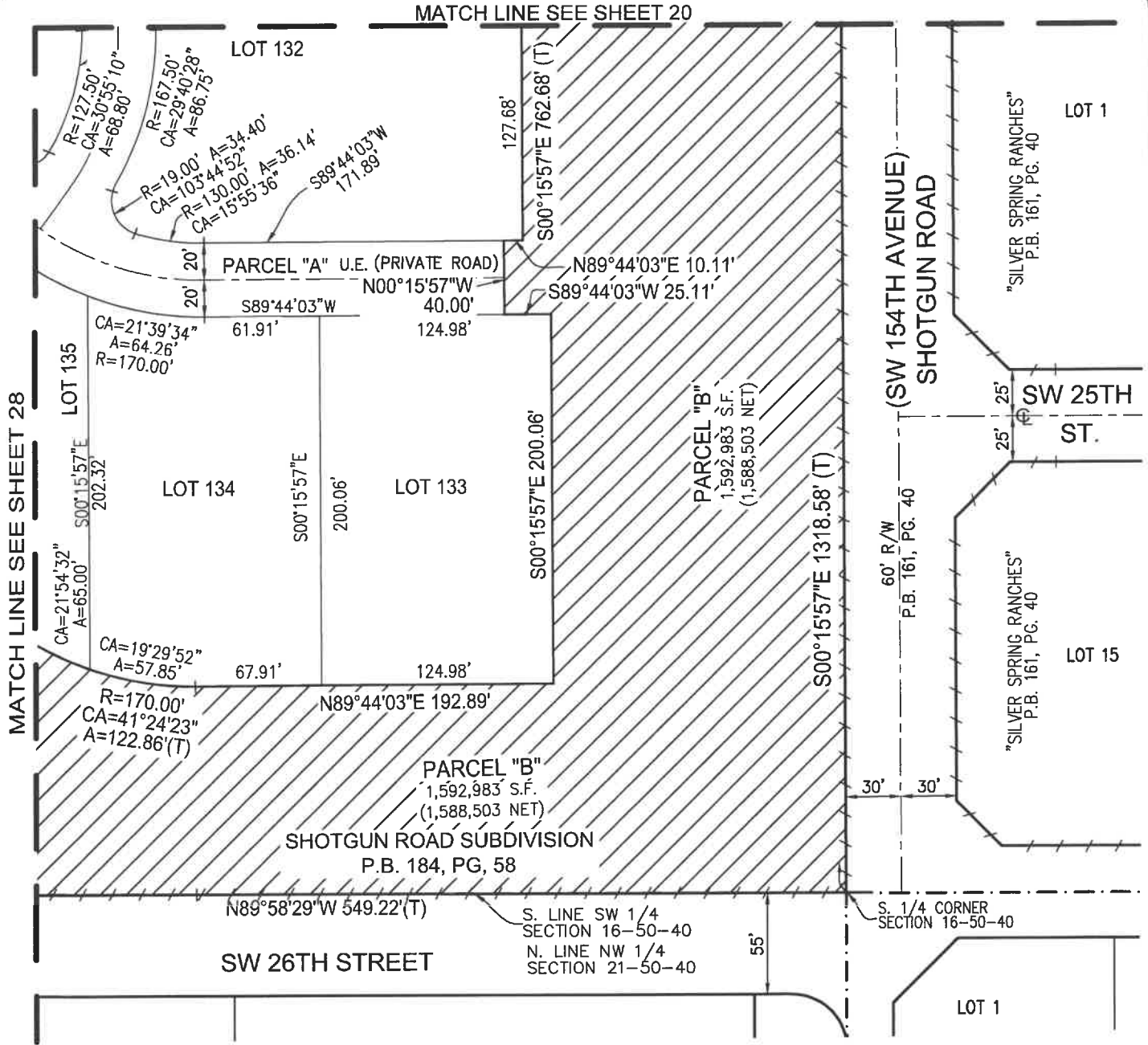
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75463

DATE: 2/24/26

CONSERVATION EASEMENTS

DAVIE, BROWARD COUNTY, FLORIDA

FOR: TURNBERRY

SHEET 29 OF 31

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31





SKETCH AND LEGAL DESCRIPTION

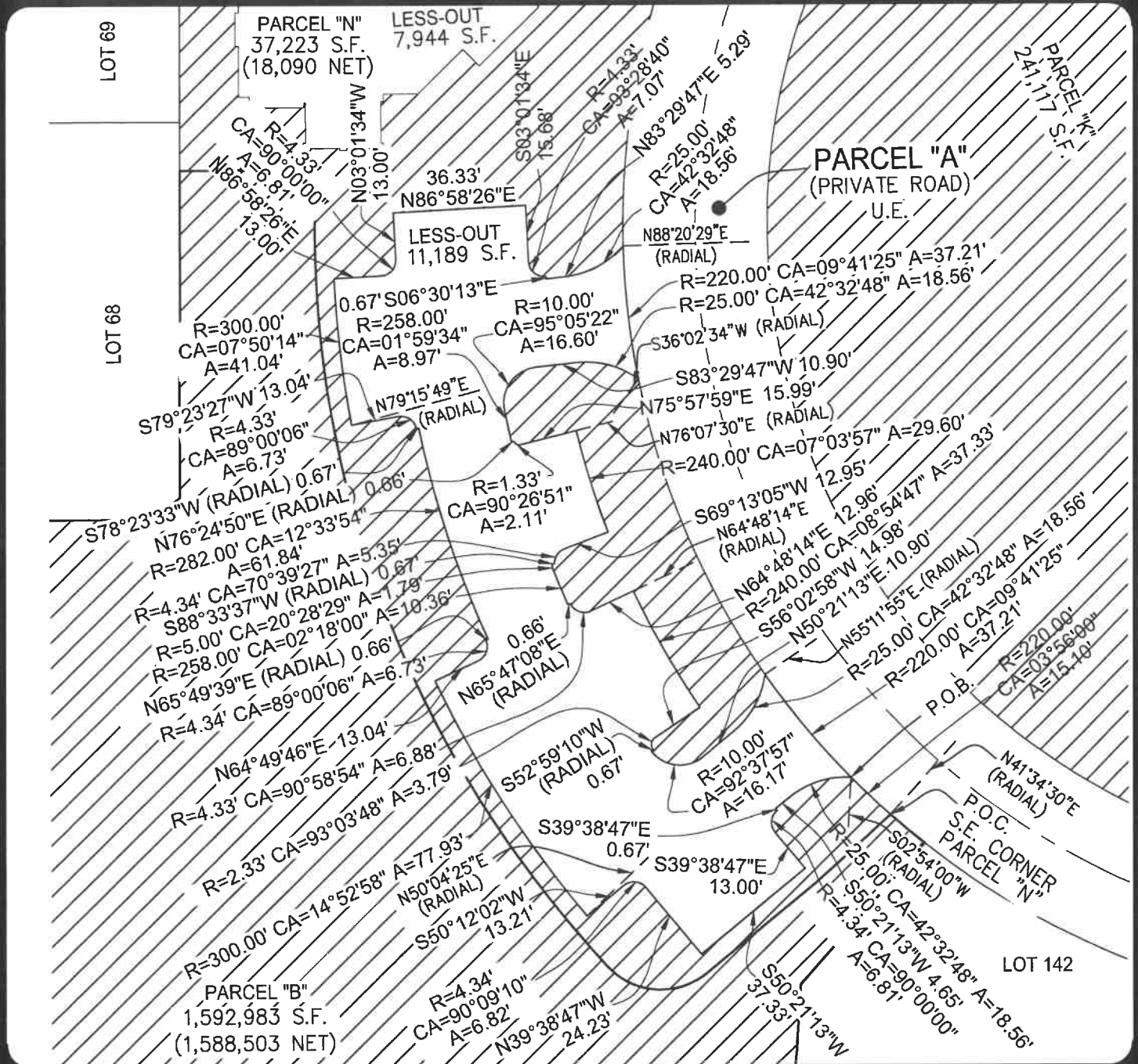
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC
 SCALE: 1"=20' DRAWN: M.M.M.
 ORDER NO.: 75463
 DATE: 2/20/26
 CONSERVATION EASEMENTS
 DAVIE, BROWARD COUNTY, FLORIDA
 FOR: TURNBERRY

SHEET 31 OF 31 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 31



**PARCEL "N" PARKING LOT
 LESS-OUT DETAIL
 (FROM SHEETS 22 AND 27)**

EXHIBIT C

RECREATIONAL TRAILS SKETCH AND LEGAL DESCRIPTION



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: SIDEWALK RECREATIONAL TRAIL

PORTIONS OF PARCEL "B", "**SHOTGUN ROAD SUBDIVISION**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 184, PAGES 58 THROUGH 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°15'57" WEST ALONG THE EASTERLY MOST EAST LINE OF SAID PARCEL "B" AND ALONG THE WEST RIGHT-OF-WAY LINE OF (S.W. 154TH AVENUE) SHOTGUN ROAD 55.80 FEET TO **POINT OF BEGINNING #1**; THENCE SOUTH 89°49'10" WEST 25.12 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 00°00'00" WEST; THENCE SOUTHWESTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°44'03", FOR AN ARC DISTANCE OF 39.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 136.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 10°50'37", FOR AN ARC DISTANCE OF 98.41 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.06 FEET, A CENTRAL ANGLE OF 10°50'37", FOR AN ARC DISTANCE OF 7.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 24.42 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.12 FEET, A CENTRAL ANGLE OF 10°47'44", FOR AN ARC DISTANCE OF 7.56 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 17°22'07", FOR AN ARC DISTANCE OF 157.63 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 12°17'02", FOR AN ARC DISTANCE OF 212.25 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 11°16'30", FOR AN ARC DISTANCE OF 200.72 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 1 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 1

TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 12°06'36", FOR AN ARC DISTANCE OF 209.25 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°10'27", FOR AN ARC DISTANCE OF 108.58 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 08°40'14", FOR AN ARC DISTANCE OF 66.58 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 46°39'44", FOR AN ARC DISTANCE OF 154.74 FEET T TO A POINT OF REVERSE CURVATURE; OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 46°58'13", FOR AN ARC DISTANCE OF 16.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST 8.51 FEET; THENCE NORTH 90°00'00" EAST 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; THENCE SOUTH 00°00'00" WEST 8.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 46°58'13", FOR AN ARC DISTANCE OF 8.20 FEET TO A POINT OF REVERSE CURVATURE; OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 46°39'44", FOR AN ARC DISTANCE OF 162.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 08°40'14", FOR AN ARC DISTANCE OF 68.10 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 15°10'27", FOR AN ARC DISTANCE OF 105.94 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 12°06'36", FOR AN ARC DISTANCE OF 211.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 11°16'30", FOR AN ARC DISTANCE OF 198.75 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 12°17'02", FOR AN ARC DISTANCE OF 214.39 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 3

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 2 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 2

TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 17°22'11", FOR AN ARC DISTANCE OF 154.61 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 10°47'48", FOR AN ARC DISTANCE OF 9.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 24.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.03 FEET, A CENTRAL ANGLE OF 10°50'38", FOR AN ARC DISTANCE OF 9.47 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 10°50'38", FOR AN ARC DISTANCE OF 96.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 136.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°44'03", FOR AN ARC DISTANCE OF 23.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST 25.07 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY MOST EAST LINE OF SAID PARCEL "B"; THENCE SOUTH 00°15'57" EAST ALONG SAID EASTERLY MOST EAST LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SHOTGUN ROAD (S.W. 154TH AVENUE) 9.92 FEET TO **POINT OF BEGINNING #1.**

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE NORTH 00°00'00" WEST 46.00 FEET TO **POINT OF BEGINNING #2**; THENCE NORTH 90°00'00" WEST 10.00 FEET; THENCE NORTH 00°00'00" WEST 8.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 46°19'46", FOR AN ARC DISTANCE OF 16.17 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 45°12'31", FOR AN ARC DISTANCE OF 149.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 08°48'41", FOR AN ARC DISTANCE OF 46.90 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 13°18'13", FOR AN ARC DISTANCE OF 199.68 FEET TO A POINT OF REVERSE CURVATURE OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY;

LEGAL DESCRIPTION CONTINUED ON SHEET 4

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 3 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 3

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 11°31'34", FOR AN ARC DISTANCE OF 199.16 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 13°35'54", FOR AN ARC DISTANCE OF 239.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°15'49" WEST 28.99 FEET; THENCE SOUTH 89°53'39" WEST 92.00 FEET; THENCE NORTH 00°15'57" WEST 39.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29°44'03", FOR AN ARC DISTANCE OF 10.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 30°00'00" WEST 9.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29°44'03", FOR AN ARC DISTANCE OF 10.38 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 95.78 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 89°42'58" EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 97.96 FEET, A CENTRAL ANGLE OF 75°00'26", FOR AN ARC DISTANCE OF 128.24 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 45°55'27", FOR AN ARC DISTANCE OF 1.60 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY MOST NORTH LINE OF SAID PARCEL "B"; THENCE NORTH 89°53'40" EAST ALONG SAID NORTHERLY MOST NORTH LINE 10.21 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 85°29'07" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 70°12'21", FOR AN ARC DISTANCE OF 14.70 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.96 FEET, A CENTRAL ANGLE OF 75°00'27", FOR AN ARC DISTANCE OF 115.15 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°15'57" EAST 95.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 29°44'03", FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°00'00" EAST 9.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 29°44'03", FOR AN ARC DISTANCE OF 15.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 19.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY;

LEGAL DESCRIPTION CONTINUED ON SHEET 5

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 4 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 4

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°50'21", FOR AN ARC DISTANCE OF 15.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°55'23" EAST 72.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°48'45", FOR AN ARC DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'52" EAST 29.65 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE FROM WHICH A RADIAL LINE BEARS SOUTH 82°16'30" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 13°38'17", FOR AN ARC DISTANCE OF 238.03 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE ; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 11°31'34", FOR AN ARC DISTANCE OF 201.17 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 13°18'13", FOR AN ARC DISTANCE OF 197.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 08°48'41", FOR AN ARC DISTANCE OF 48.44 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°12'31", FOR AN ARC DISTANCE OF 157.81 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 46°19'46", FOR AN ARC DISTANCE OF 8.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST 8.12 FEET TO **POINT OF BEGINNING # 2.**

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 27,415 SQUARE FEET (0.629 ACRES), MORE OR LESS.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 5 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.



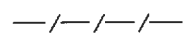
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGEND AND ABBREVIATIONS:

-  = CENTERLINE
-  = LIMITED ACCESS R/W LINE PER FDOT R/W MAP (L.A.L.)
-  = NON-VEHICULAR ACCESS LINE (NVAL)
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CBWCD = CENTRAL BROWARD WATER CONTROL DISTRICT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D.B. = DEED BOOK
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- D.F.S.E. = DRAINAGE, FLOWAGE, & STORAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.L. = LIMITED ACCESS LINE
- LB = LICENSED BUSINESS
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- M.M.B. = MISCELLANEOUS MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- (T) = TOTAL
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE PLAT OF SHOTGUN ROAD SUBDIVISION, PLAT BOOK 184, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 6 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

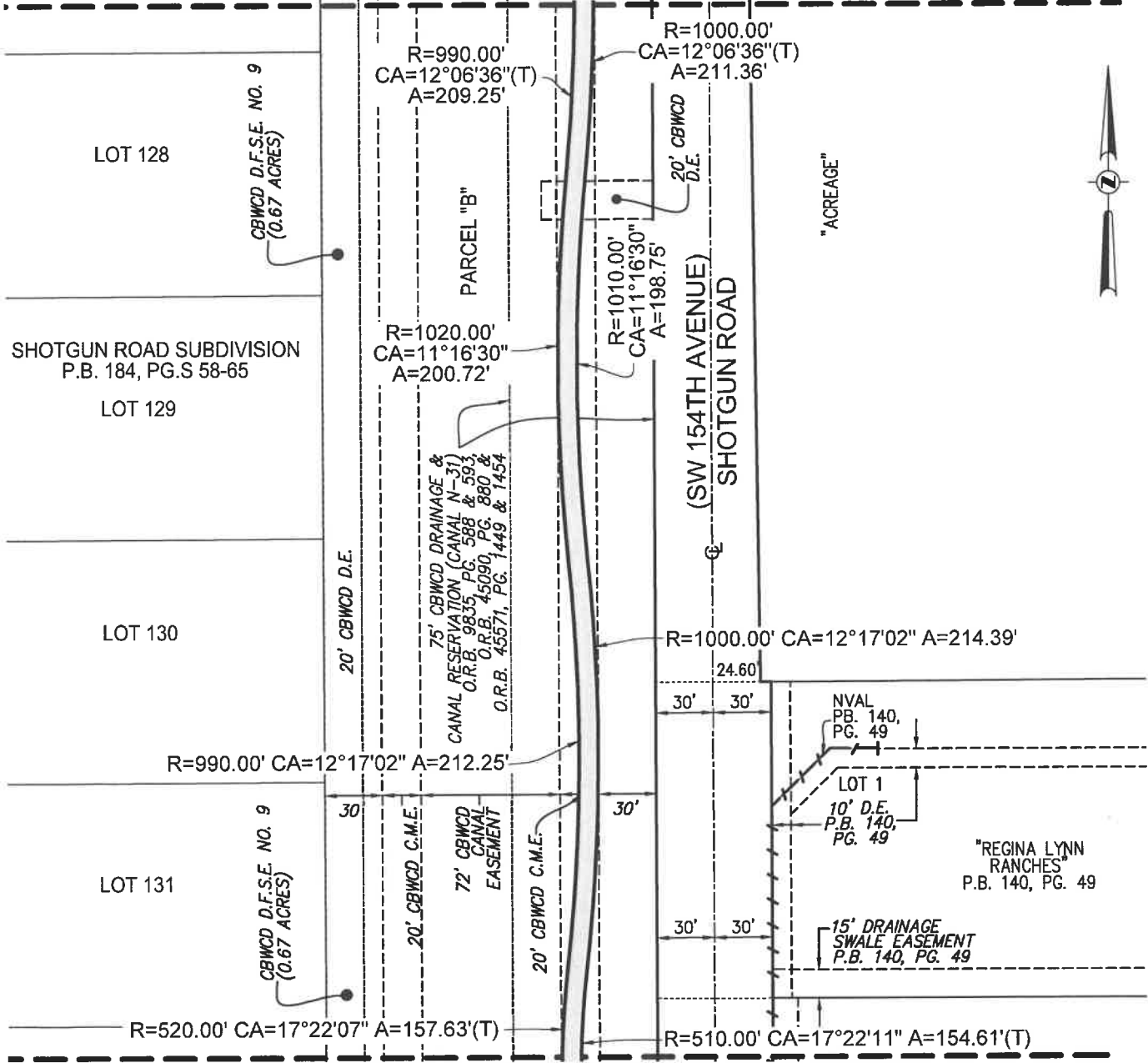
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 9



MATCH LINE SEE SHEET 7

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 8 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11



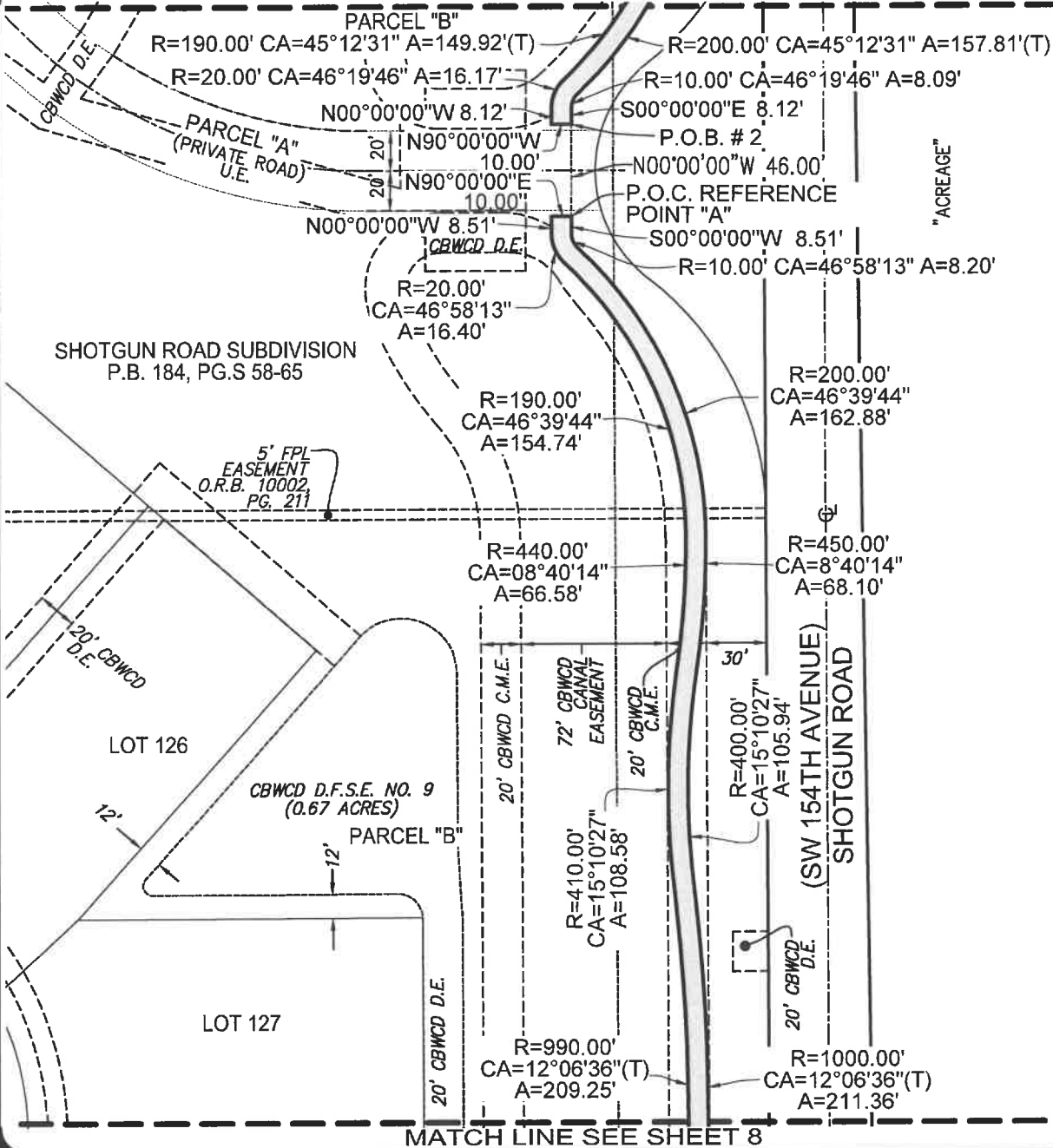
SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 10



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80' DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 9 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11



SKETCH AND LEGAL DESCRIPTION

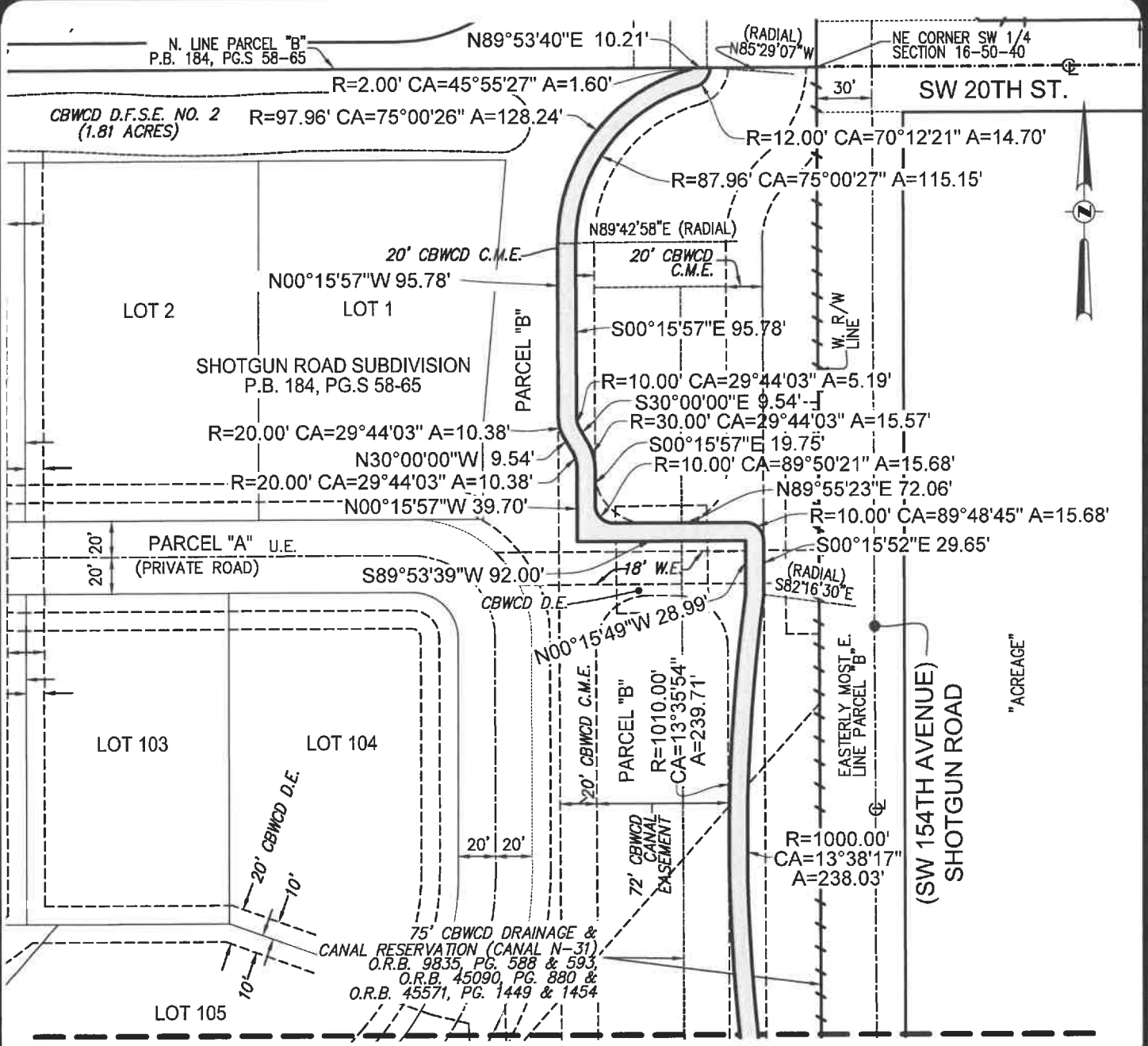
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 10

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75603 - B	
DATE: 3/31/26	
SIDEWALK RECREATIONAL TRAIL	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: SHOTGUN ROAD SUBDIVISION	

SHEET 11 OF 11

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 11

EXHIBIT D

EQUESTRIAN TRAILS SKETCH AND LEGAL DESCRIPTION



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: EQUESTRIAN TRAIL

PORTIONS OF PARCELS "B", "K" AND "N", "**SHOTGUN ROAD SUBDIVISION**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 184, PAGES 58 THROUGH 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°15'57" WEST ALONG THE EASTERLY MOST EAST LINE OF SAID PARCEL "B" AND ALONG THE WEST RIGHT-OF-WAY LINE OF (S.W. 154TH AVENUE) SHOTGUN ROAD 65.83 FEET; THENCE SOUTH 89°44'03" WEST 21.72 FEET TO **POINT OF BEGINNING #1**; THENCE NORTH 90°00'00" WEST 3.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 33°47'35", FOR AN ARC DISTANCE OF 8.85 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 72°21'52" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 57.00 FEET, A CENTRAL ANGLE OF 17°22'11", FOR AN ARC DISTANCE OF 17.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 131.82 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 506.00 FEET, A CENTRAL ANGLE OF 10°50'39", FOR AN ARC DISTANCE OF 95.77 FEET TO A POINT OF REVERSE CURVATURE; OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE ALONG NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 54.06 FEET, A CENTRAL ANGLE OF 10°25'40", FOR AN ARC DISTANCE OF 9.84 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°15'49" WEST 10.10 FEET; THENCE SOUTH 89°44'03" WEST 68.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 75.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 883.34 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°48'06", FOR AN ARC DISTANCE OF 23.77 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.28 FEET, A CENTRAL ANGLE OF 17°29'24", FOR AN ARC DISTANCE OF 53.51 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 1 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 1

TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.28 FEET, A CENTRAL ANGLE OF 40°20'18", FOR AN ARC DISTANCE OF 123.41 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE FROM WHICH A RADIAL LINE BEARS SOUTH 59°27'51" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 186.89 FEET, A CENTRAL ANGLE OF 15°27'33", FOR AN ARC DISTANCE OF 50.42 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 41°33'25" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 256.59 FEET, A CENTRAL ANGLE OF 12°04'42", FOR AN ARC DISTANCE OF 54.09 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 27°39'54" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.89 FEET, A CENTRAL ANGLE OF 33°48'16", FOR AN ARC DISTANCE OF 89.02 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 61.26 FEET, A CENTRAL ANGLE OF 61°24'54", FOR AN ARC DISTANCE OF 65.66 FEET TO A POINT OF COMPOUND CURVATURE; OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 67.70 FEET, A CENTRAL ANGLE OF 42°24'15", FOR AN ARC DISTANCE OF 50.11 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 45°21'01" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1920.26 FEET, A CENTRAL ANGLE OF 01°33'28", FOR AN ARC DISTANCE OF 52.21 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 458.28 FEET, A CENTRAL ANGLE OF 08°51'13", FOR AN ARC DISTANCE OF 70.82 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 437.69 FEET, A CENTRAL ANGLE OF 09°39'35", FOR AN ARC DISTANCE OF 73.79 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 31°24'01" WEST 16.87 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"** ON THE BOUNDARY OF PARCEL "A" OF SAID PLAT AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 29°36'47" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID PARCEL "A" BOUNDARY, HAVING A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 01°59'43", FOR AN ARC DISTANCE OF 10.01 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 31°24'01" EAST 18.31 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 47°50'13" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 447.66 FEET, A CENTRAL ANGLE OF 09°46'59", FOR AN ARC DISTANCE OF 76.44 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 3

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 2 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 2

TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 448.28 FEET, A CENTRAL ANGLE OF 08°51'13", FOR AN ARC DISTANCE OF 69.27 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1930.26 FEET, A CENTRAL ANGLE OF 01°33'55", FOR AN ARC DISTANCE OF 52.73 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHERLY FROM WHICH A RADIAL LINE BEARS SOUTH 42°32'58" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.70 FEET, A CENTRAL ANGLE OF 42°36'14", FOR AN ARC DISTANCE OF 57.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 71.26 FEET, A CENTRAL ANGLE OF 61°24'54", FOR AN ARC DISTANCE OF 76.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 140.89 FEET, A CENTRAL ANGLE OF 33°52'02", FOR AN ARC DISTANCE OF 83.28 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 29°26'37" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 266.59 FEET, A CENTRAL ANGLE OF 12°09'32", FOR AN ARC DISTANCE OF 56.57 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 43°56'34" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 196.89 FEET, A CENTRAL ANGLE OF 15°27'03", FOR AN ARC DISTANCE OF 53.09 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 56°40'53" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 165.28 FEET, A CENTRAL ANGLE OF 40°11'33", FOR AN ARC DISTANCE OF 115.94 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 13°36'42" EAST; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 147.67 FEET, A CENTRAL ANGLE OF 19°11'48", FOR AN ARC DISTANCE OF 49.48 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 08°58'15" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 23.09 FEET, A CENTRAL ANGLE OF 42°06'46", FOR AN ARC DISTANCE OF 16.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 39°10'56", FOR AN ARC DISTANCE OF 5.47 FEET TO A POINT OF TANGENCY;

LEGAL DESCRIPTION CONTINUED ON SHEET 4

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 3 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 3

THENCE NORTH 00°15'57" WEST 1.72 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 40°33'38", FOR AN ARC DISTANCE OF 62.30 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 18°45'11", FOR AN ARC DISTANCE OF 63.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 22°04'25", FOR AN ARC DISTANCE OF 14.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'03" EAST 16.03 FEET TO A POINT HEREINAFTER REFEREED TO AS **REFERENCE POINT "C"**; THENCE SOUTH 89°44'31" EAST 10.00 FEET; THENCE SOUTH 00°00'00" EAST 15.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 22°04'25", FOR AN ARC DISTANCE OF 10.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 18°45'11", FOR AN ARC DISTANCE OF 60.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 40°33'38", FOR AN ARC DISTANCE OF 69.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 924.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'03" EAST 76.00 FEET; THENCE SOUTH 00°15'51" EAST 20.17 FEET; TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 89°50'58" WEST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 64.06 FEET, A CENTRAL ANGLE OF 10°25'40", FOR AN ARC DISTANCE OF 11.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 10°50'39", FOR AN ARC DISTANCE OF 93.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 131.82 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 24°39'12", FOR AN ARC DISTANCE OF 20.22 FEET TO **POINT OF BEGINNING # 1.**

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE SOUTH 35°32'59" WEST 40.25 FEET TO POINT OF BEGINNING # 2;

LEGAL DESCRIPTION CONTINUED ON SHEET 5

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/27/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 4 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 4

THENCE SOUTH 41°51'46" WEST 49.29 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 45°38'19" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27°36'06", FOR AN ARC DISTANCE OF 48.17 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.99 FEET, A CENTRAL ANGLE OF 78°51'44", FOR AN ARC DISTANCE OF 125.24 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 79.05 FEET, A CENTRAL ANGLE OF 43°32'04", FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 53°40'55" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 404.88 FEET, A CENTRAL ANGLE OF 12°21'03", FOR AN ARC DISTANCE OF 87.28 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.53 FEET, A CENTRAL ANGLE OF 43°42'20", FOR AN ARC DISTANCE OF 69.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 73.22 FEET, A CENTRAL ANGLE OF 28°37'55", FOR AN ARC DISTANCE OF 36.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 246.68 FEET, A CENTRAL ANGLE OF 27°38'21", FOR AN ARC DISTANCE OF 119.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 114.47 FEET, A CENTRAL ANGLE OF 25°37'20", FOR AN ARC DISTANCE OF 51.19 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3055.08 FEET, A CENTRAL ANGLE OF 02°15'27", FOR AN ARC DISTANCE OF 120.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1263.10 FEET, A CENTRAL ANGLE OF 05°02'35", FOR AN ARC DISTANCE OF 111.18 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 6

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 5 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 5

TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.45 FEET, A CENTRAL ANGLE OF 12°42'21", FOR AN ARC DISTANCE OF 27.82 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 70.64 FEET, A CENTRAL ANGLE OF 90°28'40", FOR AN ARC DISTANCE OF 111.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 61.88 FEET, A CENTRAL ANGLE OF 42°49'54", FOR AN ARC DISTANCE OF 46.26 FEET TO A POINT ON THE BOUNDARY OF PARCEL "A" AS SHOWN ON SAID PLAT HEREINAFTER REFERRED TO AS **REFERENCE POINT "B"** AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 66°06'39" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID PARCEL "A" BOUNDARY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 03°11'01", FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHERLY FROM WHICH A RADIAL LINE BEARS SOUTH 22°14'31" EAST; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 71.88 FEET, A CENTRAL ANGLE OF 42°50'26", FOR AN ARC DISTANCE OF 53.75 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.64 FEET, A CENTRAL ANGLE OF 90°28'40", FOR AN ARC DISTANCE OF 95.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 135.45 FEET, A CENTRAL ANGLE OF 12°42'21", FOR AN ARC DISTANCE OF 30.04 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1273.10 FEET, A CENTRAL ANGLE OF 05°02'35", FOR AN ARC DISTANCE OF 112.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3045.08 FEET, A CENTRAL ANGLE OF 02°15'27", FOR AN ARC DISTANCE OF 119.99 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 124.47 FEET, A CENTRAL ANGLE OF 25°37'20", FOR AN ARC DISTANCE OF 55.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 236.68 FEET, A CENTRAL ANGLE OF 27°38'21", FOR AN ARC DISTANCE OF 114.17 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 7

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 6 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 6

TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 63.22 FEET, A CENTRAL ANGLE OF 28°37'55", FOR AN ARC DISTANCE OF 31.59 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.53 FEET, A CENTRAL ANGLE OF 43°42'20", FOR AN ARC DISTANCE OF 76.69 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 394.88 FEET, A CENTRAL ANGLE OF 12°21'03", FOR AN ARC DISTANCE OF 85.12 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 53°19'06" WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 69.05 FEET, A CENTRAL ANGLE OF 43°34'52", FOR AN ARC DISTANCE OF 52.52 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.99 FEET, A CENTRAL ANGLE OF 79°56'35", FOR AN ARC DISTANCE OF 140.91 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWEST FROM WHICH A RADIAL LINE BEARS NORTH 19°03'13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 88.39 FEET, A CENTRAL ANGLE OF 28°33'28", FOR AN ARC DISTANCE OF 44.06 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 29°30'26" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 89.51 FEET, A CENTRAL ANGLE OF 20°36'15", FOR AN ARC DISTANCE OF 32.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 39°53'13" EAST 13.18 FEET TO A POINT ON THE BOUNDARY OF PARCEL "A" AS SHOWN ON SAID PLAT AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 27°16'43" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID PARCEL "A" BOUNDARY, HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 01°22'14", FOR AN ARC DISTANCE OF 5.92 FEET TO **POINT OF BEGINNING # 2.**

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT 'B'**; THENCE SOUTH 67°20'05" WEST 40.01 FEET TO **POINT OF BEGINNING # 3**;

LEGAL DESCRIPTION CONTINUED ON SHEET 8

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 7 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 7

THENCE SOUTH 65°21'22" WEST 44.81 FEET; THENCE WITH A CURVE TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 20°08'08" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 226.32 FEET, A CENTRAL ANGLE OF 17°11'03", FOR AN ARC DISTANCE OF 67.88 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 35°43'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 197.61 FEET, A CENTRAL ANGLE OF 23°05'12", FOR AN ARC DISTANCE OF 79.63 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 13°53'47" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.53 FEET, A CENTRAL ANGLE OF 40°01'48", FOR AN ARC DISTANCE OF 81.41 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 54°19'43" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 976.26 FEET, A CENTRAL ANGLE OF 04°21'31", FOR AN ARC DISTANCE OF 74.27 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 49°48'04" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1496.88 FEET, A CENTRAL ANGLE OF 02°37'28", FOR AN ARC DISTANCE OF 68.57 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 54.42 FEET, A CENTRAL ANGLE OF 33°33'14", FOR AN ARC DISTANCE OF 31.87 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 61.51 FEET, A CENTRAL ANGLE OF 42°29'43", FOR AN ARC DISTANCE OF 45.62 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 34°17'09" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 59.85 FEET, A CENTRAL ANGLE OF 67°27'09", FOR AN ARC DISTANCE OF 70.46 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 168.83 FEET, A CENTRAL ANGLE OF 13°20'25", FOR AN ARC DISTANCE OF 39.31 FEET TO A POINT ON THE NORTH RIGHT-OF WAY LINE OF INTERSTATE 75 (STATE ROAD NO. 93); THENCE NORTH 83°27'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 10.04 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 88°42'34" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 158.83 FEET, A CENTRAL ANGLE OF 13°01'43", FOR AN ARC DISTANCE OF 36.12 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 9

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 8 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 8

TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 69.85 FEET, A CENTRAL ANGLE OF 67°08'46", FOR AN ARC DISTANCE OF 81.86 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 38°35'13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 51.51 FEET, A CENTRAL ANGLE OF 42°08'36", FOR AN ARC DISTANCE OF 37.89 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 64.42 FEET, A CENTRAL ANGLE OF 33°33'14", FOR AN ARC DISTANCE OF 37.73 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 41°30'40" EAST 68.10 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 49°48'04" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 896.05 FEET, A CENTRAL ANGLE OF 04°41'47", FOR AN ARC DISTANCE OF 73.45 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 123.42 FEET, A CENTRAL ANGLE OF 41°13'45", FOR AN ARC DISTANCE OF 88.81 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 12°35'20" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 186.80 FEET, A CENTRAL ANGLE OF 23°05'12", FOR AN ARC DISTANCE OF 75.27 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 37°43'59" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 212.72 FEET, A CENTRAL ANGLE OF 15°43'22", FOR AN ARC DISTANCE OF 58.37 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.72 FEET, A CENTRAL ANGLE OF 02°37'31", FOR AN ARC DISTANCE OF 9.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 65°21'53" EAST 47.22 FEET TO A POINT ON THE BOUNDARY OF PARCEL "A" AS SHOWN ON SAID PLAT AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 68°56'22" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID PARCEL "A" BOUNDARY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 02°36'22", FOR AN ARC DISTANCE OF 10.01 FEET TO **POINT OF BEGINNING # 3.**

LEGAL DESCRIPTION CONTINUED ON SHEET 10

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 9 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 9

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "C"**; THENCE NORTH 00°00'01" WEST 85.97 FEET TO **POINT OF BEGINNING # 4**; THENCE NORTH 00°00'00" WEST 16.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 22°04'25", FOR AN ARC DISTANCE OF 14.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 18°13'17", FOR AN ARC DISTANCE OF 62.01 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 40°33'39", FOR AN ARC DISTANCE OF 62.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 650.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 90°09'37", FOR AN ARC DISTANCE OF 75.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°53'39" EAST 68.85 FEET; THENCE NORTH 00°06'21" WEST 7.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 51°28'39", FOR AN ARC DISTANCE OF 17.97 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 51°19'03", FOR AN ARC DISTANCE OF 17.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'57" WEST 135.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 49°35'57", FOR AN ARC DISTANCE OF 45.01 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 74.40 FEET, A CENTRAL ANGLE OF 29°37'14", FOR AN ARC DISTANCE OF 38.46 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SHOTGUN ROAD (S.W. 154TH AVENUE); THENCE SOUTH 00°15'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EASTERLY MOST EAST LINE OF SAID PARCEL "B" 21.85 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 56°12'57" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 84.31 FEET, A CENTRAL ANGLE OF 15°33'30", FOR AN ARC DISTANCE OF 22.89 FEET TO A POINT ON A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 40°40'02" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 49°35'57", FOR AN ARC DISTANCE OF 36.36 FEET

LEGAL DESCRIPTION CONTINUED ON SHEET 11

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 10 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION CONTINUED FROM SHEET 10

TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 135.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 51°19'02", FOR AN ARC DISTANCE OF 8.96 FEET TO A POINT OF REVERSE CURVATURE; OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 51°05'53", FOR AN ARC DISTANCE OF 26.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°29'05" EAST 7.44 FEET; THENCE NORTH 89°53'40" EAST 14.97 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SHOTGUN ROAD (S.W. 154TH AVENUE); THENCE SOUTH 00°15'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EASTERLY MOST EAST LINE OF SAID PARCEL "B" 10.00 FEET; THENCE SOUTH 89°53'39" WEST 93.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°09'37", FOR AN ARC DISTANCE OF 59.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°15'57" EAST 650.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 40°33'39", FOR AN ARC DISTANCE OF 69.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 18°13'17", FOR AN ARC DISTANCE OF 58.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 22°04'25", FOR AN ARC DISTANCE OF 10.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST 16.00 FEET; THENCE SOUTH 90°00'00" WEST 10.00 FEET TO **POINT OF BEGINNING # 4.**

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 51,141 SQUARE FEET (1.174 ACRES), MORE OR LESS.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 11 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.



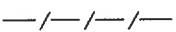
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGEND AND ABBREVIATIONS:

-  = CENTERLINE
-  = LIMITED ACCESS R/W LINE PER FDOT R/W MAP (L.A.L.)
-  = NON-VEHICULAR ACCESS LINE (NVAL)
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CBWCD = CENTRAL BROWARD WATER CONTROL DISTRICT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D.B. = DEED BOOK
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- D.F.S.E. = DRAINAGE, FLOWAGE, & STORAGE EASEMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.L. = LIMITED ACCESS LINE
- LB = LICENSED BUSINESS
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- M.M.B. = MISCELLANEOUS MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- (T) = TOTAL
- U.E. = UTILITY EASEMENT
- W.E. = WATER EASEMENT

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE PLAT OF SHOTGUN ROAD SUBDIVISION, PLAT BOOK 184, PAGES 58 THROUGH 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 12 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

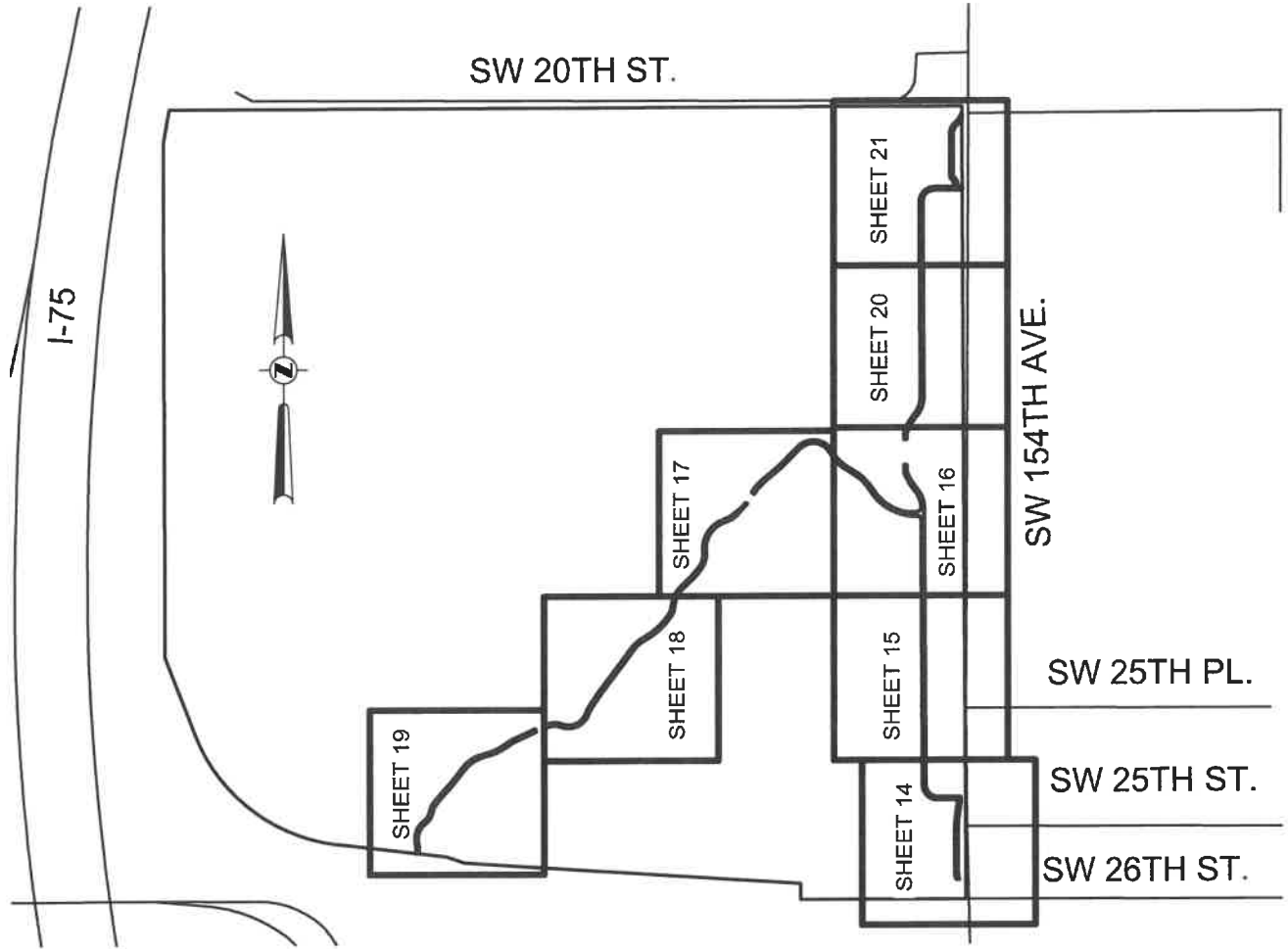
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LOCATION SKETCH
(NOT TO SCALE)

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 13 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

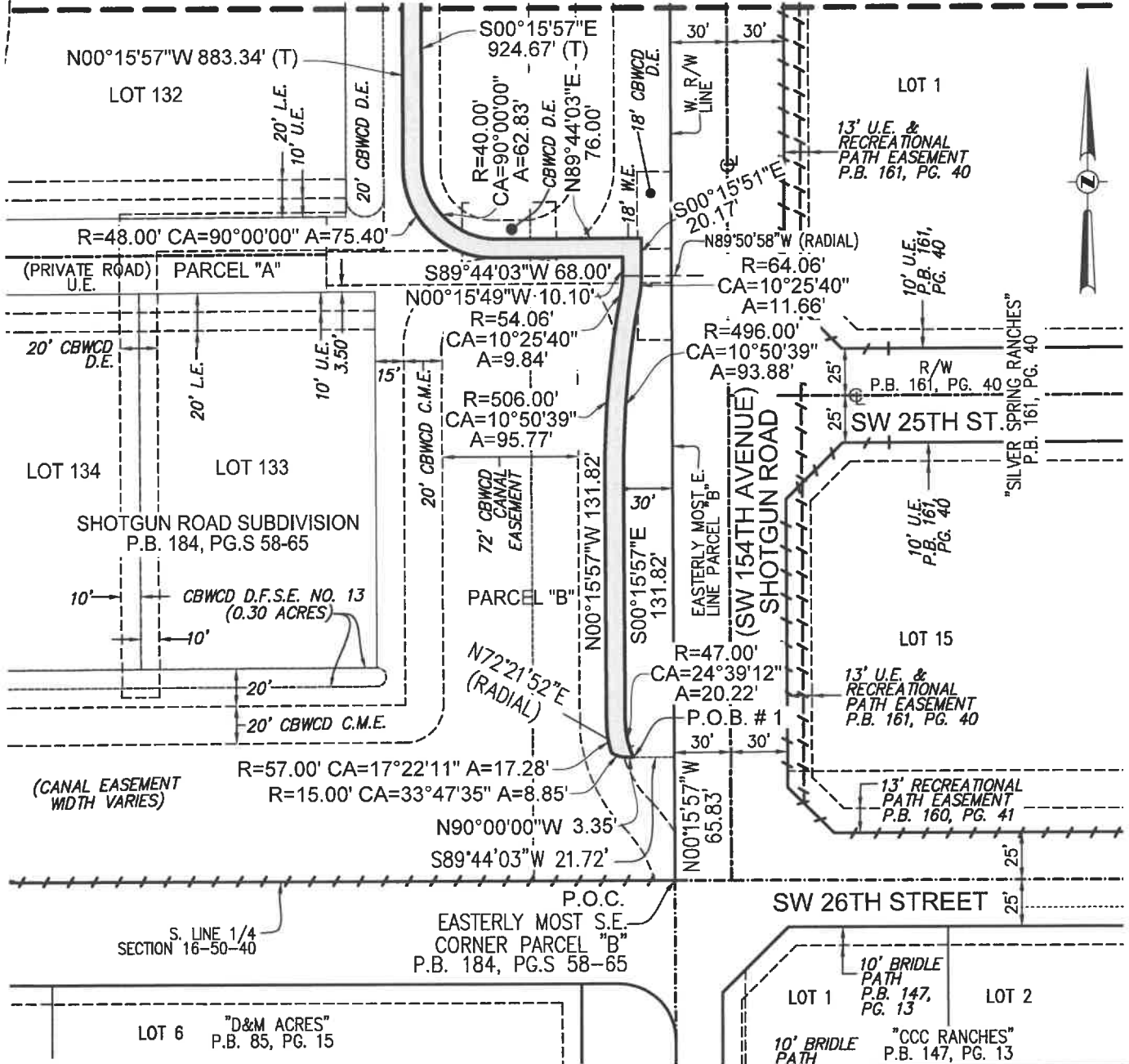
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 15



CLIENT: CC HOMES AT DAVIE II, LLC
 SCALE: 1"=80' DRAWN: M.M.M.
 ORDER NO.: 75603 - A
 DATE: 3/30/26
 EQUESTRIAN TRAIL
 DAVIE, BROWARD COUNTY, FLORIDA
 FOR: SHOTGUN ROAD SUBDIVISION

SHEET 14 OF 21 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21



SKETCH AND LEGAL DESCRIPTION
BY

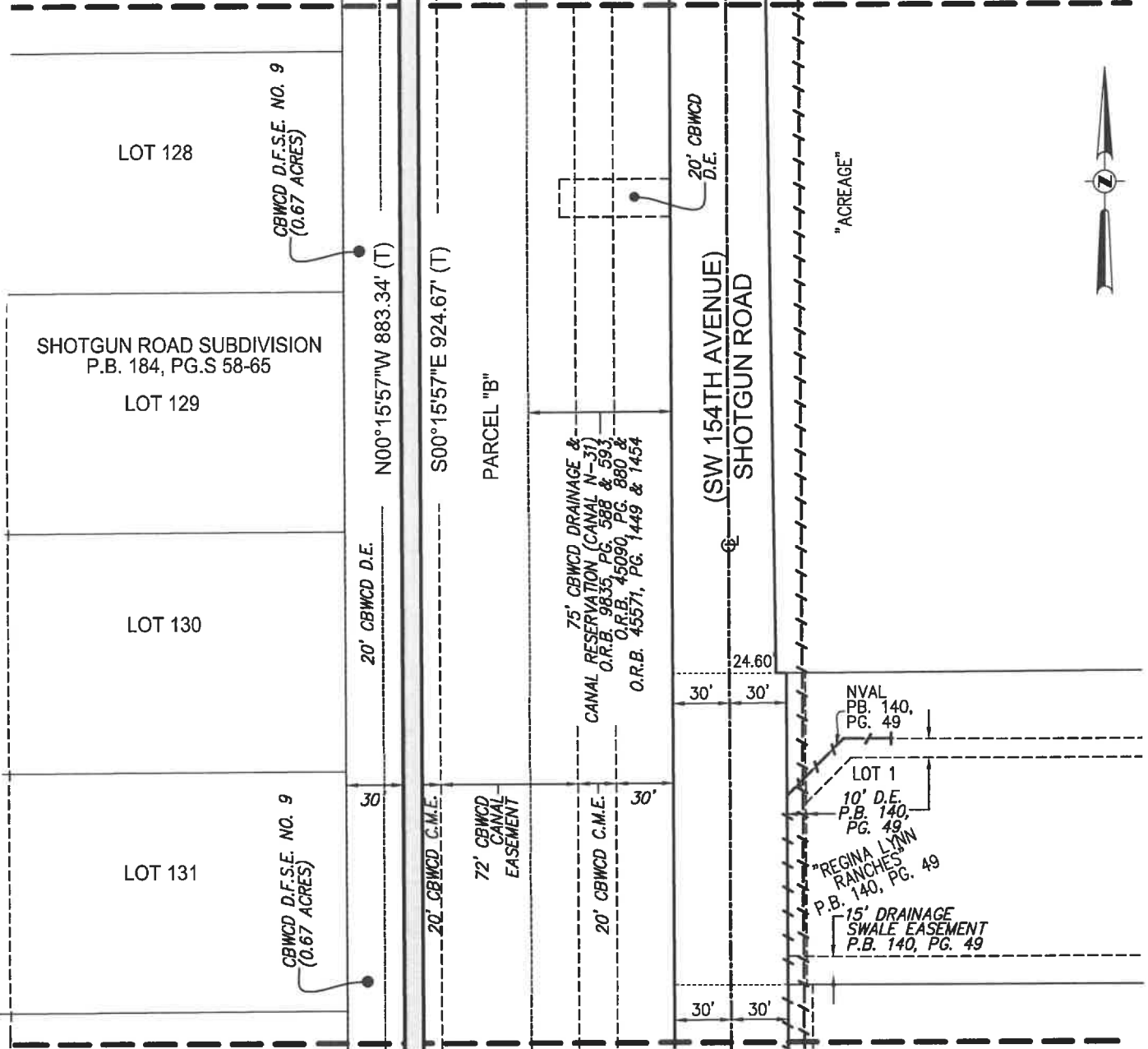
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 16



MATCH LINE SEE SHEET 14

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75603 - A

DATE: 3/30/26

EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 15 OF 21

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 21



SKETCH AND LEGAL DESCRIPTION

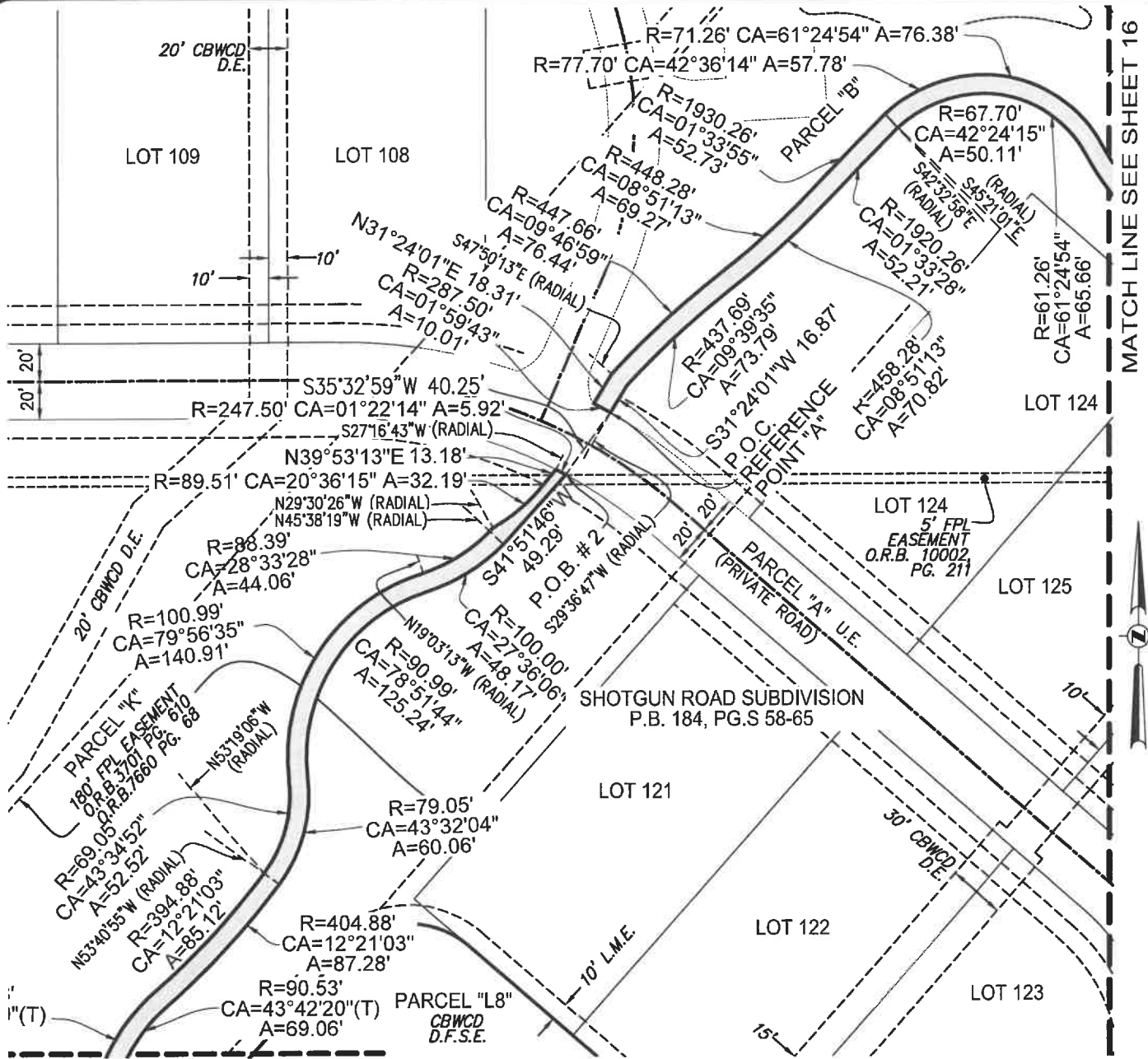
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 18

MATCH LINE SEE SHEET 16

CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75603 - A	
DATE: 3/30/26	
EQUESTRIAN TRAIL	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: SHOTGUN ROAD SUBDIVISION	

SHEET 17 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

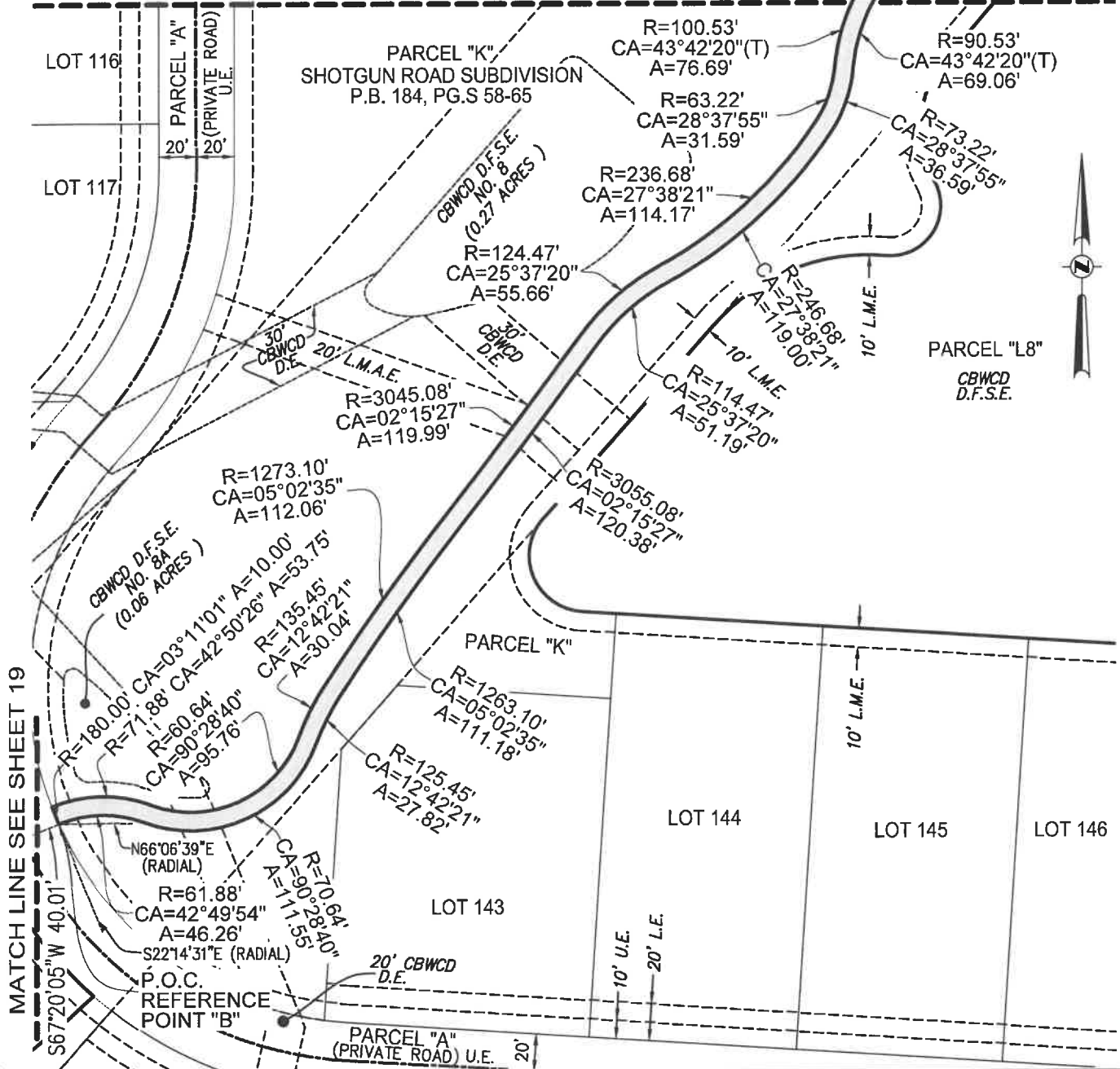
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 17



CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75603 - A	
DATE: 3/30/26	
EQUESTRIAN TRAIL	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: SHOTGUN ROAD SUBDIVISION	

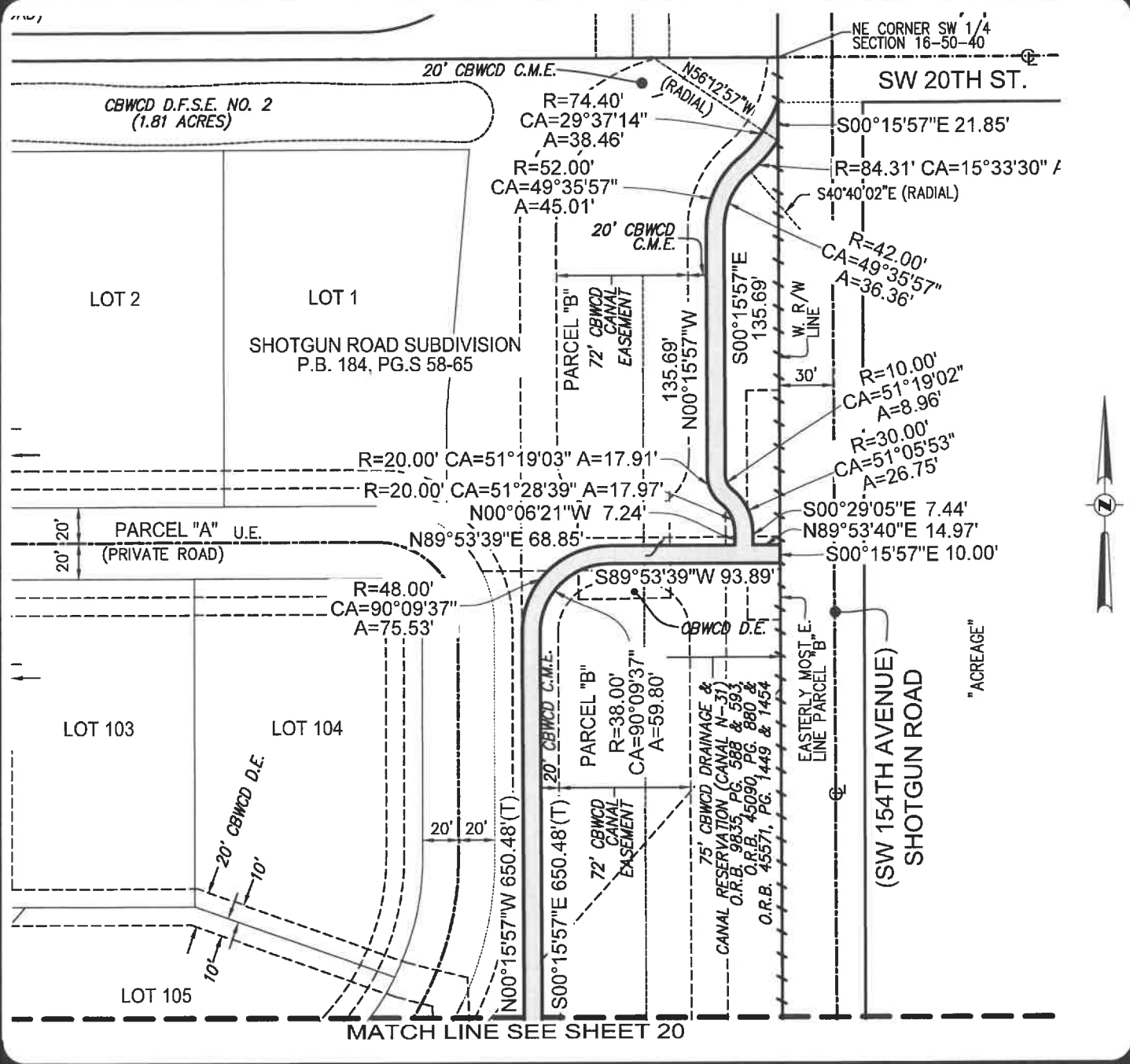
SHEET 18 OF 21

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT DAVIE II, LLC	
SCALE: 1"=80'	DRAWN: M.M.M.
ORDER NO.: 75603 - A	
DATE: 3/30/26	
EQUESTRIAN TRAIL	
DAVIE, BROWARD COUNTY, FLORIDA	
FOR: SHOTGUN ROAD SUBDIVISION	

SHEET 21 OF 21
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 21