

CITY OF SUNRISE

2021 MAR -9 PM 7:30

CITY OF SUNRISE, FLORIDA

ORDINANCE NO. 673



CERTIFICATION

I certify this to be a true and correct copy of the original document on file at Sunrise City Hall.

Witness my hand and official seal of the City of Sunrise, Florida this 17th day of March 20 21.

Felicia M. Bravo, Sunrise City Clerk

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, REGARDING THE CREATION OF THE SOLTERRA COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT; ESTABLISHING AND NAMING THE SOLTERRA COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR RECORDATION OF DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a Petition (the "Petition") to establish Solterra Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, was submitted to the City of Sunrise, Florida (the "City"), by Windsor-Tiger Investments Manager, LLC, a Florida limited liability company, on December 17, 2020; and

WHEREAS, the proposed District comprises approximately 152 +/- acres, all located within the City; and

WHEREAS, the proposed District's authority to levy taxes and/or special assessments shall be limited to those properties located within the geographical boundaries of the District; and

WHEREAS, pursuant to Section 190.005(1)(d), Florida Statutes, notice of the public hearing on the Petition to establish the proposed District was published in the Sun-Sentinel once a week for four (4) consecutive weeks prior to the public hearing; and

WHEREAS, the City Commission held public hearings on the Petition to establish the District on February 9, 2021 and March 9, 2021; and

WHEREAS, the City Commission, having considered the Petition and all information presented at the public hearing, and being fully advised and informed of the

premises, has determined that it is in the best interests of the residents of the City to approve the Petition to establish the District and approve this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA, that:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The City Commission hereby makes the following additional findings of fact:

1. The property proposed to comprise the District consists of approximately 152 +/- acres, more or less; lies entirely within the boundaries of the City; and is generally located as identified on the location map attached hereto as Exhibit 1. A metes and bounds description of the external boundaries of the proposed District is set forth in the legal description attached hereto as Exhibit 2.
2. The City Commission has reviewed the Petition to establish the District and found all the statements therein to be true and correct.
3. The establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.
4. The District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.
5. The creation of the District is the best alternative available for delivering the community development services and facilities set forth below to the area that will be served by the District.
6. The community development services and facilities of the District will be compatible with the capacity and uses of existing City and regional community development services and facilities.
7. The area that will be served by the District is amenable to separate special district government.

Section 3. The City Commission hereby grants the Petition to establish and create a community development district which shall be known as "Solterra Community

Development District."

Section 4. The external boundaries of the District shall be as depicted on Exhibit 1 attached hereto and described in Exhibit 2 attached hereto.

Section 5. Pursuant to Section 190.005(2)(d), Florida Statutes, the charter for the District shall consist of Sections 190.006 through 190.049, Florida Statutes, inclusive.

Section 6. The five (5) persons designated to be the initial members of the Board of Supervisors are as follows:

Harold Eisenacher
James Wright
Joe Jimenez
Rolando DiGasbarro
Alex Torres

Section 7. As provided in Chapter 190, Florida Statutes, the District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority with respect to any area included within the District, those general powers set forth in Section 190.011 and those special powers relating to public improvements and community facilities authorized by Section 190.012(1), Florida Statutes.

Section 8. The City Commission hereby consents to the exercise of, and grants to the District the powers set forth in Sections 190.012(2)(a) and (d), Florida Statutes.

Section 9. The Declaration of Restrictive Covenants attached hereto as Exhibit 3 is hereby approved by the City and shall be recorded in the Public Records of Broward County, Florida within thirty (30) days after the effective date of this Ordinance at the District's expense. Failure to do so may result in the repeal of this Ordinance by the City Commission without further notice.

Section 10. Severability. In the event a court of competent jurisdiction shall hold or determine that any part of this Ordinance is invalid or unconstitutional, the remainder of the Ordinance shall not be affected thereby, and it will be presumed that the City Commission for the City of Sunrise, Florida did not intend to enact such invalid or unconstitutional provision. It shall further be assumed that the City Commission would have adopted the remainder of this Ordinance without said invalid and unconstitutional provision, thereby causing said remainder to remain in full force and effect.

Section 11. Conflict. That all Sections or parts of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 12. Effective Date. This Ordinance shall be effective immediately upon its passage.

PASSED AND ADOPTED upon this first reading this 9th DAY OF FEBRUARY, 2021.

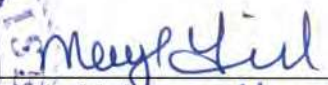
PASSED AND ADOPTED upon this second reading this 9TH DAY OF MARCH, 2021.



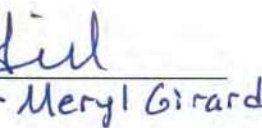
Mayor Michael J. Ryan

Authentication:





~~Felicia M. Bravo~~
City Clerk


Meryl Girard

FIRST READING

MOTION: SCUOTTO
SECOND: KERCH

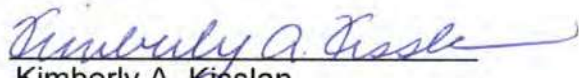
DOUGLAS: YEA
GUZMAN: YEA
KERCH: YEA
SCUOTTO: YEA
RYAN: YEA

SECOND READING

MOTION: SCUOTTO
SECOND: KERCH

DOUGLAS: YEA
GUZMAN: YEA
KERCH: YEA
SCUOTTO: YEA
RYAN: YEA

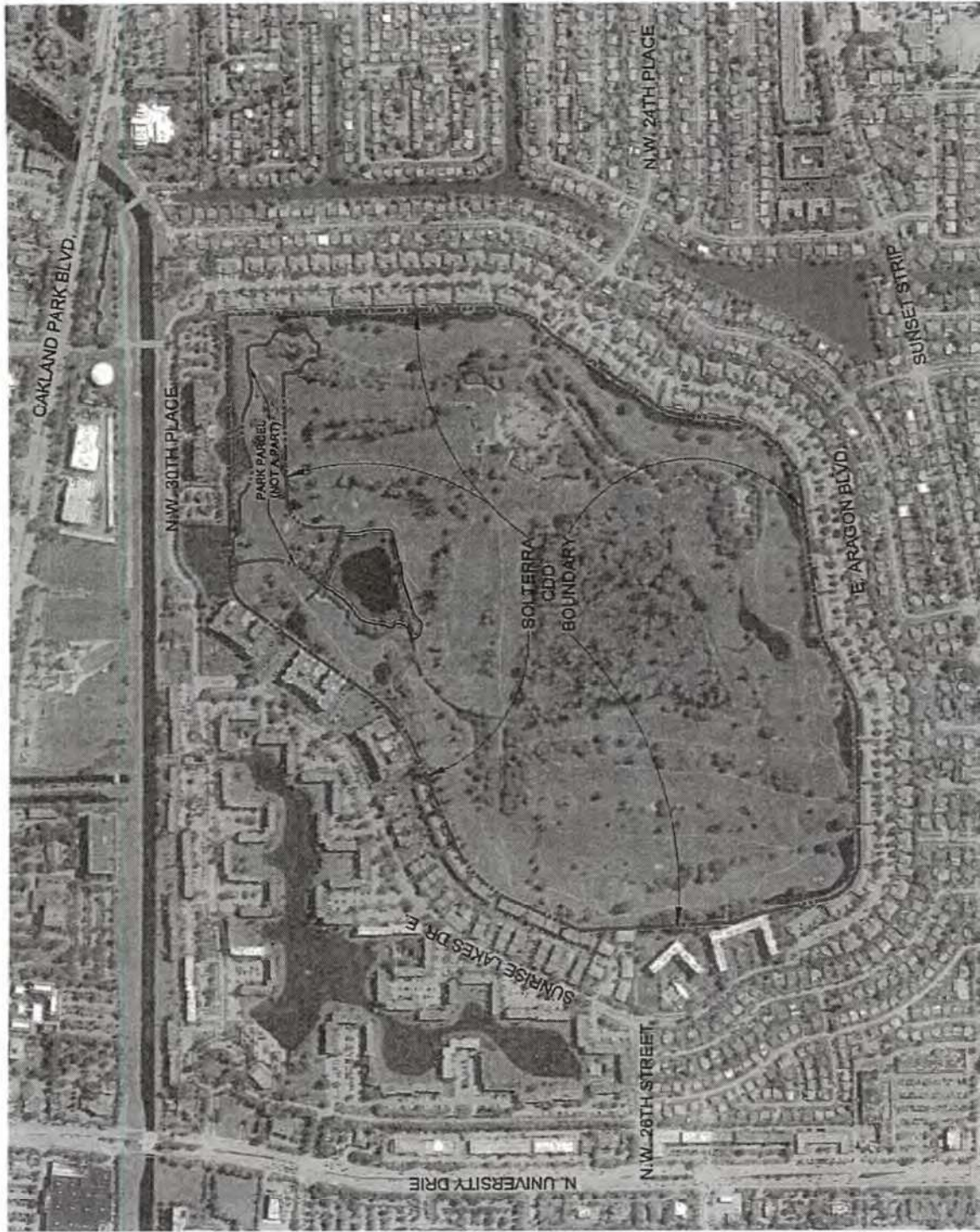
Approved by the City Attorney
as to Form and Legal Sufficiency



Kimberly A. Kisslan

EXHIBIT 1

District Location



SOLTERRA COMMUNITY DEVELOPMENT DISTRICT
LOCATION MAP



Craven Thompson
& Associates, Inc.

EXHIBIT 2

Description of District Boundaries

FOR: C.C. HOMES

SOL TERRA CDD
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGAL DESCRIPTION:

ALL OF PARCEL "B" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH,

A PORTION OF BLOCKS 1 AND 4 OF SECTION 27, AND BLOCKS 2 AND 3 OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG A BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1277.92 FEET TO A POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 31°02'38", AN ARC DISTANCE OF 108.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF UNIT ONE OF "QUAIL RUN OF SUNRISE UNITS ONE, TWO & THREE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 31°27'08" WEST ALONG SAID PROLONGATION, BEING RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 1.22 FEET TO THE EASTERN-MOST CORNER OF UNIT ONE OF SAID PLAT; THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID PLAT AND THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 23°06'09", AN ARC DISTANCE OF 80.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°26'43" WEST ALONG SAID BOUNDARY, A DISTANCE OF 768.07 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 31°01'52", AN ARC DISTANCE OF 324.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°28'35" WEST ALONG SAID BOUNDARY, A DISTANCE OF 180.00 FEET TO THE SOUTHERN MOST CORNER OF UNIT 3 OF SAID PLAT ALSO BEING THE EASTERN MOST CORNER OF PARCEL A, "THE FAIRWAYS OF SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 66°28'35" WEST ALONG THE EAST BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 305.41 FEET TO A POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 42°57'20", AN ARC DISTANCE OF 449.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°31'15" WEST, A DISTANCE OF 356.00 FEET TO AN ANGLE POINT OF SAID BOUNDARY; THENCE SOUTH 02°50'12" EAST ALONG SAID BOUNDARY, A DISTANCE OF 155.87 FEET TO THE SOUTHERN MOST CORNER OF PARCEL "A" OF SAID PLAT ALSO BEING THE NORTH EAST CORNER OF PARCEL 21 AND THE EAST BOUNDARY LINE OF ARAGON SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 02°50'12" EAST ALONG THE EAST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 614.35 FEET TO A POINT OF INTERSECTION WITH A 600.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 64°18'32" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 13°23'04", AN ARC DISTANCE OF 140.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°18'24" EAST ALONG SAID BOUNDARY, A DISTANCE OF 319.04 FEET TO A POINT OF CURVATURE OF A 223.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 78°46'41", AN ARC DISTANCE OF 307.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°54'55" EAST ALONG SAID BOUNDARY, A DISTANCE OF 50.45 FEET TO THE NORTH EAST CORNER OF PARCEL 16 OF SAID PLAT, ALSO BEING A COMMON CORNER OF PARCEL "A" OF REGENCY HOMES AT SUNRISE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT DELINEATED AS PRM NO. 14 ON SAID PLAT; THENCE CONTINUE NORTH 88°54'55" EAST ALONG THE BOUNDARY LINE OF PARCEL "A", A DISTANCE OF 642.16 FEET TO A POINT OF CURVATURE OF A 190.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 27°31'43", AN ARC DISTANCE OF 91.29 FEET TO A POINT OF TANGENCY; THENCE NORTH 61°23'13" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 245.82 FEET TO A POINT OF CURVATURE OF A 490.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH;

(CONTINUED ON SHEET 2)

R:\SURVEY\2014\14-0013 SOL TERRA CDD\DRAWINGS\14-0013_CDD_BOUNDARY.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.

CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3543 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6408 TEL: (954) 739-6400
 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) 2020

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED BOUNDARY AND LEGAL	3/19/20	JDR	RDP

JOB NO.: 14-0013	SHEET 1 OF 10 SHEETS
DRAWN BY: AOS	F.B.N/A PG.N/A
CHECKED BY: RY	DATED: 02-19-20

SOLTERRA CDD
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGAL DESCRIPTION (CONTINUED):

THENCE EASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 20°59'46", AN ARC DISTANCE OF 179.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 82°22'59" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 604.86 FEET TO A POINT OF CURVATURE OF A 432.67 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 76°51'51", AN ARC DISTANCE OF 580.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°31'08" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 208.39 FEET TO A POINT OF CURVATURE OF A 237.56 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 28°08'39", AN ARC DISTANCE OF 116.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 33°39'46" EAST ALONG SAID BOUNDARY, A DISTANCE OF 521.35 FEET TO A POINT OF INTERSECTION OF A 649.13 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 59°55'00" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND BOUNDARY THROUGH A CENTRAL ANGLE OF 08°57'26", AN ARC DISTANCE OF 101.48 FEET TO A POINT OF A COMMON CORNER OF PARCEL B OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 649.13 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 49.23 FEET TO A POINT OF REVERSE CURVATURE OF A 423.37 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'57", AN ARC DISTANCE OF 3.93 FEET TO A POINT OF A COMMON CORNER OF PARCEL B OF SAID PLAT; THENCE CONTINUE NORTHEASTERLY ALONG SAID 423.37 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 44°19'48", AN ARC DISTANCE OF 327.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°28'35" WEST ALONG THE BOUNDARY OF SAID PARCEL A, A DISTANCE OF 1292.13 FEET TO THE POINT OF BEGINNING.

LESS THERE FROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF BLOCK 2, SECTION 28, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "EVERGLADES PLANTATION COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE PREVIOUSLY DESCRIBED POINT OF BEGINNING, SAID POINT LYING ON A BOUNDARY OF PARCEL "A" OF SAID REGENCY HOMES AT SUNRISE PLAT, SAID POINT DELINEATED AS PRM NO. 48 ON SAID PLAT; THENCE SOUTH 89°32'52" WEST ALONG A BOUNDARY LINE OF PARCEL "A" OF SAID PLAT, A DISTANCE OF 1193.25 FEET TO THE POINT OF BEGINNING OF LESS OUT PARCEL, SAID POINT BEING ON THE ARC OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 76°23'23" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHEAST, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°50'31", AN ARC DISTANCE OF 30.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 57.21 FEET TO A POINT OF CURVATURE OF A 32.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 36.36 FEET TO A POINT OF REVERSE CURVATURE OF A 27.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'22", FOR AN ARC DISTANCE OF 30.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 143.32 FEET TO A POINT OF CURVATURE OF A 48.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°02'06", FOR AN ARC DISTANCE OF 37.73 FEET TO A POINT OF REVERSE CURVATURE OF A 159.80 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°43'28", FOR AN ARC DISTANCE OF 197.26 FEET TO A POINT OF REVERSE CURVATURE OF A 298.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°02'46", FOR AN ARC DISTANCE OF 270.70 FEET TO A POINT OF REVERSE CURVATURE OF A 180.03 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°30'44", FOR AN ARC DISTANCE OF 143.00 FEET TO A POINT OF REVERSE CURVATURE OF A 98.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'21", FOR AN ARC DISTANCE OF 32.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°32'52" EAST, A DISTANCE OF 90.69 FEET TO A POINT OF CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°58'33", FOR AN ARC DISTANCE OF 35.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 56.87 FEET TO A POINT OF CURVATURE OF A 37.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 35.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°02'15" EAST, A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE OF A 33.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 32.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 108.55 FEET TO A POINT OF CURVATURE OF A 33.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY;

(CONTINUED ON SHEET 3)

R:\SURVEY\2014\14-0013 SOLTERRA CDD\DRAWINGS\14-0013_CDD_BOUNDARY.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS PLANNERS SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-6400 TEL: (954) 738-6400 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) 2020	JOB NO.: 14-0013	SHEET 2 OF 10 SHEETS
	DRAWN BY: AOS	F.B. N/A PG. N/A
	CHECKED BY: RY	DATED: 02-19-20

SOL TERRA CDD
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGAL DESCRIPTION (CONTINUED):

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°33'40", FOR AN ARC DISTANCE OF 32.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°05'05" WEST, A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE OF A 37.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°38'03", FOR AN ARC DISTANCE OF 32.70 FEET; THENCE NORTH 86°32'58" WEST, RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 74.03 FEET; THENCE NORTH 01°28'35" WEST, A DISTANCE OF 21.73 FEET TO A POINT OF CURVATURE OF A 65.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 102.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 2.38 FEET; THENCE NORTH 01°28'35" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 623.00 FEET TO A POINT OF CURVATURE OF A 140.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 219.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°28'35" EAST, A DISTANCE OF 134.22 FEET; THENCE SOUTH 88°31'25" WEST, A DISTANCE OF 28.76 FEET TO A POINT OF INTERSECTION OF A 15.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 85°16'01" WEST, FROM THE LAST DESCRIBED POINT, THE NEXT NINE COURSES FOLLOW ALONG THE NORTH BOUNDARY OF THE CONSERVATION EASEMENT AS RECORDED IN THE OFFICIAL RECORDS BOOK 24612, PAGE 670 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°53'04", AN ARC DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°37'03" WEST, A DISTANCE OF 35.17 FEET; THENCE NORTH 78°26'42" WEST, A DISTANCE OF 28.83 FEET TO A POINT OF INTERSECTION OF A 55.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 03°12'39" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°27'08", AN ARC DISTANCE OF 40.75 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°02'52", FOR AN ARC DISTANCE OF 46.81 FEET TO A POINT OF REVERSE CURVATURE OF A 23.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°08'22", FOR AN ARC DISTANCE OF 37.79 FEET TO A POINT OF REVERSE CURVATURE OF A 10.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°14'33", FOR AN ARC DISTANCE OF 12.43 FEET TO A POINT OF REVERSE CURVATURE OF A 43.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°15'39", FOR AN ARC DISTANCE OF 36.97 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°10'18", FOR AN ARC DISTANCE OF 40.65 FEET; THENCE NORTH 42°23'55" WEST, DEPARTING FROM THE SAID CONSERVATION EASEMENT AND RADIAL FROM THE LAST DESCRIBED CURVE, A DISTANCE OF 60.84 FEET; THENCE NORTH 43°10'51" EAST, A DISTANCE OF 44.62 FEET TO A POINT OF CURVATURE OF A 265.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°21'47", FOR AN ARC DISTANCE OF 260.89 FEET TO A POINT OF COMPOUND CURVATURE OF A 988.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°29'18", FOR AN ARC DISTANCE OF 148.37 FEET TO A POINT OF INTERSECTION TO THE BOUNDARY OF "PARCEL A" OF SAID "REGENCY HOMES AT SUNRISE" PLAT, SAID POINT OF INTERSECTION BEING A 200.00 FOOT RADIUS NON-TANGENT CURVE CONCAVED SOUTHERLY, WHOSE RADIUS POINT BEARS SOUTH 12°42'01" EAST, FROM THE LAST DESCRIBED POINT; THENCE EASTERLY ALONG SAID CURVE, AND SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 12°14'53", AN ARC DISTANCE OF 42.75 FEET TO A POINT OF TANGENCY, THENCE NORTH 89°32'52" EAST ALONG SAID BOUNDARY, A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 6,630,559 SQUARE FEET OR (152.216 ACRES), MORE OR LESS.

RICHARD D. PRYCE, FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. 4038
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER NO. 271



Digitally signed by
Richard D. Pryce
Date: 2020.03.19
16:00:09 -04'00'

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 FLORIDA ADMINISTRATIVE CODE.

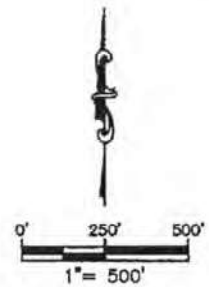
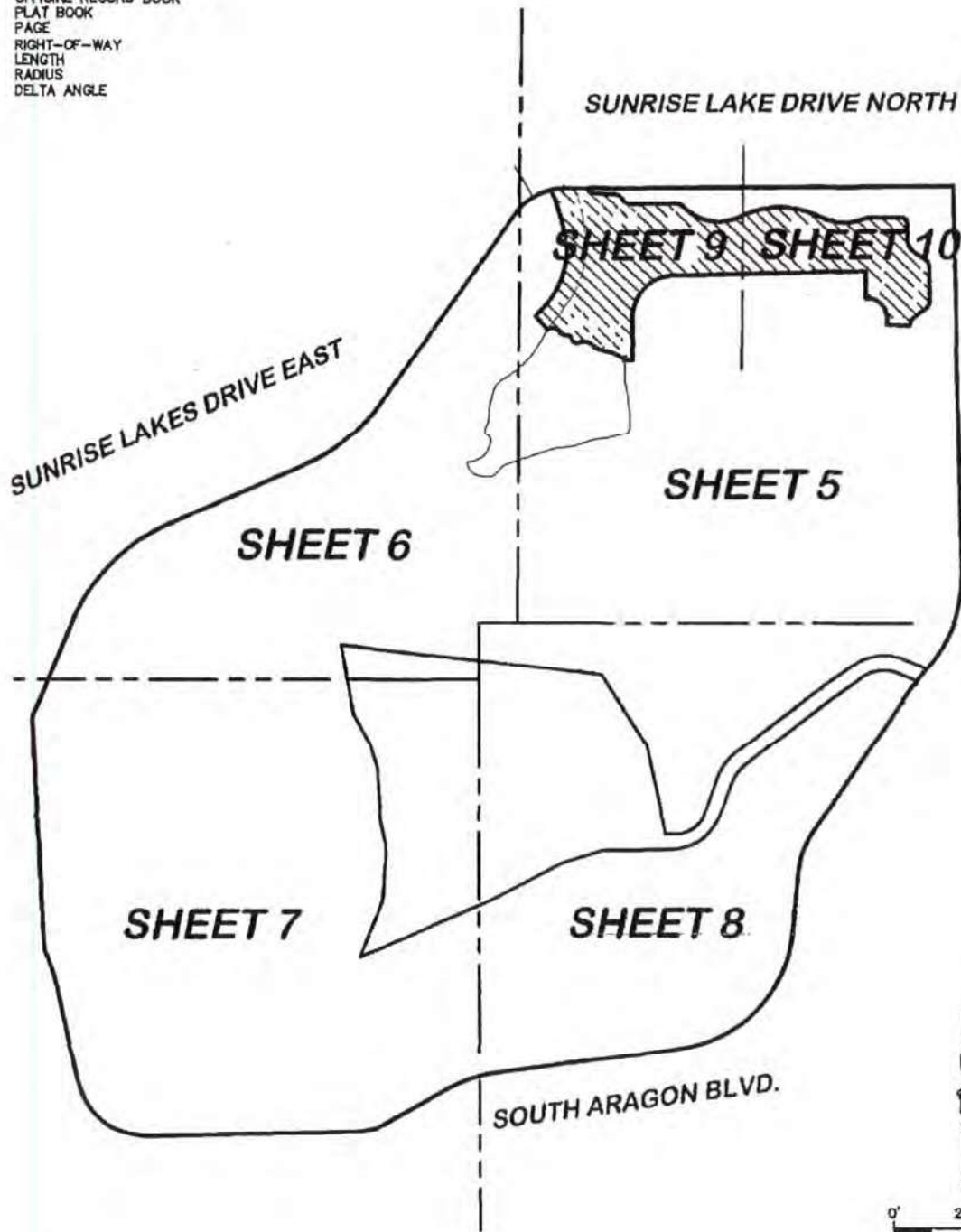
R:\SURVEY\2014\14-0013 SOL TERRA CDD\DRAWINGS\14-0013_CDD_BOUNDARY.DWG

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3363 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 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) 2020	JOB NO.: 14-0013	SHEET 3 OF 10 SHEETS
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	CHECKED BY: RY	DATED: 02-19-20

SOLTERRA CDD
SUNRISE GOLF & COUNTRY CLUB, LLC

LEGEND

B.C.R. BROWARD COUNTY RECORDS
 O.R.B. OFFICIAL RECORD BOOK
 P.B. PLAT BOOK
 P.O. PAGE
 R/W RIGHT-OF-WAY
 L LENGTH
 R RADIUS
 Δ DELTA ANGLE



KEY MAP

R:\SURVEY\2014\14-0013 SOLTERRA CDD\DRAWINGS\14-0013_CDD_BOUNDARY.DWG

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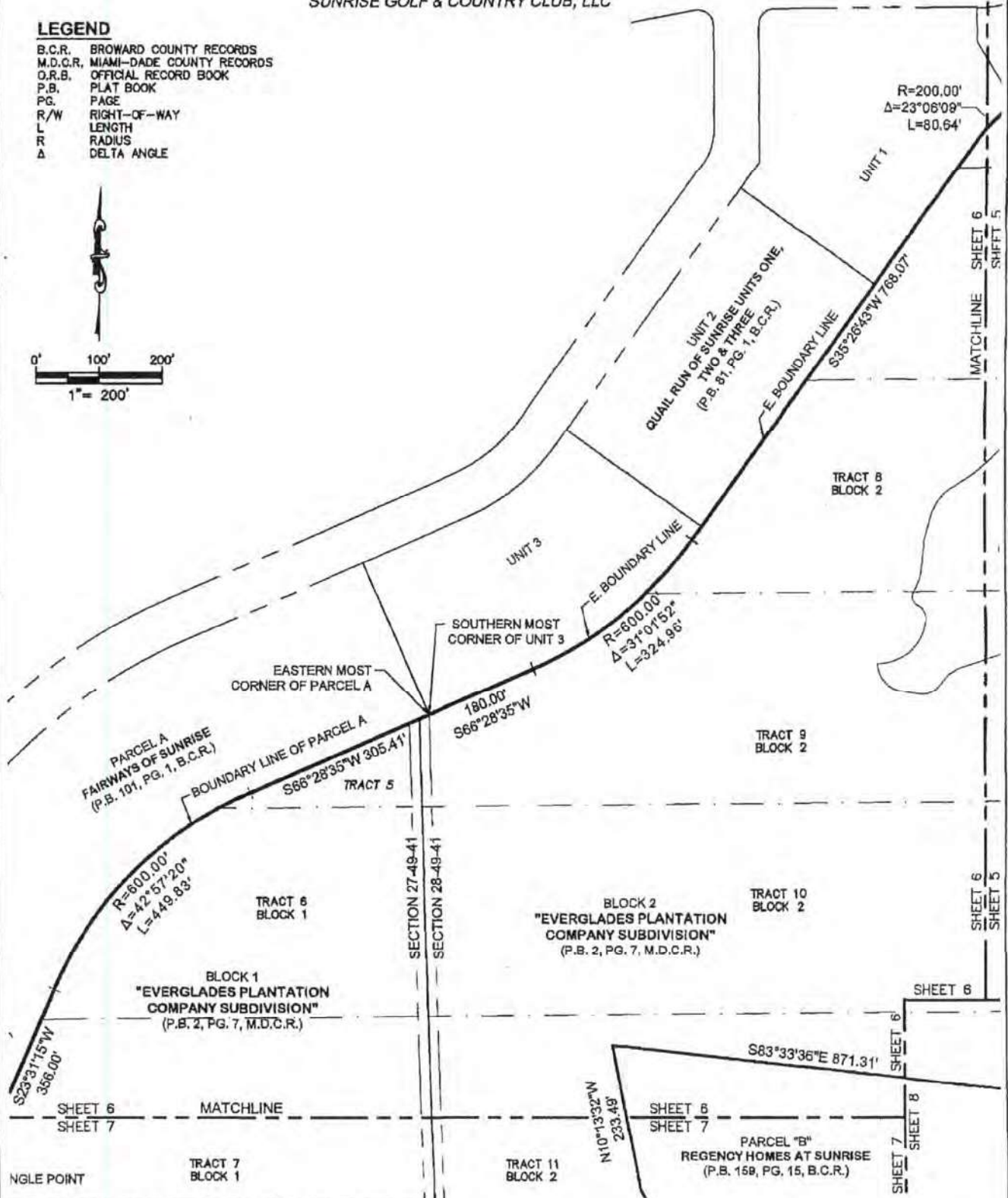
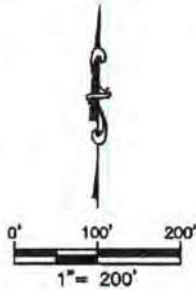
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P.B. PLAT BOOK
P.G. PAGE
R/W RIGHT-OF-WAY
L LENGTH
R RADIUS
Δ DELTA ANGLE

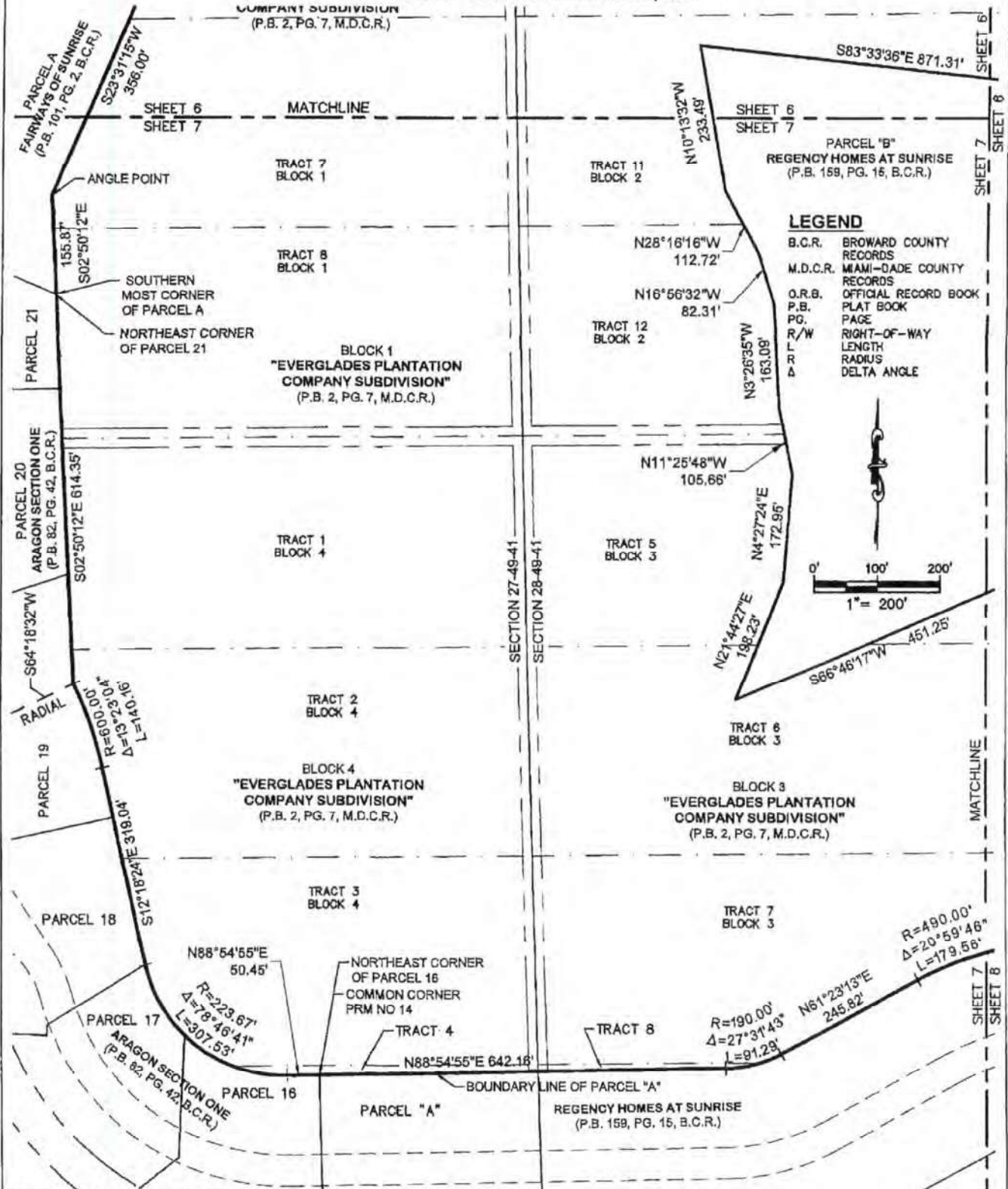


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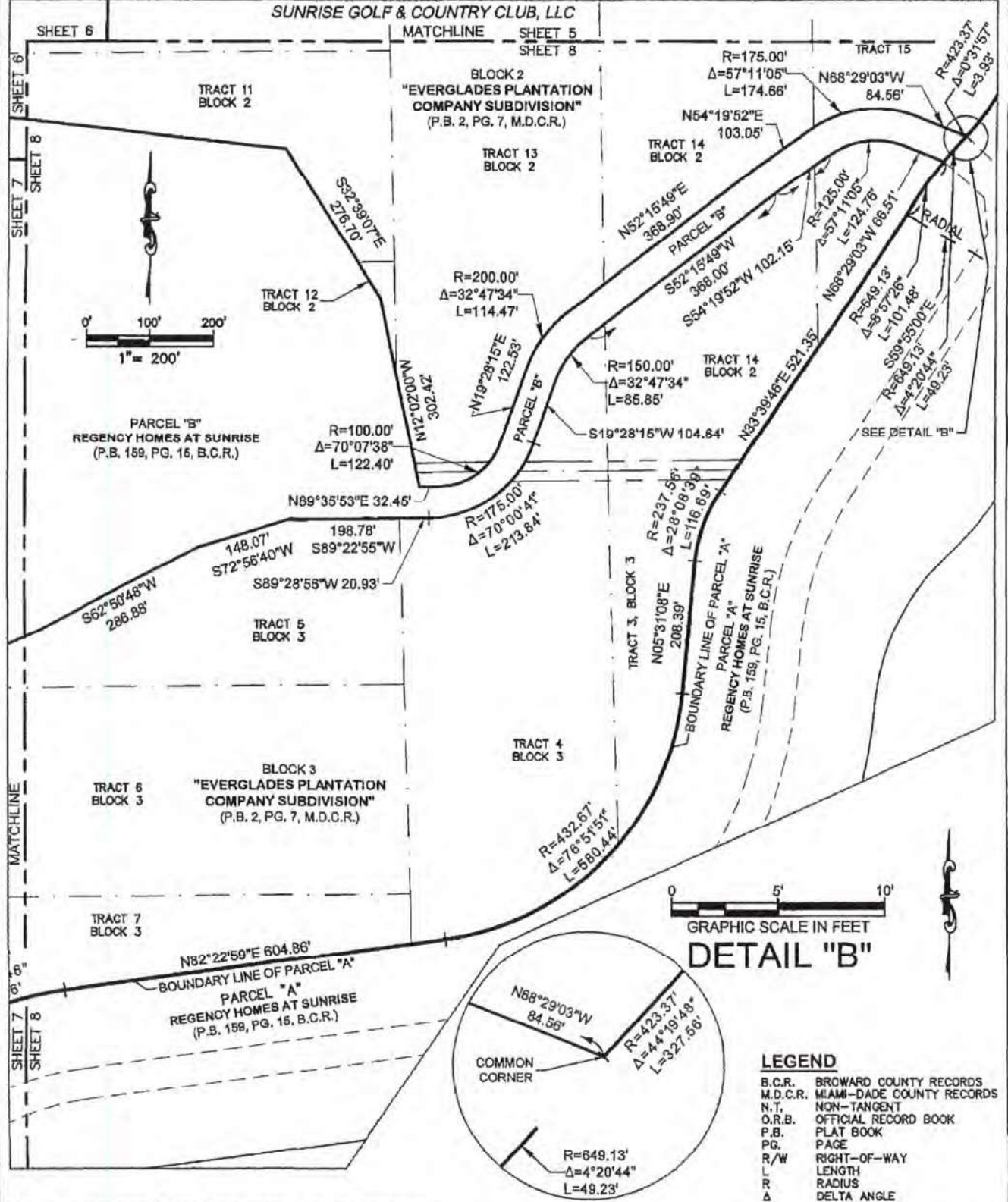
SHEET 7 OF 10 SHEETS

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DATED: 02-19-20

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SHEET 8 OF 10 SHEETS

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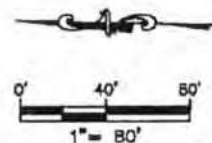
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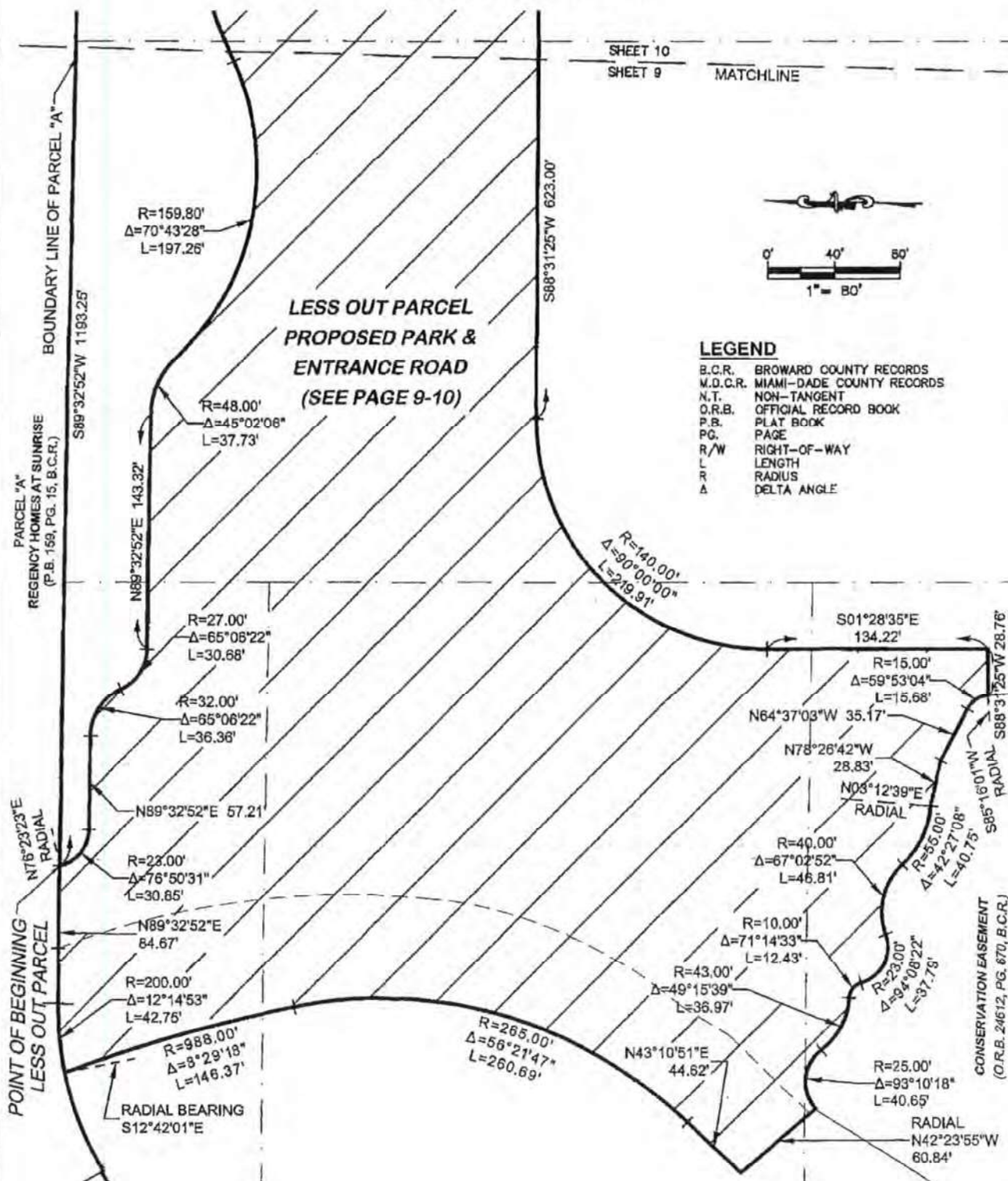
SHEET 10
 SHEET 9

MATCHLINE



LEGEND

B.C.R. BROWARD COUNTY RECORDS
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 N.T. NON-TANGENT
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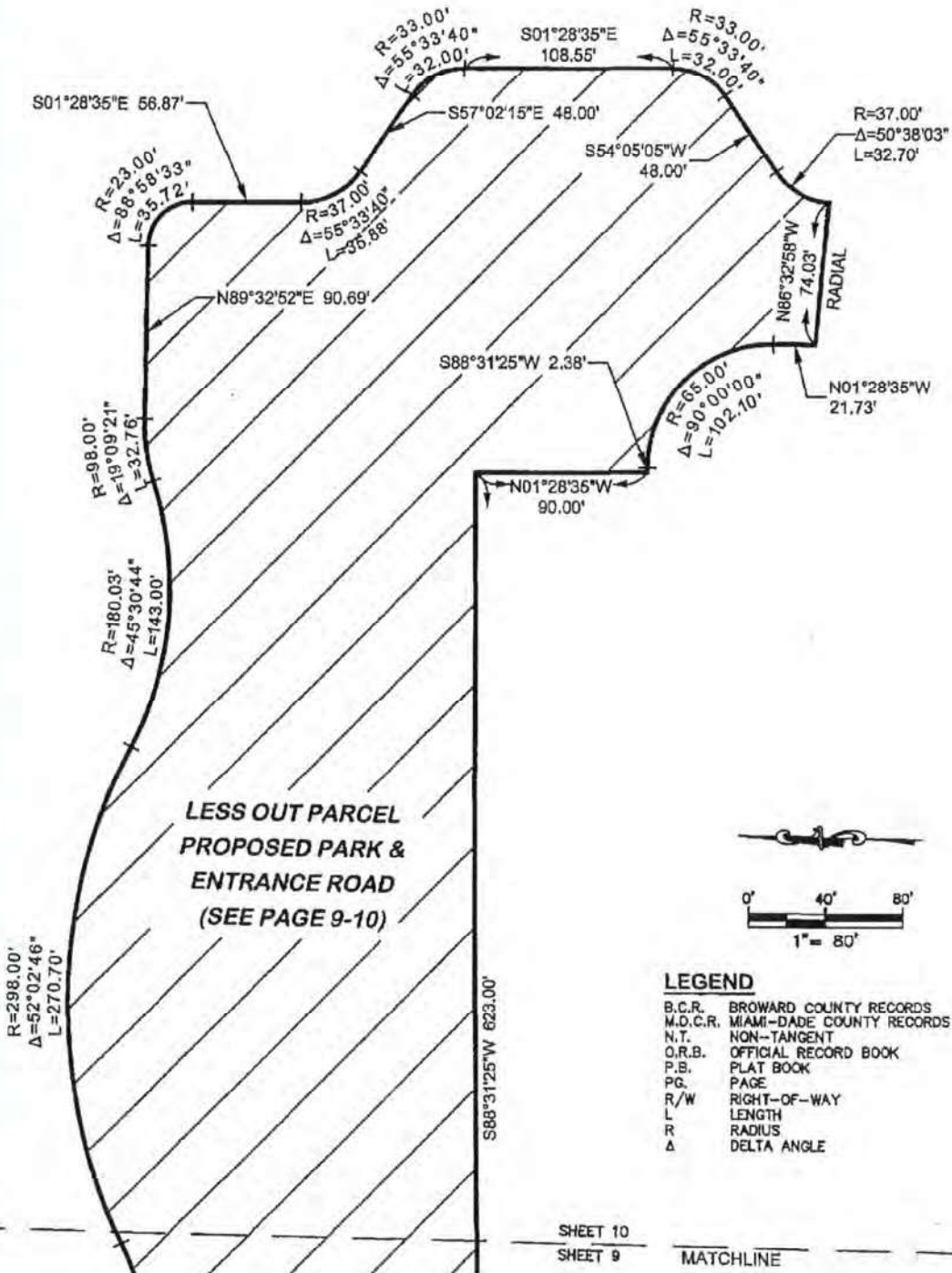
SOLTERRA CDD
SUNRISE GOLF & COUNTRY CLUB, LLC

POINT OF COMMENCEMENT
PRM No. 48

BOUNDARY LINE OF PARCEL "A"

PARCEL "A"
REGENCY HOMES AT SUNRISE
(P.B. 159, PG. 15, B.C.R.)

S89°32'52"W 1193.25'



R:\SURVEY\2014\14-0013 SOLTERRA CDD\DRAWINGS\14-0013_CDD_BOUNDARY.DWG

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CHECKED BY: RY	DATED: 02-19-20

EXHIBIT 3

Form of Declaration of Restrictive Covenants