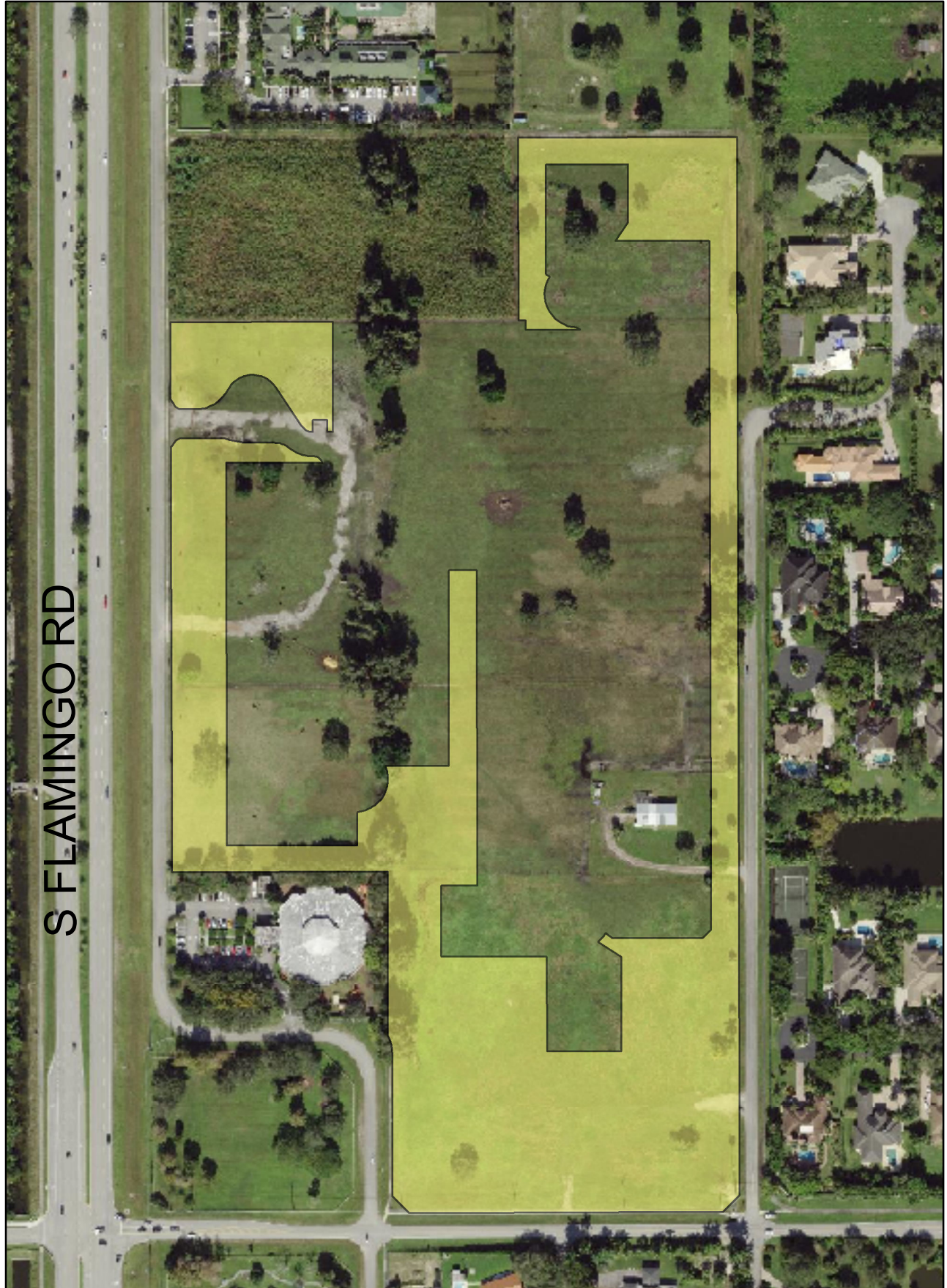


**BRISTOL RESERVE
CONSERVATION EASEMENT**

BRISTOL RESERVE CONSERVATION EASEMENT



S FLAMINGO RD



EXHIBIT A

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 21st day of December, 2022, by CC HOMES AT BRISTOL RESERVE, 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 4 Ave., Pompano, Davie,

33060 Florida, 33314. 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. Beach

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, 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 at reasonable times with any necessary

equipment or vehicles to ensure compliance and to enforce the rights herein granted, upon notification to Grantor.

- (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 if 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 Property 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 may be permitted upon written approval by the Grantee..
 - (a) The Grantor may, and does hereby, grant an access easement for the perpetual use of the public over and upon the sidewalks, pathways, trails and other portions of the Conservation Area intended for pedestrian access and use.
 - (b) 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.

5. Buildings, Structures and Signage. New buildings or structures, consistent with the passive recreational use of this property, 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 this property.

Grantee shall have the right to place signage in the Conservation Easement stating that the property falls within a Conservation Easement that is monitored and enforced by the Davie Area Land Trust.

6. Grantee' 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' 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 BRISTOL RESERVE, LLC has made and executed this Agreement on the respective dates under each signature.

SIGNED AND SEALED IN THE PRESENCE OF:

GRANTOR:

[Signature]
_____ Yisset Mosquera

Print Name: _____

[Signature]
_____ JAMES WRIGHT

CC HOMES AT BRISTOL RESERVE, LLC, a Florida limited liability company

By: *[Signature]*
Michael Levak
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 21st day of December, 2022 by Michael Levak, as Vice President of CC HOMES AT BRISTOL RESERVE, 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.



ELIZABETH GARCIA
Commission # GG 354039
Expires July 11, 2023
Bonded Thru Budget Notary Services

[Signature]
Print Name: _____
Notary Public - State of Florida
Commission Number: GG 354039
Commission Expires: July 11, 2023

(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

Allen Weisbach
Print Name: Allen Weisbach

Navael Fontus
Print Name: Navael Fontus

By: John Ladue
Name: [Signature]
Title: Pres.

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of December, 2022 by John Ladue, as president 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 driver's license as identification and who did/did not take an oath.

Sylvia Myint
Print Name: Sylvia Myint
Notary Public - State of Florida
Commission Number: HH 260794
Commission Expires: 5-15-2024

(Notarial Seal)

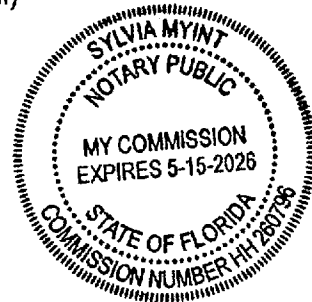


EXHIBIT A

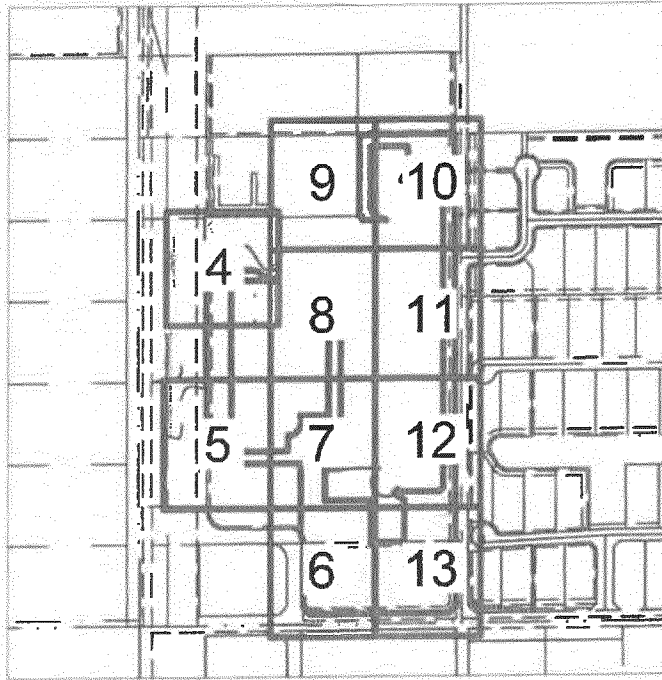
PARCEL B, DC CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LOTS 1 THROUGH 5, "SAN-CAO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 10 OF SAID PUBLIC RECORDS, TOGETHER WITH PORTIONS OF TRACTS 42 THROUGH 46, FLORIDA FRUITLANDS COMPANY SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLYMOST, SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 45°13'44" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1, A DISTANCE OF 42.48 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY NORTH 00°09'56" WEST, A DISTANCE OF 260.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 59.87 FEET, THROUGH A CENTRAL ANGLE OF 28°13'18", FOR AN ARC DISTANCE OF 29.49 FEET; THENCE NORTH 00°09'56" WEST ALONG THE EAST BOUNDARY OF PARCEL A OF SAID DC CENTER PLAT, SAID LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 297.08 TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 89°43'06" WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 390.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 00°10'03" WEST ALONG THE EAST BOUNDARY OF THAT CERTAIN LIMITED ACCESS RIGHT OF WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17011, PAGE 750 OF SAID BROWARD COUNTY RECORDS SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE FOR FLAMINGO ROAD (STATE ROAD 823) , A DISTANCE OF 997.06 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF HAN MI BAPTIST CHURCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 104 OF SAID BROWARD COUNTY RECORDS; THENCE NORTH 89°44'03" EAST ALONG THE SOUTH BOUNDARY OF PARCEL 'A' OF SAID HAN MI BAPTIST CHURCH AND IT'S WESTERLY EXTENSION, A DISTANCE OF 629.78 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 00°09'48" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL 'A', A DISTANCE OF 330.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°44'22" EAST ALONG THE SOUTH BOUNDARY OF PARCEL "B", "V.I. PET RESORT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE 22 OF SAID BROWARD COUNTY RECORDS, A DISTANCE OF 420.36 FEET; THENCE SOUTH 00°09'46" EAST ALONG THE EAST BOUNDARY OF THAT CERTAIN 35 FOOT UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5307, PAGE 740 OF SAID BROWARD COUNTY RECORDS, A DISTANCE OF 330.50 FEET; THENCE SOUTH 89°44'03" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°09'48" EAST ALONG THE WEST RIGHT OF WAY LINE FOR S.W. 121st AVENUE, A DISTANCE OF 1582.60 FEET TO THE NORTHERLYMOST, SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 44°46'20" WEST ALONG AN EAST BOUNDARY OF SAID LOT 5, A DISTANCE OF 42.38 FEET; THENCE SOUTH 89°42'27" WEST ALONG THE SOUTH BOUNDARY OF SAID LOTS 1 THROUGH 5 AND ALONG THE NORTH RIGHT OF WAY LINE FOR S.W. 26th STREET, A DISTANCE OF 567.51 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

FOR: CC HOMES

SKETCH AND DESCRIPTION CONSERVATION EASEMENT



KEY SHEET
(NOT TO SCALE)

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF BRISTOL RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK XXX, PAGE XXX, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS SOUTH 00°10'03" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 14 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- R RADIUS
- R.P. REFERENCE POINT
- Δ CENTRAL ANGLE

Raymond
Young

Digitally signed by Raymond
Young
Date: 2022.11.17 11:01:38 -05'00'

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2021\21-0009-001-01_WEEKLEY\DRAWINGS\SKETCH_AND_DESC\21-0009_SD OPEN AREAS.DWG

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

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

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS PLANNERS SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2022

JOB NO.: 21-0009-001	SHEET 1 OF 14 SHEETS
DRAWN BY: M.R.M.	F.B. N/A PG. N/A
CHECKED BY: R.Y.	DATED: 11/16/22

LEGAL DESCRIPTION:**CONSERVATION EASEMENT****PARCEL 1:**

A PORTION OF PARCEL A, BRISTOL RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK XXX, PAGE XXX, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 89°44'03" EAST ALONG A NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 292.96 FEET TO THE NORTHWEST CORNER OF PROPOSED LOT 35; THENCE SOUTH 00°15'57" EAST ALONG THE WEST BOUNDARY OF SAID PROPOSED LOT 35 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 206.01 FEET; THENCE SOUTH 89°44'03" WEST, A DISTANCE OF 6.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 4.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°15'59" WEST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 89°44'01" WEST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 00°15'59" EAST, A DISTANCE OF 18.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, THROUGH A CENTRAL ANGLE OF 98°22'59", FOR AN ARC DISTANCE OF 5.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 47°42'34", FOR AN ARC DISTANCE OF 25.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°09'26" WEST, A DISTANCE OF 84.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 44.50 FEET, THROUGH A CENTRAL ANGLE OF 117°47'36", FOR AN ARC DISTANCE OF 91.49 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 73.00 FEET, THROUGH A CENTRAL ANGLE OF 61°54'44", FOR AN ARC DISTANCE OF 78.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'41" WEST, A DISTANCE OF 32.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 33°11'35", FOR AN ARC DISTANCE OF 13.32 FEET TO A POINT ON THE WEST BOUNDARY OF SAID PARCEL A, SAID POINT HEREINAFTER KNOWN AS REFERENCE POINT #1, THE LAST TWELVE (12) DESCRIBED COURSES LYING ALONG THE PROPOSED ROADWAY EDGE OF PAVEMENT; THENCE NORTH 00°10'03" WEST ALONG SAID WEST BOUNDARY, SAID BOUNDARY LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 160.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:


PARCEL 2

A PORTION OF PARCEL A, BRISTOL RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK XXX, PAGE XXX, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 00°10'03" EAST ALONG THE WEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 47.55 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 33°35'00" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 33°25'00", FOR AN ARC DISTANCE OF 13.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°53'27" EAST, A DISTANCE OF 76.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 11°37'20", FOR AN ARC DISTANCE OF 9.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°29'15" EAST, A DISTANCE OF 33.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 11°41'01", FOR AN ARC DISTANCE OF 6.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°49'44" EAST, A DISTANCE OF 49.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 38°52'19", FOR AN ARC DISTANCE OF 32.57 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 63.00 FEET, THROUGH A CENTRAL ANGLE OF 38°55'07", FOR AN ARC DISTANCE OF 42.79 FEET TO A POINT OF REVERSE CURVATURE OF CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 76°19'51", FOR AN ARC DISTANCE OF 30.64 FEET, THE LAST NINE (9) DESCRIBED COURSES LYING ALONG THE PROPOSED ROADWAY EDGE OF PAVEMENT; THENCE SOUTH 89°49'57" WEST ALONG THE NORTH BOUNDARY OF PROPOSED LOT 1 AND ITS EASTERLY EXTENSION, SAID LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 180.34 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LOT 1; THENCE SOUTH 00°10'03" EAST ALONG THE WEST BOUNDARY OF PROPOSED LOTS 1 THROUGH 6, A DISTANCE OF 691.26 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 6; THENCE NORTH 89°49'57" EAST ALONG THE SOUTH BOUNDARY OF SAID PROPOSED LOT 6, A DISTANCE OF 235.66; THENCE NORTH 00°10'03" WEST ALONG THE EAST BOUNDARY OF SAID PROPOSED LOT 6, A DISTANCE OF 63.77 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 04°56'33" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF THE PROPOSED 40 FOOT ACCESS EASEMENT KNOWN AS S.W. 122nd AVENUE, HAVING A RADIUS OF 56.00 FEET, THROUGH A CENTRAL ANGLE OF 11°46'53", FOR AN ARC DISTANCE OF 11.51 FEET; THENCE SOUTH 22°31'33" EAST ALONG A LINE NOT RADIAL TO THE LAST OR NEXT DESCRIBED CURVES, A DISTANCE OF 4.02 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 17°06'43" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF SAID S.W. 122nd AVENUE, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 95°48'10", FOR AN ARC DISTANCE OF 100.32 FEET; THENCE NORTH 89°49'57" EAST ALONG THE SOUTH BOUNDARY OF PROPOSED LOT 7, A DISTANCE OF 115.35 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 7; THENCE NORTH 00°10'03" WEST ALONG THE EAST BOUNDARY OF PROPOSED LOTS 7, 8 AND A PORTION OF PROPOSED LOT 9, A DISTANCE OF 353.91 FEET TO A CORNER OF SAID PROPOSED LOT 9; THENCE NORTH 89°54'51" EAST ALONG A PORTION OF THE SOUTH BOUNDARY FOR PROPOSED LOT 11, A DISTANCE OF

(CONTINUED ON SHEET 3 OF 14)

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	DRAWN BY: M.R.M.	F.B.N/A PG.N/A
	CHECKED BY: R.Y.	DATED: 11/16/22

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LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 2 OF 14)

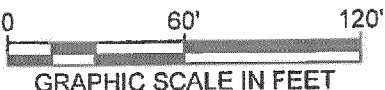
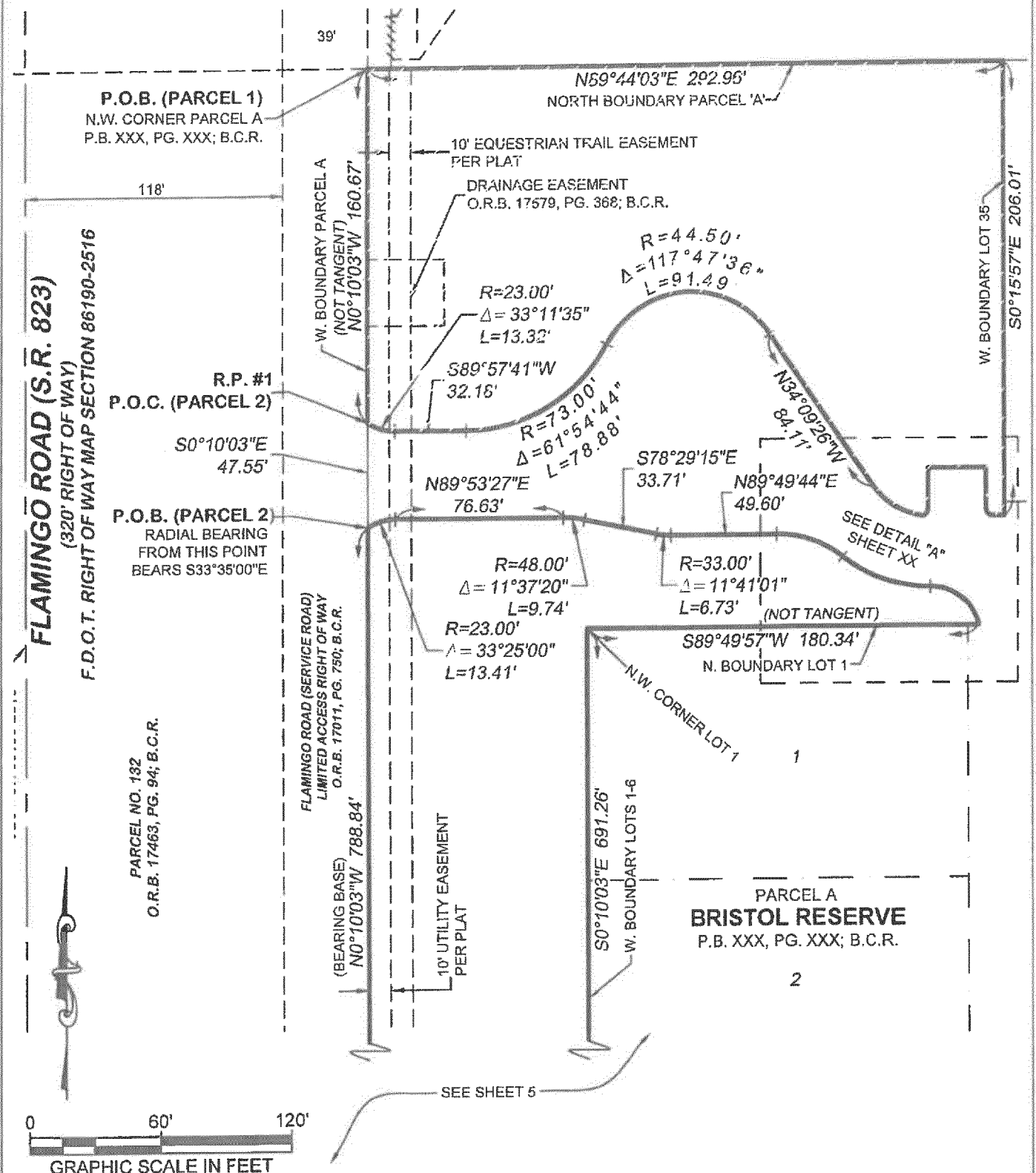
50.60 FEET; THENCE SOUTH 00°09'48" EAST ALONG THE WEST BOUNDARY OF PROPOSED LOTS 14 THROUGH 17 AND A PORTION OF PROPOSED LOT 13, A DISTANCE OF 571.04 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 17; THENCE SOUTH 89°50'12" WEST ALONG A PORTION OF THE NORTH BOUNDARY FOR PROPOSED LOT 18, A DISTANCE OF 65.23 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LOT 18; THENCE SOUTH 00°09'48" EAST ALONG THE WEST BOUNDARY OF SAID PROPOSED LOT 18, A DISTANCE OF 128.22 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 18; THENCE NORTH 89°50'12" EAST ALONG THE SOUTH BOUNDARY OF SAID PROPOSED LOT 18, A DISTANCE OF 190.25 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 18; THENCE SOUTH 00°09'48" EAST ALONG THE WEST BOUNDARY OF PROPOSED LOT 19, A DISTANCE OF 172.38 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED LOT 19; THENCE NORTH 89°50'12" EAST ALONG THE SOUTH BOUNDARY OF SAID PROPOSED LOT 19, A DISTANCE OF 134.75 FEET TO THE SOUTHEAST CORNER OF SAID PROPOSED LOT 19; THENCE NORTH 00°09'48" WEST, A DISTANCE OF 172.31 FEET; THENCE NORTH 57°22'13" WEST, A DISTANCE OF 49.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 36°00'12" WEST FROM THE LAST DESCRIBED POINT, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PROPOSED LOT 19; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID ACCESS PARCEL HAVING A RADIUS OF 56.00 FEET, THROUGH A CENTRAL ANGLE OF 20°57'38", FOR AN ARC DISTANCE OF 20.49 FEET; THENCE SOUTH 57°21'47" EAST ALONG A LINE NOT TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 15.44 FEET; THENCE NORTH 89°50'12" EAST, A DISTANCE OF 162.53 FEET; THENCE NORTH 45°49'16" EAST, A DISTANCE OF 21.49 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF PROPOSED LOT 20; THENCE NORTH 00°09'48" WEST ALONG THE EAST BOUNDARY OF PROPOSED LOTS 20 THROUGH 30, A DISTANCE OF 1246.90 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED LOT 30; THENCE SOUTH 89°50'12" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED LOT 30, A DISTANCE OF 171.29 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF SAID PROPOSED LOT 30; THENCE NORTH 34°26'31" EAST, A DISTANCE OF 43.42 FEET; THENCE NORTH 00°09'57" WEST, A DISTANCE OF 102.06 FEET TO THE NORTHEAST CORNER OF PROPOSED LOT 31, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PROPOSED LOT 31; THENCE SOUTH 89°44'22" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED LOT 31, A DISTANCE OF 148.72 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LOT 31; THENCE SOUTH 00°09'48" EAST ALONG A WEST BOUNDARY OF SAID PROPOSED LOT 31, A DISTANCE OF 199.91 FEET; THENCE SOUTH 58°33'36" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 7.56 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 58°39'22" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 115°31'32", FOR AN ARC DISTANCE OF 120.98 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 26°46'13", FOR AN ARC DISTANCE OF 11.68 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG A BOUNDARY OF SAID ACCESS EASEMENT KNOWN AS S.W. 122nd AVENUE; THENCE SOUTH 89°44'03" WEST ALONG THE NORTH BOUNDARY OF PROPOSED LOT 32, A DISTANCE OF 98.77 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LOT 32; THENCE NORTH 00°15'57" WEST ALONG A PORTION OF THE EAST BOUNDARY OF PROPOSED LOT 33, A DISTANCE OF 16.40 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED LOT 33; THENCE SOUTH 89°44'03" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED LOT 33, A DISTANCE OF 13.30 FEET TO THE SOUTHEAST CORNER OF PARCEL "A", HAN MI BAPTIST CHURCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 104 OF SAID PUBLIC RECORDS; THENCE NORTH 00°09'48" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND ALONG A WEST BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 330.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A CORNER OF SAID PARCEL A, BRISTOL RESERVE; THENCE NORTH 89°44'23" EAST ALONG THE SOUTH BOUNDARY OF PARCEL "B", "V.I. PET RESORT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE 22 OF SAID PUBLIC RECORDS AND ALONG A NORTH BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 395.36 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, BRISTOL RESERVE; THENCE SOUTH 00°09'48" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 1913.11 FEET; THENCE SOUTH 44°46'20" WEST, A DISTANCE OF 42.38 FEET; THENCE SOUTH 89°42'27" WEST, A DISTANCE OF 567.51 FEET; THENCE NORTH 45°13'44" WEST, A DISTANCE OF 42.48 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE AND ALONG THE NORTH RIGHT OF WAY LINE FOR S.W. 26th STREET; THENCE NORTH 00°09'56" WEST ALONG A WEST BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 260.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 59.87 FEET, THROUGH A CENTRAL ANGLE OF 28°13'18", FOR AN ARC DISTANCE OF 29.49 FEET; THENCE NORTH 00°09'55" WEST ALONG SAID WEST BOUNDARY AND ALONG THE EAST BOUNDARY OF PARCEL A, DC CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 188, PAGE 10 OF SAID PUBLIC RECORDS, A DISTANCE OF 297.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, DC CENTER; THENCE SOUTH 89°43'08" WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, DC CENTER AND ALONG A BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 390.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, DC CENTER AND A SOUTHWEST CORNER OF SAID PARCEL A, BRISTOL RESERVE; THENCE NORTH 00°10'03" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL A, BRISTOL RESERVE, A DISTANCE OF 788.84 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA. CONTAINING 614,871 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

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CONSERVATION EASEMENT



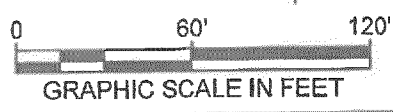
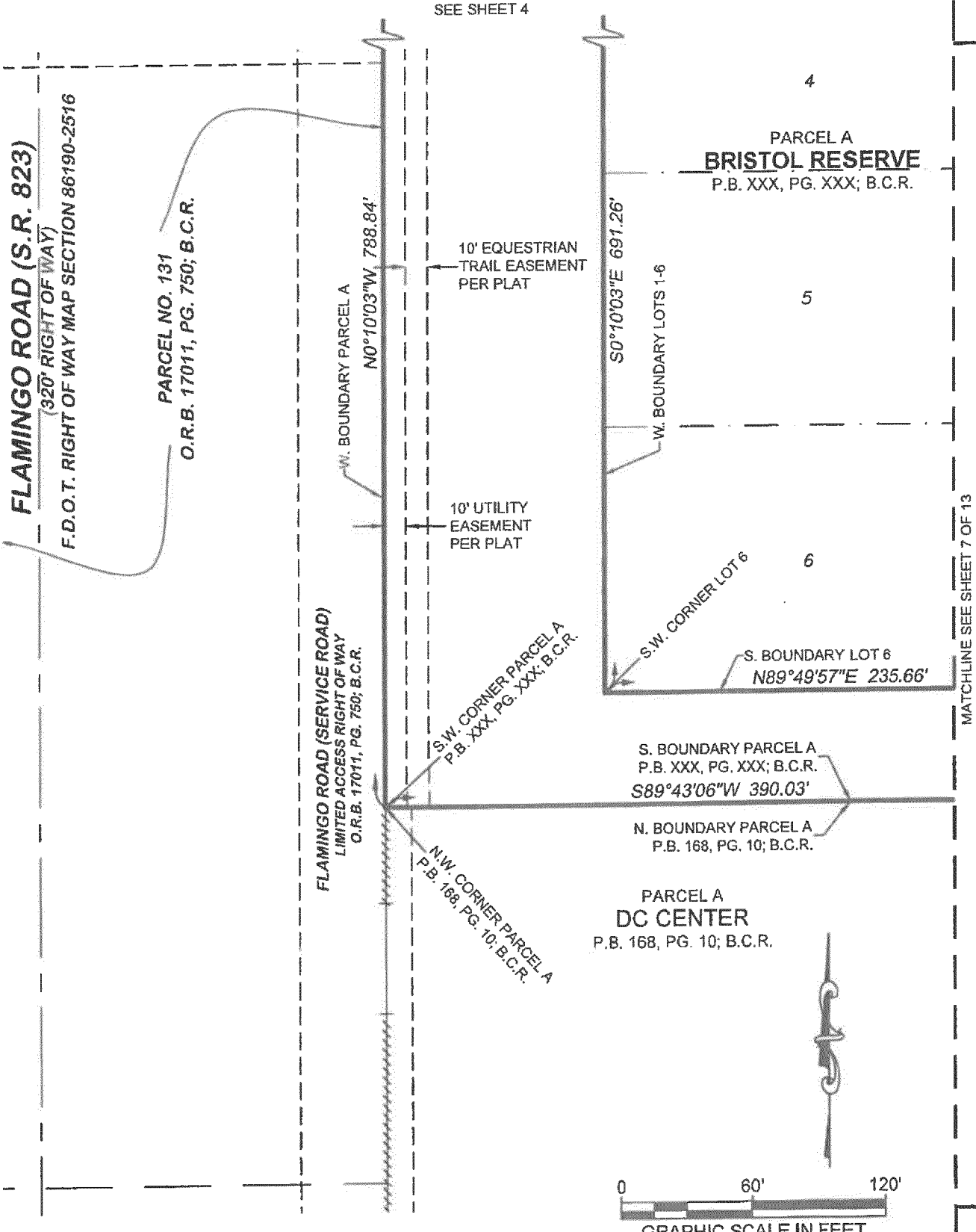
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SEE SHEET 4

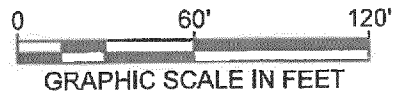
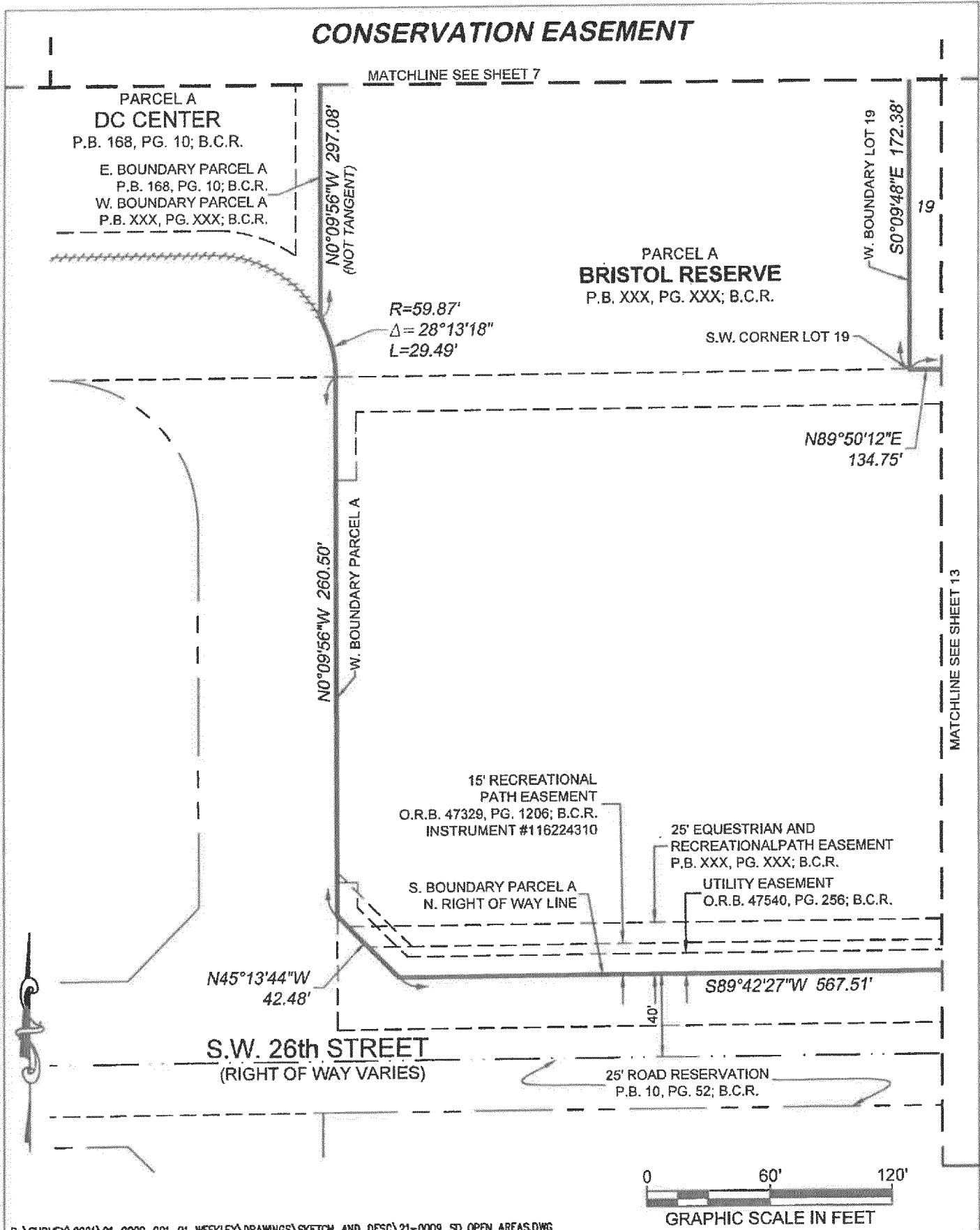


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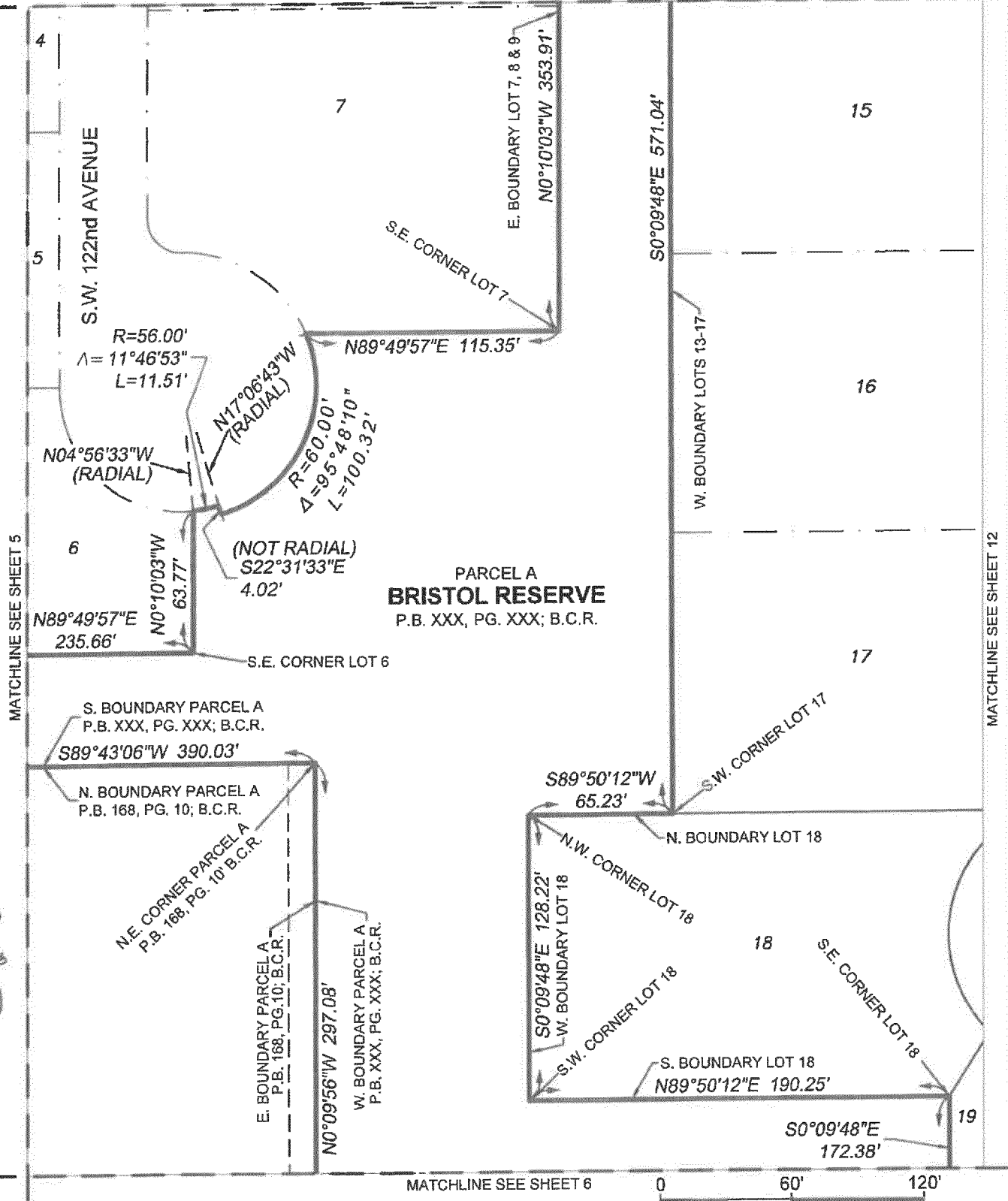
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CONSERVATION EASEMENT

MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 6

0 60' 120'

GRAPHIC SCALE IN FEET

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CONSERVATION EASEMENT

MATCHLINE SEE SHEET 9

35

34

33

32

THIS AREA SEE SHEET 5
AND DETAIL SHEET 14

S.W. 22nd COURT

1

10

11

12

PARCEL A
BRISTOL RESERVE
P.B. XXX, PG. XXX; B.C.R.

2

9

N89°54'51"E
50.60'

S. BOUNDARY LOT 11

13

S.W. 122nd AVENUE

3

8

E. BOUNDARY LOT 7, 8 & 9
N0°10'03"W 353.91'

S0°09'48"E 571.04'

W. BOUNDARY LOTS 13-17

14

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11

0 60' 120'

GRAPHIC SCALE IN FEET

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CONSERVATION EASEMENT

PARCEL "A"
"V.I. PET RESORT"
 P.B. 172, PG. 22; B.C.R.

S. BOUNDARY PARCEL "B"
 P.B. 172, PG. 22; B.C.R.
 N. BOUNDARY PARCEL "A"
 P.B. XXX, PG. XXX; B.C.R.

PARCEL "B"
 N89°44'23"E
 395.36'

N.E. CORNER PARCEL 'A'
 P.B. 178, PG. 104; B.C.R.
 CORNER OF PARCEL A
 P.B. XXX, PG. XXX; B.C.R.

S89°44'22"W
 148.72'

N.W. CORNER LOT 31

PARCEL 'A'
HAN MI BAPTIST CHURCH
 P.B. 178, PG. 104; B.C.R.

E. BOUNDARY PARCEL 'A'
 P.B. 178, PG. 104; B.C.R.

N0°09'48"W 330.54'

W. BOUNDARY PARCEL A
 P.B. XXX, PG. XXX; B.C.R.

S0°09'48"E 199.91'

31

W. BOUNDARY LOT 31

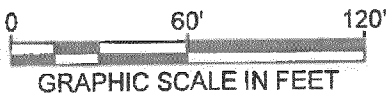
MATCHLINE SEE SHEET 10

S58°33'36"E
 7.56'

RADIAL LINE FROM THIS POINT BEARS S58°39'22"E

S.E. CORNER PARCEL 'A'
 P.B. 178, PG. 104; B.C.R.

R=60.00'
 Δ=115°31'32"
 L=120.98'



N. BOUNDARY LOT 33

S89°44'03"W 13.30'

N.E. CORNER LOT 33

N0°15'57"W 16.40'

N.W. CORNER LOT 32

35

34

33

PARCEL A
BRISTOL RESERVE
 P.B. XXX, PG. XXX; B.C.R.

S89°44'03"W
 98.77'

32

N. BOUNDARY LOT 32

E. BOUNDARY LOT 33

SEE SHEET 5

S0°15'57"E 206.01'

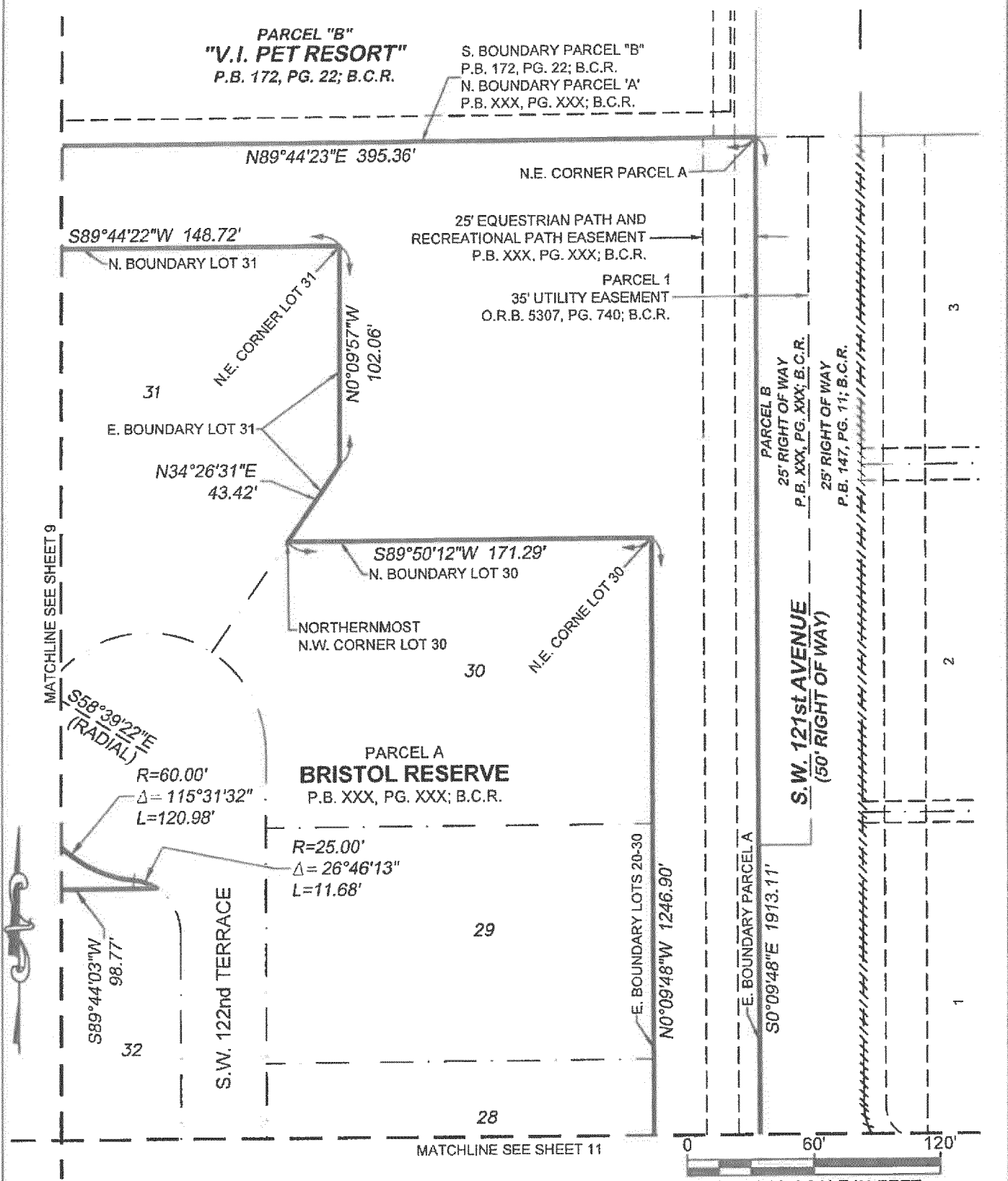
MATCHLINE SEE SHEET 8

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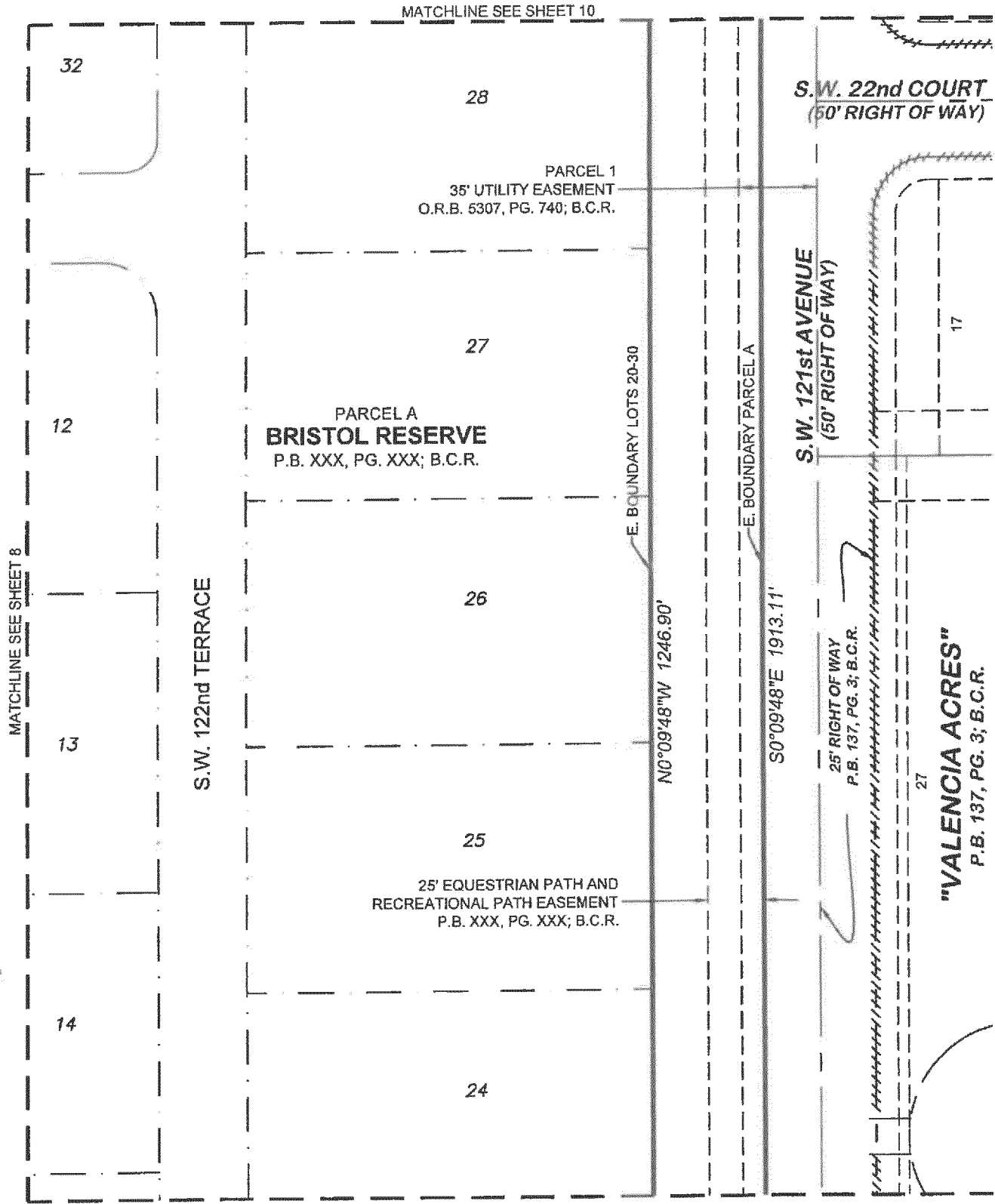


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CONSERVATION EASEMENT



MATCHLINE SEE SHEET 12



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GRAPHIC SCALE IN FEET

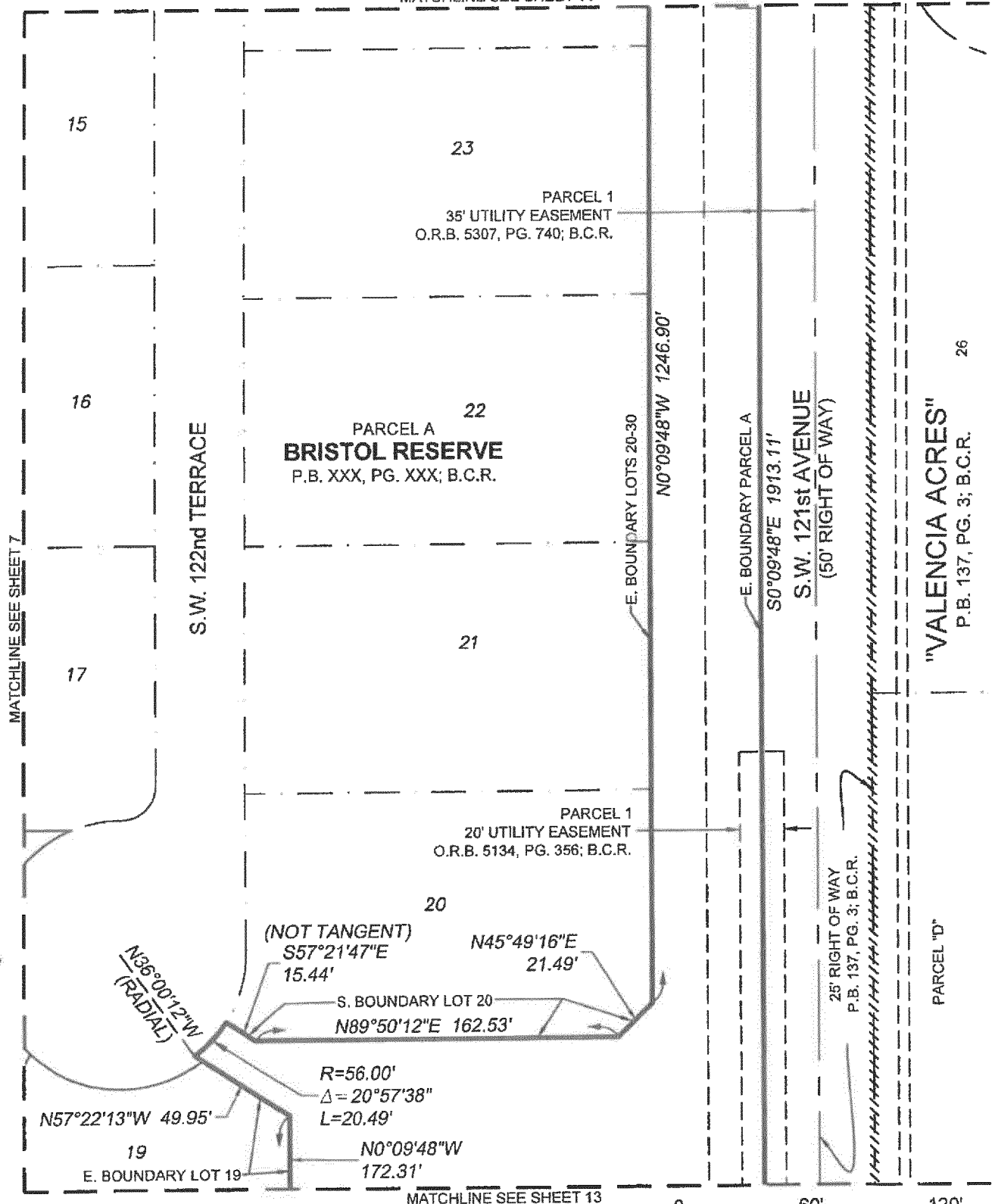


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CONSERVATION EASEMENT

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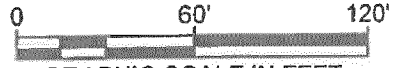
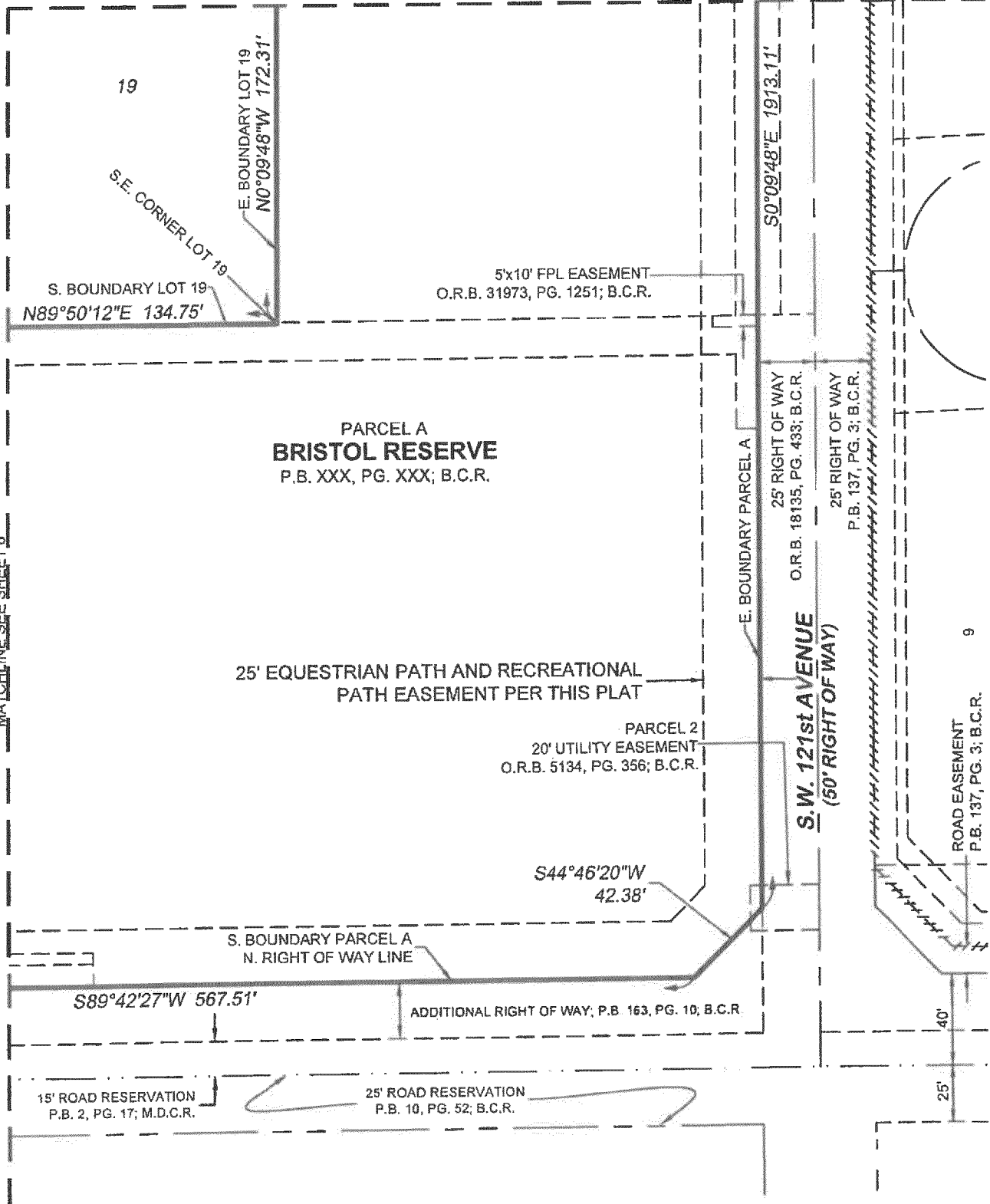
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CONSERVATION EASEMENT

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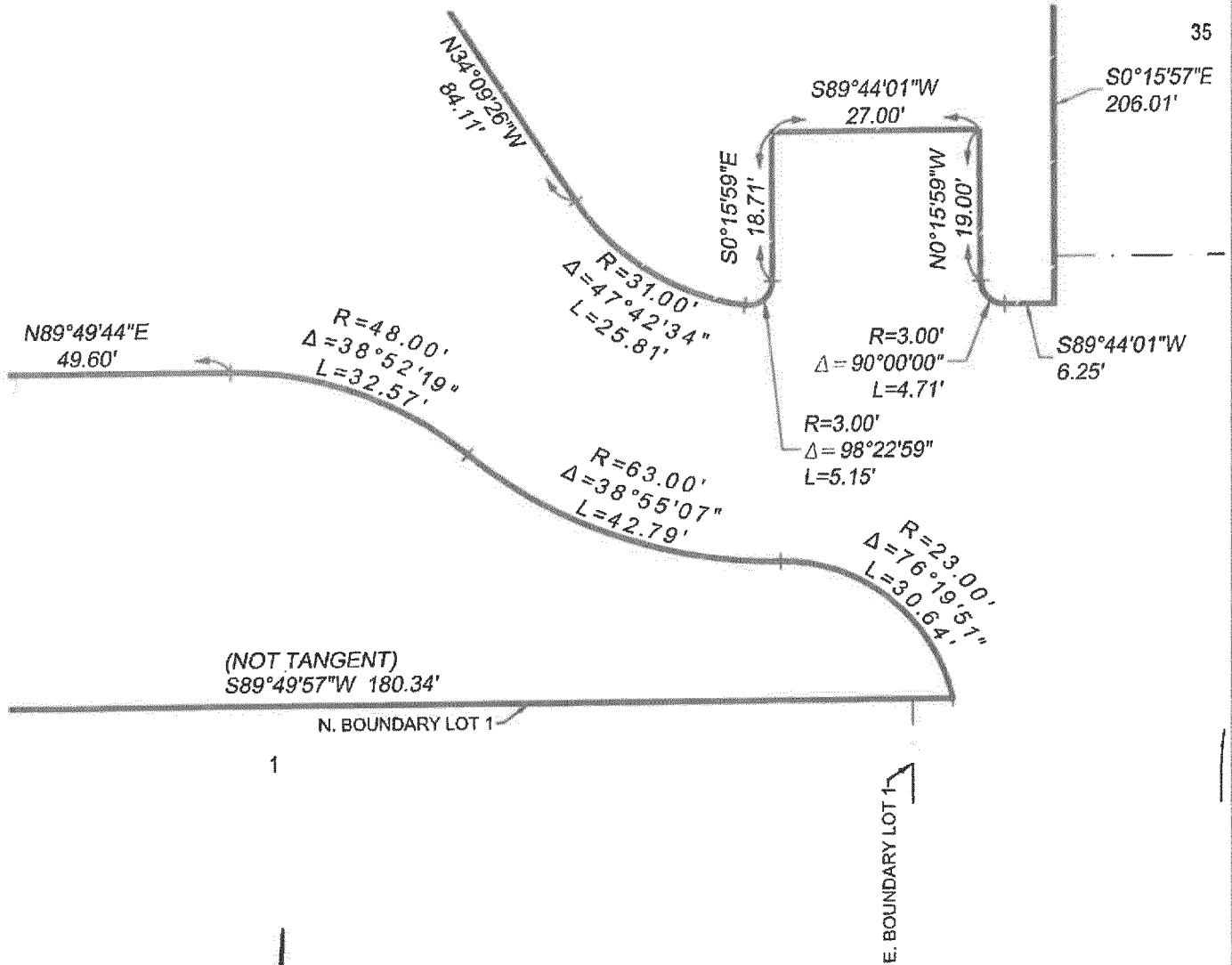
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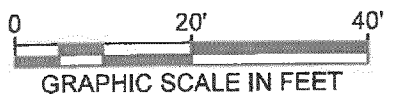
JOB NO.: 21-0009-001	SHEET 13 OF 14 SHEETS
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CONSERVATION EASEMENT DETAIL "A"



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