

**Prepared by and upon
Recording Return to:**

Steven J. Vainder, Esq.
2020 Salzedo Street, Suite 200
Coral Gables, FL 33134

ACCESS EASEMENT AGREEMENT

This **ACCESS EASEMENT AGREEMENT** (this "**Agreement**"), dated as of the 7th day of April, 2026 (the "**Effective Date**"), is made by CC HOMES AT THE ESTATES BY TURNBERRY, LLC, a Florida limited liability company, having an address at 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134 (together with its successors and assigns, the "**Grantor**") in favor of the TOWN OF DAVIE, FLORIDA, a municipal corporation located in Broward County, Florida ("**Grantee**"). Grantor and Grantee are sometimes individually referred to in this Agreement as a "**Party**" and collectively the "**Parties**".

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grant. Grantor does hereby grant an access easement (the "**Easement**") for the perpetual use of the public over and upon the recreational trails and equestrian trails described on **Exhibits "A"** and **"B"** attached hereto (the "**Easement Area**"), respectively, for recreational and equestrian access and use, as applicable.

2. Reasonable Use of Easement. The Easement herein above granted will be used and enjoyed in such a manner so as not to unreasonably interfere with, obstruct or delay the use of, or prevent ingress or egress over, the Easement Area by Grantor and its licensees, invitees, permittees, successors and assigns.

3. Reserved Rights. Grantor reserves the right to use the Easement Area, and grant others the right to use the Easement Area, provided that such use does not interfere with the easement rights granted hereunder.

4. No Public Dedication. Notwithstanding the intended broad use of the Easement herein granted, neither this instrument nor anything done in connection herewith, shall constitute a dedication of any of the private roadways owned by Grantor to either the general public, the Town of Davie, Broward County, or any other governmental entity.

5. Covenant Running with the Land. This grant of easement will be deemed to be and shall be a continuing covenant running with the land and shall inure to and be binding upon the successors, heirs, legal representatives, and assigns of the Parties named in this Agreement.

6. Governing Law. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA. EACH PARTY HERETO AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY SHALL BE TRIED AND LITIGATED IN STATE OR FEDERAL COURTS LOCATED IN THE STATE OF FLORIDA.

7. Third Parties. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies on any person other than the Parties hereto and their respective legal representatives, successors and permitted assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to any Party to this Agreement, nor shall any provision give any third person any right of subrogation or action over or against any Party to this Agreement.

8. Amendment. This Agreement may not be modified, amended, or terminated except in a writing signed by each Party hereto.


9. Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by facsimile or email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

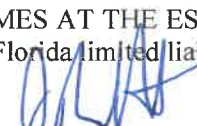
Signed, sealed and delivered in the presence of:

GRANTOR:

WITNESS 1:


Print Name: SERGIO MIYARES

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

By: 
Name: James Wright
Title: Vice President

WITNESS 2:


Print Name: DARIO GERSZUNY


STATE OF FLORIDA
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, the Vice President of CC HOMES AT THE ESTATES BY TURNBERRY, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or has produced as identification.

[Notary Seal]



ELIZABETH GARCIA
Commission # HH 384156
Expires July 11, 2027


Notary Public
Print Name: Elizabeth Garcia
Commission Expiration: 7/11/2027

Signed, sealed and delivered in the presence of:

GRANTEE:

WITNESS 1:

THE TOWN OF DAVIE

Print Name: _____

By: _____

Name: _____

Title: _____

WITNESS 2:

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 2026 by _____, the _____ of THE TOWN OF DAVIE, on behalf of said municipality, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Print Name: _____
Commission Expiration: _____

EXHIBIT A

RECREATIONAL TRAIL 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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 1 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12

- 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 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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 2 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12



SKETCH AND LEGAL DESCRIPTION

BY

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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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 3 OF 12

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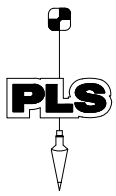
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

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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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 4 OF 12

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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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 5 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12



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; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 6 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12



SKETCH AND LEGAL DESCRIPTION

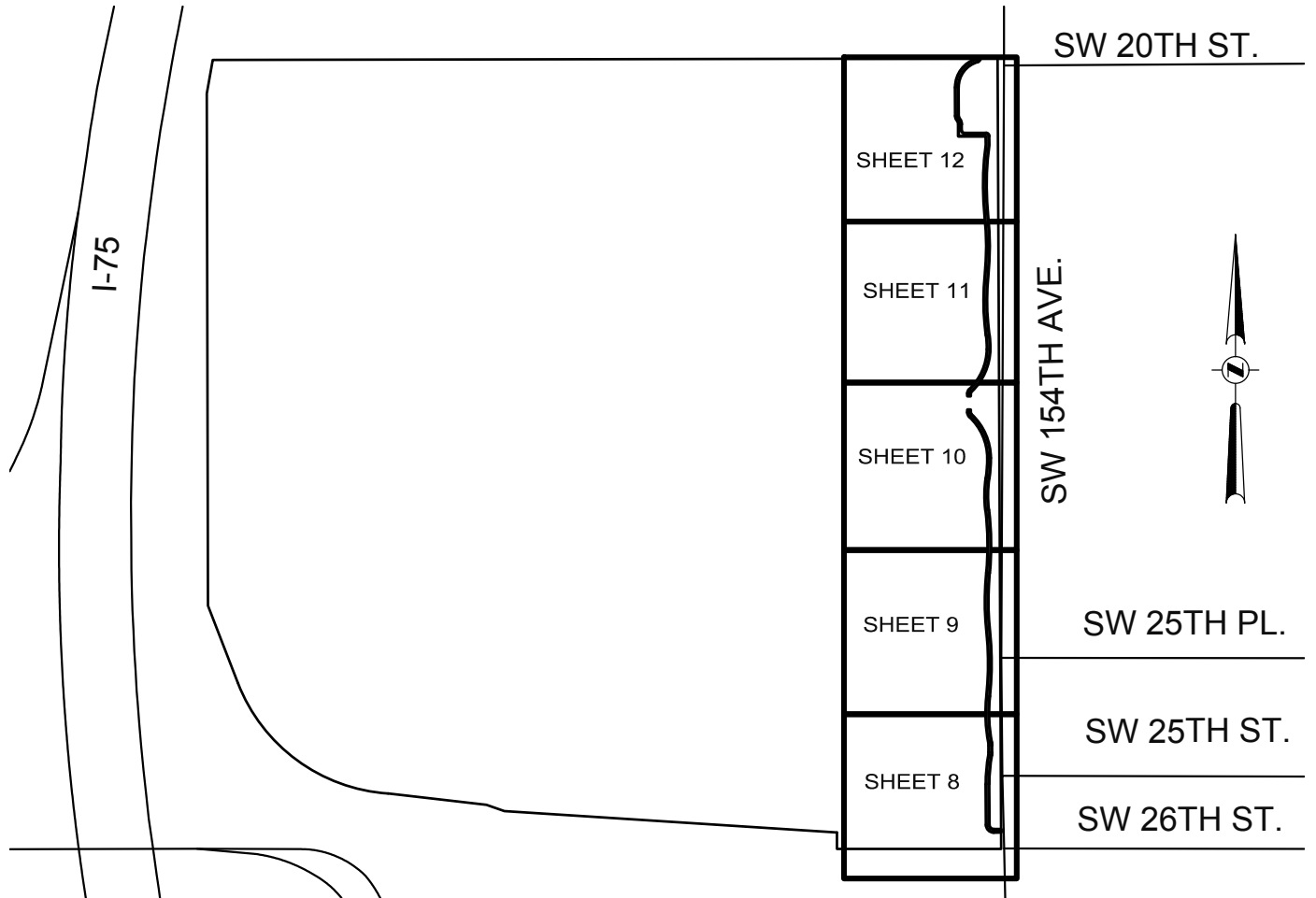
BY

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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 - B

DATE: 3/31/26; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 7 OF 12

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 12



SKETCH AND LEGAL DESCRIPTION

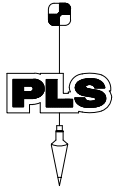
BY

PULICE LAND SURVEYORS, INC.

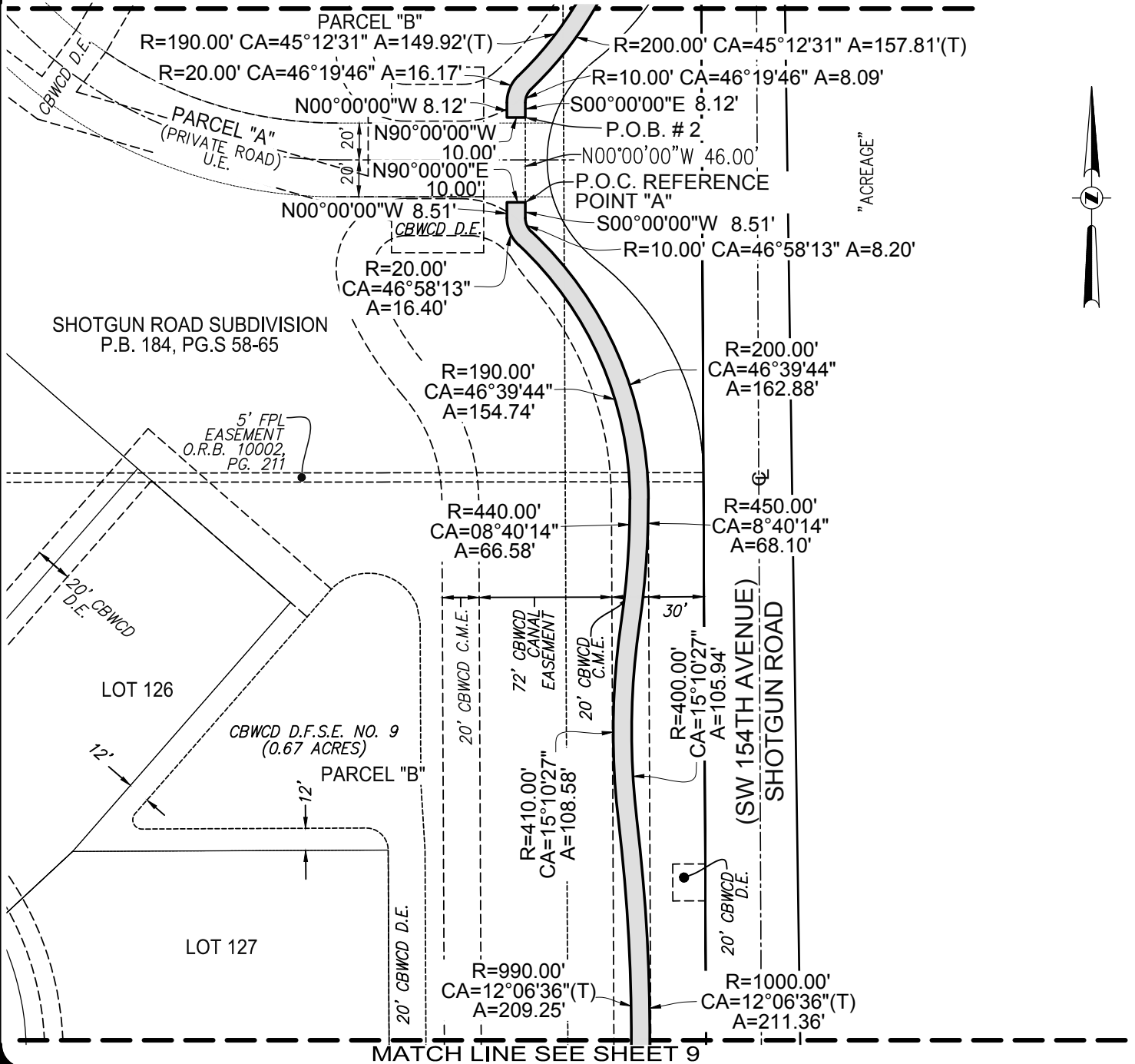
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CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 11



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75603 - B

DATE: 3/31/26; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 10 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12



SKETCH AND LEGAL DESCRIPTION

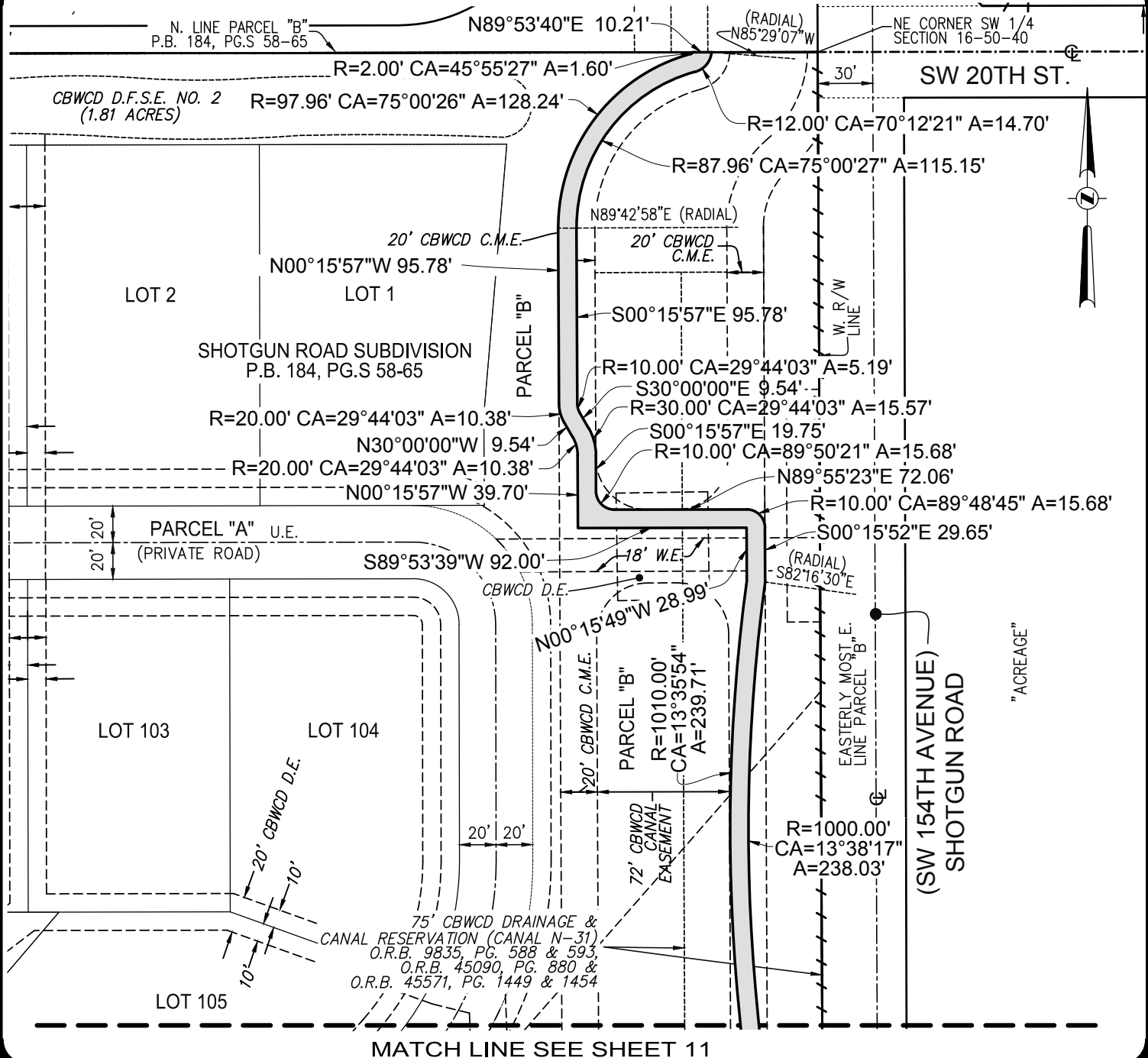
BY

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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 - B

DATE: 3/31/26; REV. 4/29/26

SIDEWALK RECREATIONAL TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 12 OF 12

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 12

EXHIBIT B

EQUESTRIAN TRAIL SKETCH AND LEGAL DESCRIPTION



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
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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.

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SUNRISE, FLORIDA 33351

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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 REFERED 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

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5381 NOB HILL ROAD
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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

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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.

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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

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STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

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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

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STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

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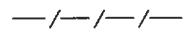
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LEGEND AND ABBREVIATIONS:

-  = 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

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STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

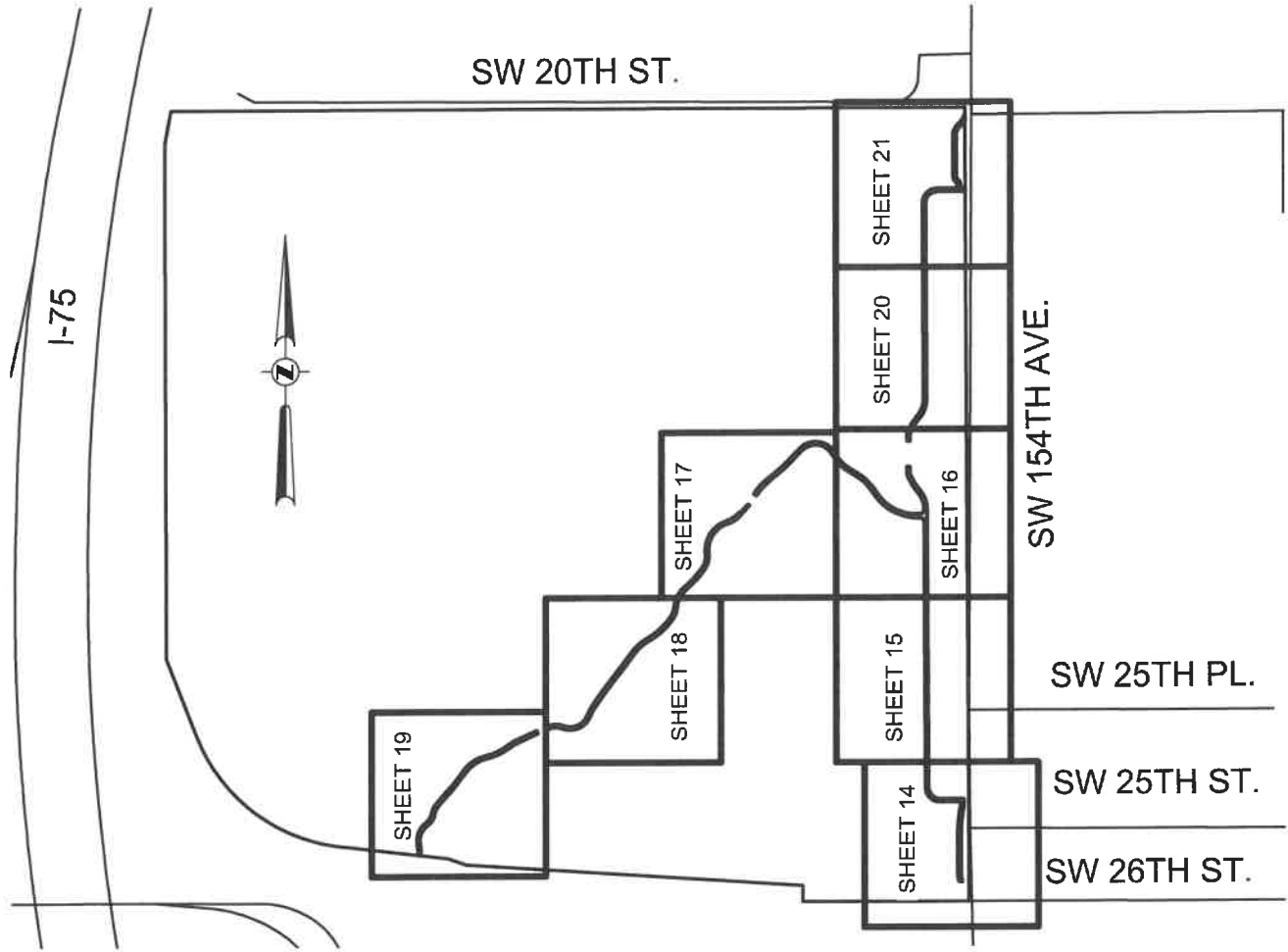
BY

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CERTIFICATE OF AUTHORIZATION LB#3870



LOCATION SKETCH
(NOT TO SCALE)

CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: N/A

DRAWN: M.M.M.

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EQUESTRIAN TRAIL

DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 13 OF 21

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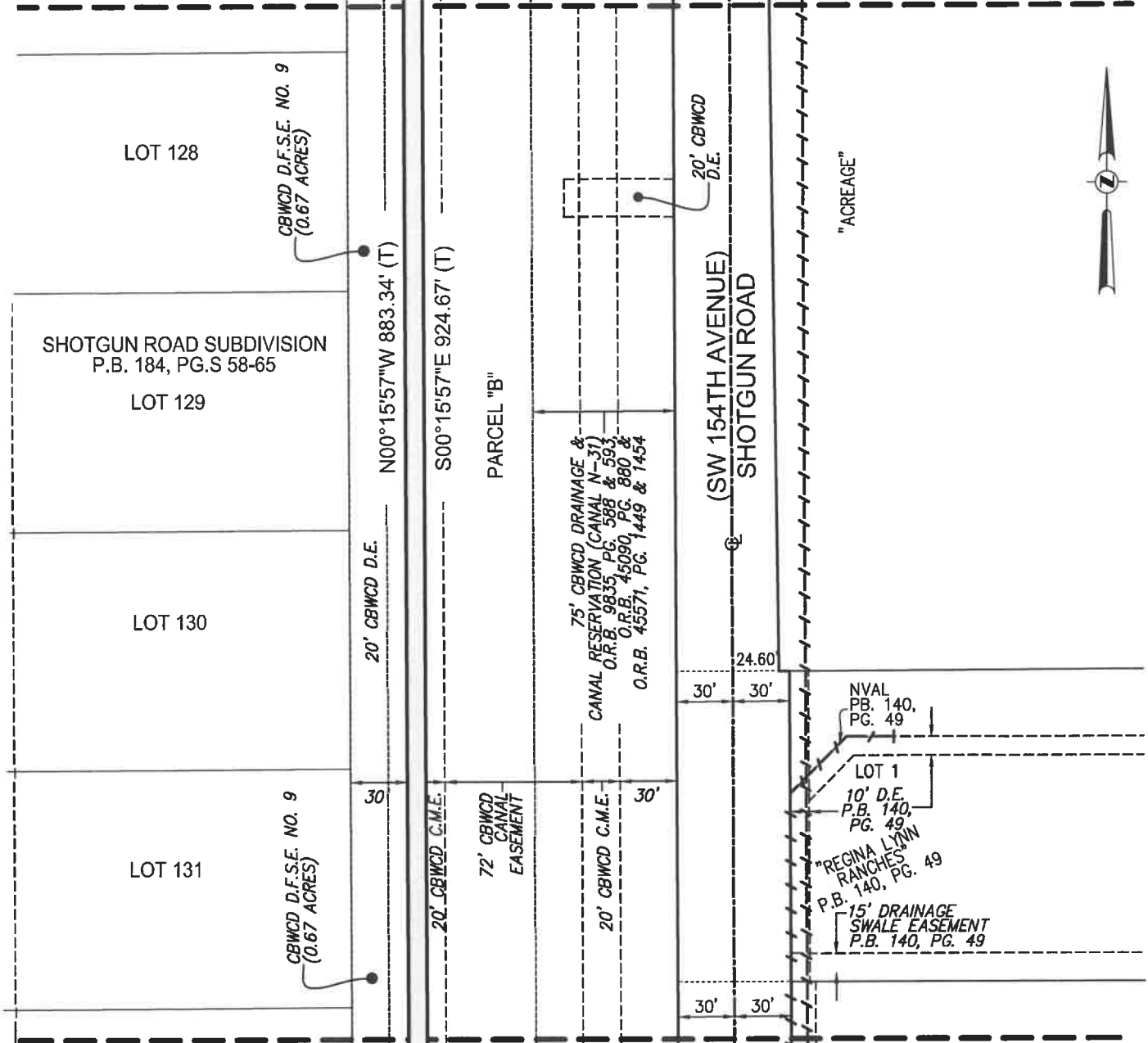
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CERTIFICATE OF AUTHORIZATION LB#3870



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

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DAVIE, BROWARD COUNTY, FLORIDA

FOR: SHOTGUN ROAD SUBDIVISION

SHEET 15 OF 21

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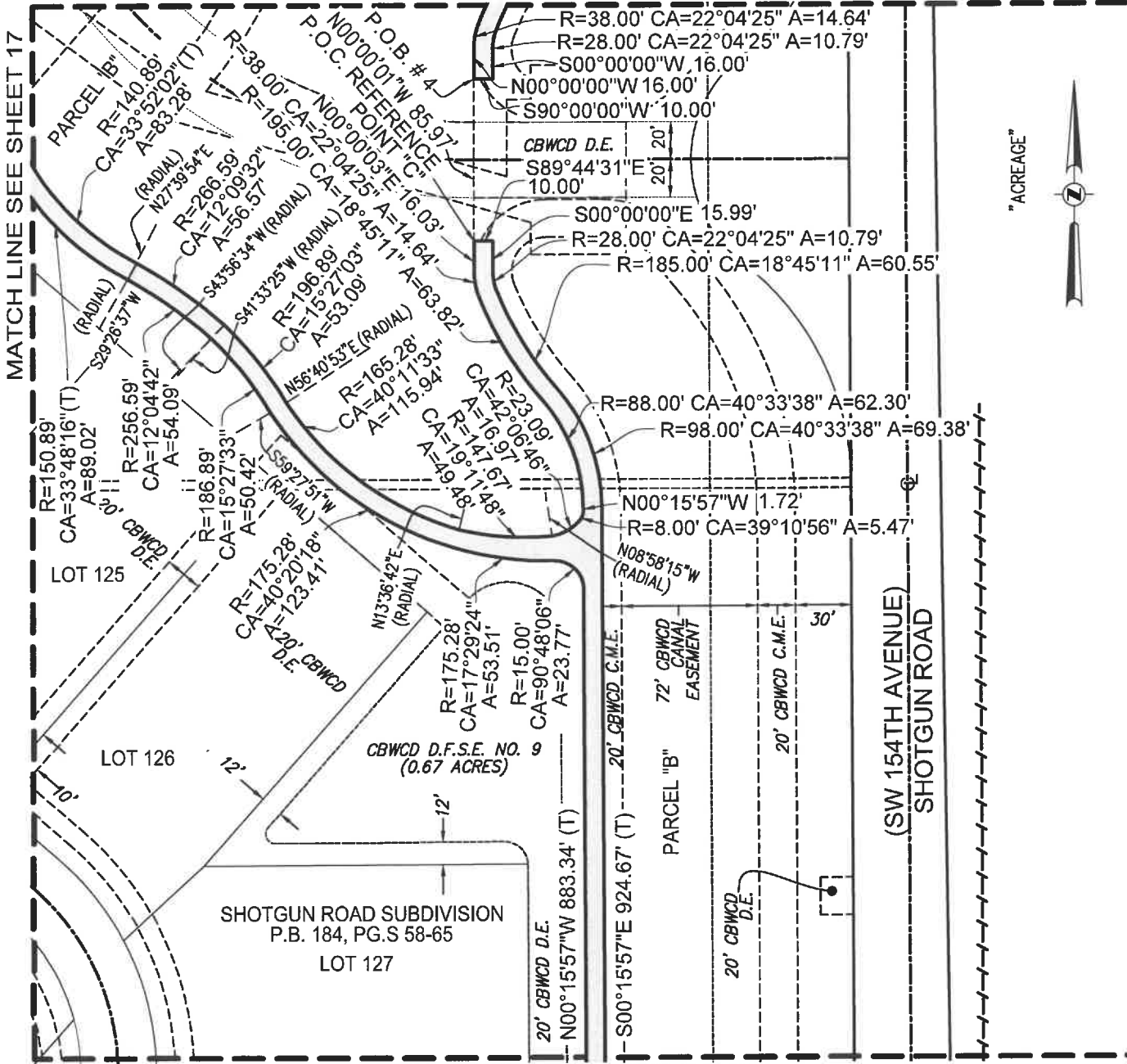
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CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 20



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 16 OF 21

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SKETCH AND LEGAL DESCRIPTION

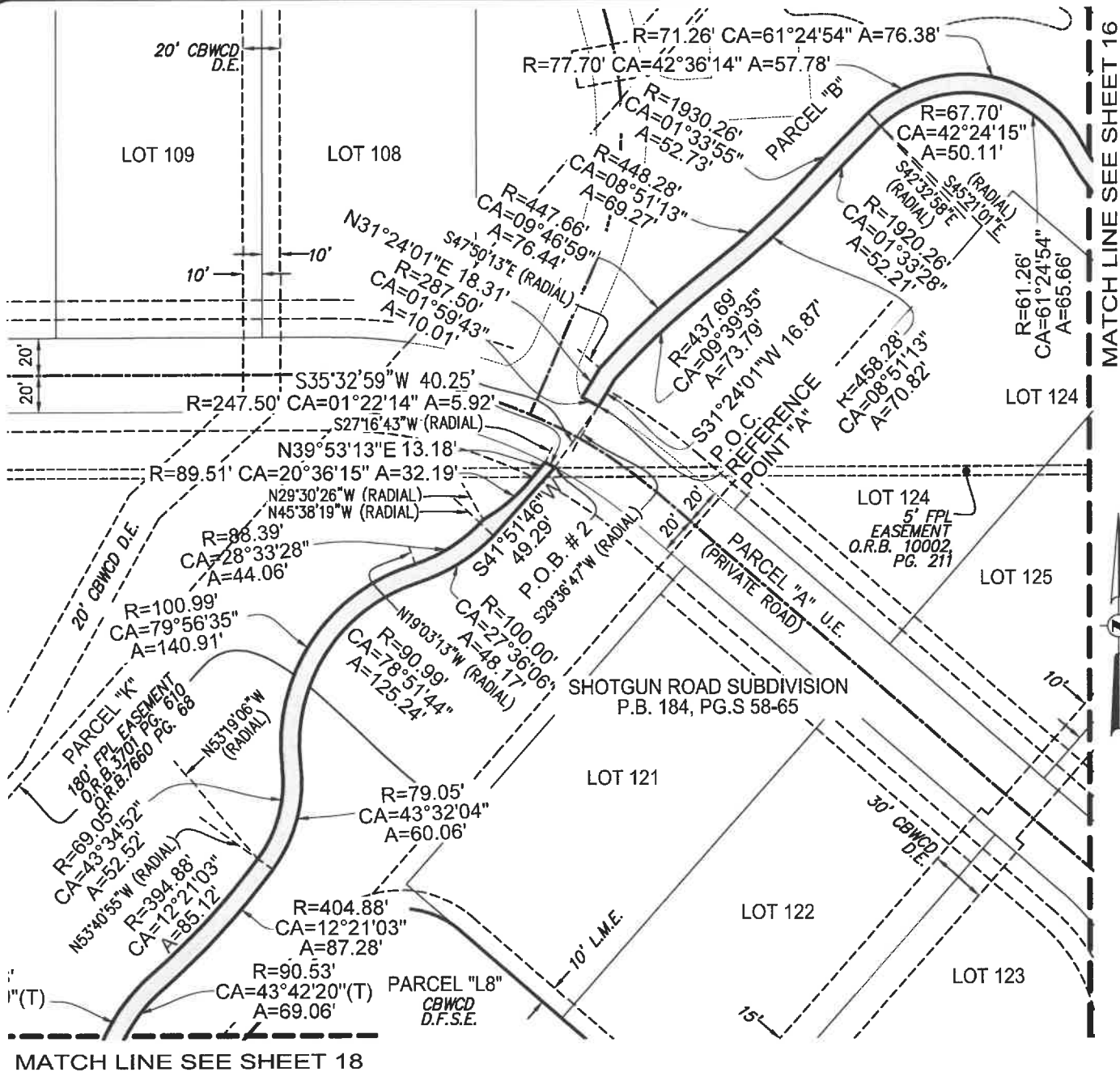
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CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 16

MATCH LINE SEE SHEET 18



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

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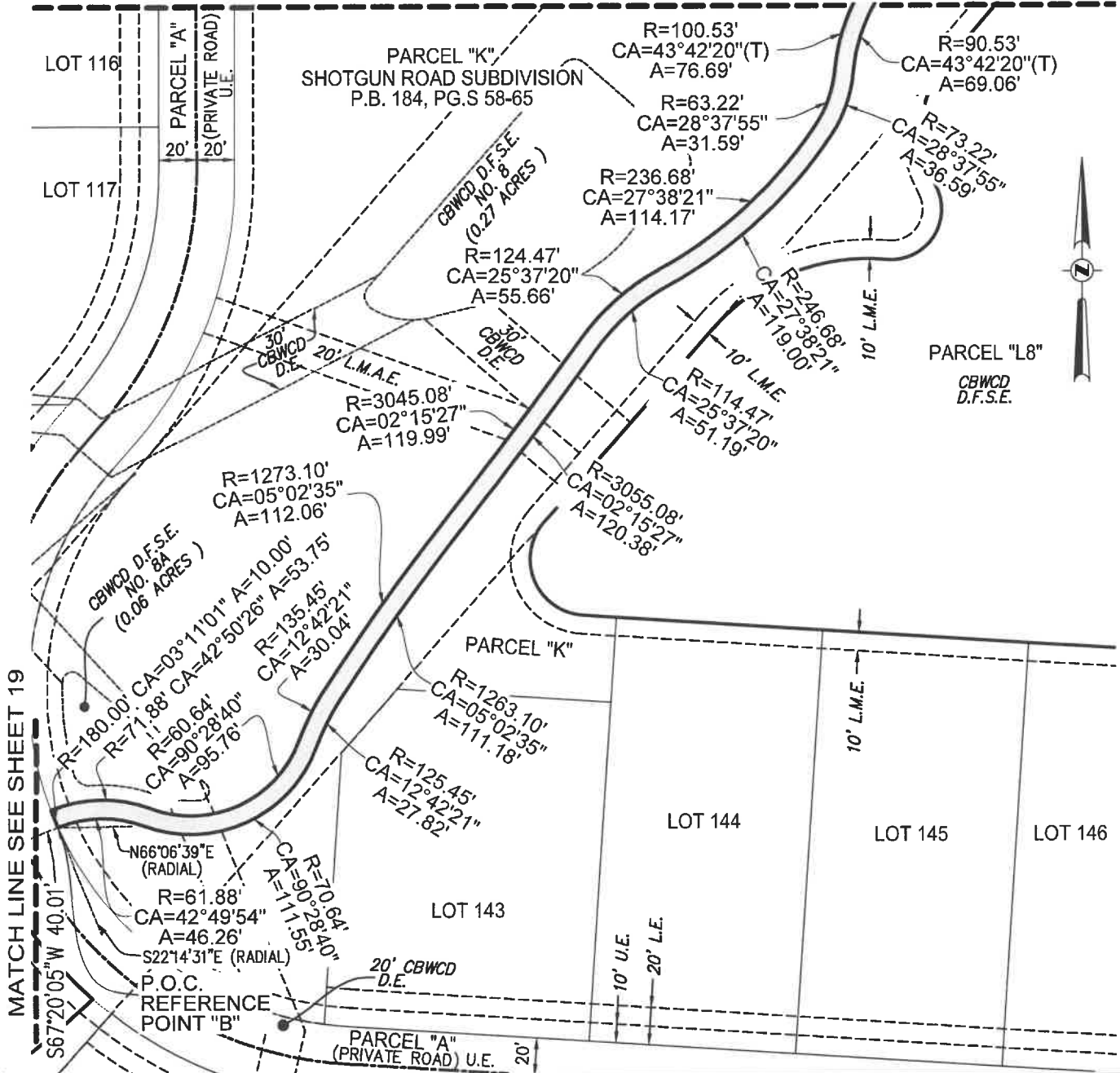
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MATCH LINE SEE SHEET 17



CLIENT: CC HOMES AT DAVIE II, LLC

SCALE: 1"=80'

DRAWN: M.M.M.

ORDER NO.: 75603 - A

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DAVIE, BROWARD COUNTY, FLORIDA

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SHEET 18 OF 21

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SKETCH AND LEGAL DESCRIPTION

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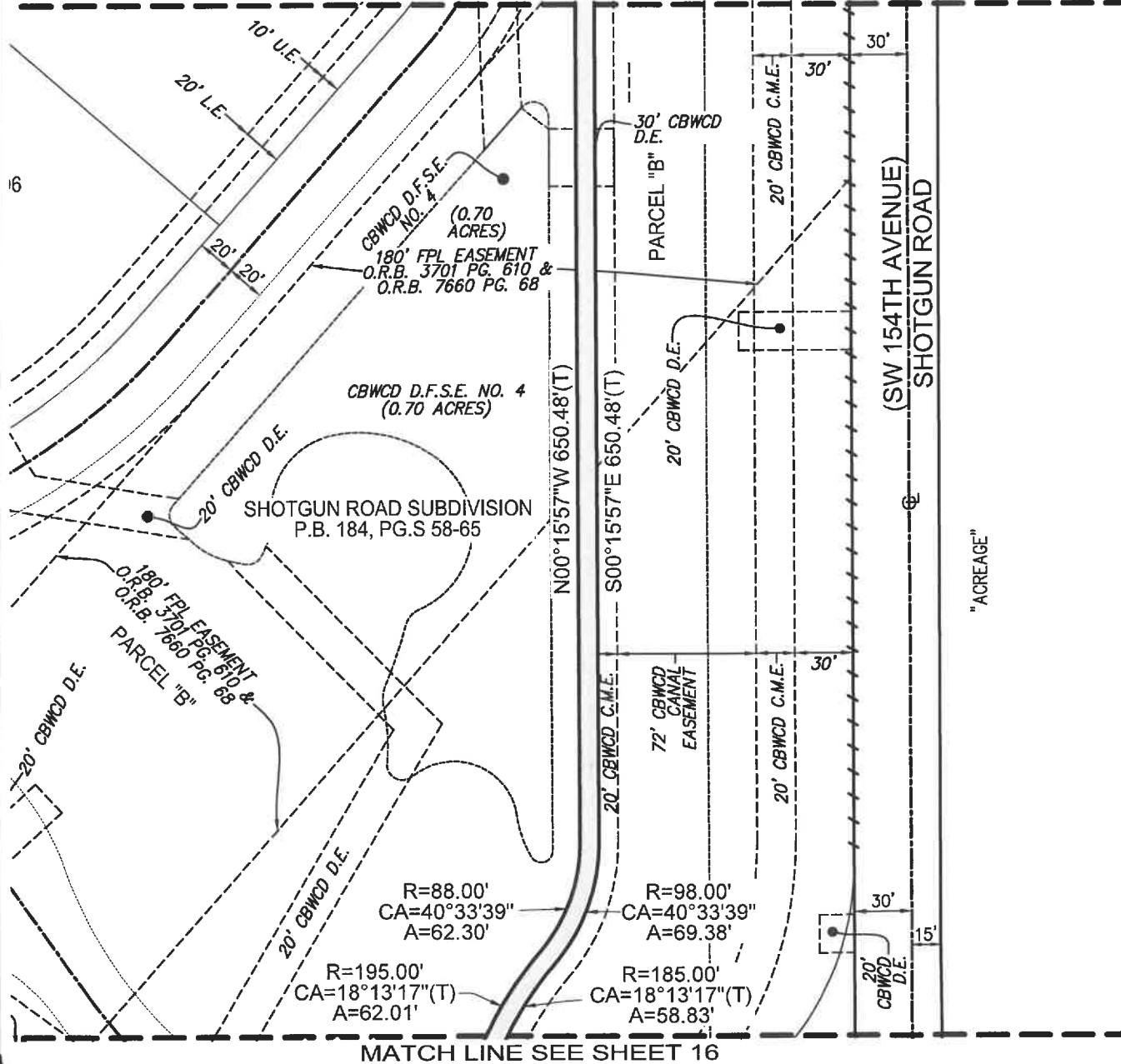
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DRAWN: M.M.M.

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FOR: SHOTGUN ROAD SUBDIVISION

SHEET 20 OF 21

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SKETCH AND LEGAL DESCRIPTION

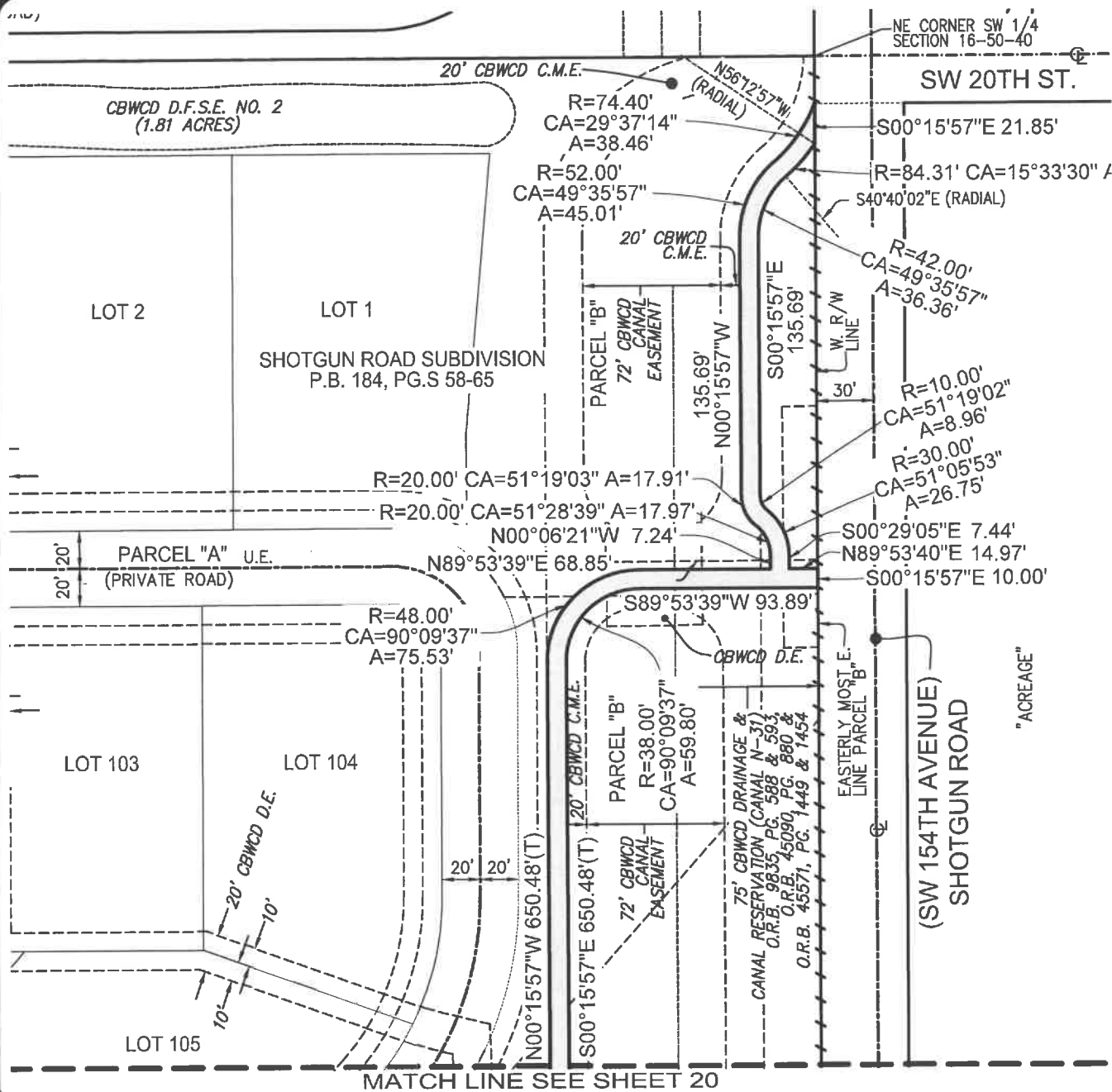
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