

Affected Area Legal Descriptions:

POD 1 (17.559 ACRES/764.894 SQUARE FEET)

A TRACT OF LAND IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=666.287 4278 AND EASTING=904.330 3217, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF N89°32'52" E ALONG THE SOUTH LINE OF SAID SECTION 22, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 29.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE N37°23'52" E ALONG SAID WEST LINE, A DISTANCE OF 1049.26 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N37°23'52" E, A DISTANCE OF 1944.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF ROCK ISLAND BOULEVARD, SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 2904.79 FEET, A CHORD BEARING OF N49°23'49" W, A CHORD DISTANCE OF 193.99 FEET, AND A CENTRAL ANGLE OF 3°48'37"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTHWESTERLY, A DISTANCE OF 94.98 FEET TO A POINT OF INTERSECTION WITH A CENTRAL ANGLE OF 7°37 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100 FEET AND A CENTRAL ANGLE OF 43°36'42"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 79.61 FEET TO A POINT OF REVERSE CURVE; SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 15°01'11". THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 17.02 FEET; THENCE S78°02'10" W, A DISTANCE OF 622.22 FEET; THENCE S37°23'49" W, A DISTANCE OF 296.00 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 23°25'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 124.26 FEET; THENCE N76°01'09" W, A DISTANCE OF 29.12 FEET; THENCE S74°36'20" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF ENVIRON BOULEVARD, SAID RIGHT-OF-WAY BEING A NON-TANGENT CURVE CONCAVE WEST WITH A RADIUS OF 548.12 FEET, A CHORD BEARING OF S02°12'24" E, A CHORD DISTANCE OF 250.05 FEET, AND A CENTRAL ANGLE OF 26°22'11". THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 252.27 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 1445.00 FEET AND A CENTRAL ANGLE OF 23°02'58". THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 581.31 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 376.27 FEET AND A CENTRAL ANGLE OF 64°44'29". THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 326.66 FEET; THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY. THENCE DEPARTING SAID RIGHT-OF-WAY S52°36'08" E, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

POD 2 (13.871 ACRES/9604.241 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668.990 2939 AND EASTING=912.189 2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF N01°24'32" W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21" W ALONG SAID NORTH LINE, A DISTANCE OF 3465.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21" W ALONG SAID LINE, A DISTANCE OF 1413.91 FEET; THENCE N00°37'39" E, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTH, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N80°44'38" E, AND A CENTRAL ANGLE OF 17°15'26"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 69.24 FEET; THENCE N72°05'55" E, A DISTANCE OF 99.81 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 655.16 FEET AND A CENTRAL ANGLE OF 7°03'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 80.72 FEET; THENCE N00°00'11" W, A DISTANCE OF 371.27 FEET; THENCE N85°37'58" E, A DISTANCE OF 77.69 FEET; THENCE S88°22'48" E, A DISTANCE OF 588.30 FEET; THENCE S69°51'16" E, A DISTANCE OF 479.30 FEET; THENCE N81°50'32" E, A DISTANCE OF 225.16 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF AFOREMENTIONED INVERRARY BOULEVARD; THENCE S17°59'56" W, A DISTANCE OF 74.98 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 707.09 FEET AND A CENTRAL ANGLE OF 13°14'27"; THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 183.40 FEET; THENCE S04°44'33" W, A DISTANCE OF 152.16 FEET TO THE POINT OF BEGINNING, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY.

TOGETHER WITH

POD 3 (24.747 ACRES/1,077.978 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668.990 2939 AND EASTING=912.189 2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF N01°24'32" W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21" W ALONG SAID NORTH LINE, A DISTANCE OF 1221.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°22'21" W ALONG SAID LINE, A DISTANCE OF 2204.34 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE N04°43'15" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 146.82 TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 647.09 FEET AND A CENTRAL ANGLE OF 13°14'27"; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 149.82 FEET; THENCE N17°59'56" E, A DISTANCE OF 104.45 TO THE SOUTHWEST CORNER OF SAID TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID EAST RIGHT-OF-WAY; THENCE N82°03'14" E ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 318.18 FEET; THENCE N79°31'16" E, A DISTANCE OF 377.25 FEET; THENCE S89°30'24" E, A DISTANCE OF 290.60 FEET; THENCE S85°24'05" E, A DISTANCE OF 391.57 FEET; THENCE N68°25'58" E, A DISTANCE OF 417.85 FEET; THENCE N60°51'35" E, A DISTANCE OF 125.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG SAID SOUTH LINE; THENCE S54°27'10" E, A DISTANCE OF 33.19 FEET; THENCE S73°28'27" E, A DISTANCE OF 87.74 FEET; THENCE S12°22'52" W, A DISTANCE OF 23.99 FEET; THENCE S16°42'31" W, A DISTANCE OF 164.70; THENCE S73°44'55" E, A DISTANCE OF 132.55 FEET; THENCE S16°37'10" W, A DISTANCE OF 27.33 FEET; THENCE N89°19'30" E, A DISTANCE OF 92.82 FEET; THENCE S01°20'28" E, A DISTANCE OF 392.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

POD 4 (36.048 ACRES)1,570,240 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668.990 2939 AND EASTING=912.189 2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF N01°24'32" W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21" W ALONG SAID NORTH LINE, A DISTANCE OF 426.43 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N01°29'09" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 273.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7889.44 FEET AND A CENTRAL ANGLE OF 5°48'29"; THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 799.75 FEET TO THE SOUTHEAST CORNER OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY S42°46'47" W, A DISTANCE OF 176.49 FEET ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE N74°50'31" W ALONG SAID SOUTH LINE, A DISTANCE OF 153.31 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N11°52'25" W, A DISTANCE OF 329.10 FEET; THENCE N23°01'35" W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE S89°34'05" W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE. THENCE S27°04'41" W, A DISTANCE OF 232.57 FEET; THENCE N82°01'05" W, A DISTANCE OF 150.20 FEET, THE PREVIOUS TWO (2) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE S07°56'56" W, A DISTANCE OF 46.71 FEET TO A CORNER ALONG THE NORTH LINE OF TRACT A, THE MANORS OF INVERRARY. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S82°02'35" E ALONG SAID NORTH LINE, A DISTANCE OF 1630.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE S08°34'10" W, A DISTANCE OF 208.77 FEET; THENCE S21°05'09" E, A DISTANCE OF 85.44 FEET; THENCE S09°46'20" W, A DISTANCE OF 111.80 FEET; THENCE S11°41'41" E, A DISTANCE OF 387.33 FEET; THENCE S10°15'16" W, A DISTANCE OF 213.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THE PREVIOUS FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID TRACT A; THENCE S54°27'10" E, A DISTANCE OF 33.19 FEET; THENCE S73°28'27" E, A DISTANCE OF 87.74 FEET; THENCE S12°22'52" W, A DISTANCE OF 23.99 FEET; THENCE S16°42'31" W, A DISTANCE OF 164.70; THENCE S73°44'55" E, A DISTANCE OF 132.55 FEET; THENCE S16°37'10" W, A DISTANCE OF 27.33 FEET; THENCE N89°19'30" E, A DISTANCE OF 92.82 FEET; THENCE S01°20'28" E, A DISTANCE OF 392.69 FEET TO A POINT ALONG THE NORTH LINE OF AFOREMENTIONED CANAL C-13; THENCE N89°22'21" E ALONG SAID NORTH LINE, A DISTANCE OF 794.59 FEET TO THE POINT OF BEGINNING.

POD 5 (15.248 ACRES/664.183 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=668.990 2939 AND EASTING=912.189 2892, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF N01°24'32" W ALONG THE EAST LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 332.26 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE CENTRAL AND SOUTHERN FLORIDA CONTROL DISTRICT CANAL C-13; THENCE S89°22'21" W ALONG SAID NORTH LINE, A DISTANCE OF 426.43 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF ROCK ISLAND ROAD; THENCE N01°29'09" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 273.53 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 7888.42 FEET AND A CENTRAL ANGLE OF 3°26'47"; THENCE NORTHERLY THROUGH SAID CURVE AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 474.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N89°56'32" W, A DISTANCE OF 122.82 FEET; THENCE N02°24'53" E, A DISTANCE OF 24.84 TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 66°46'47"; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 81.89 FEET; THENCE N03°03'22" E, A DISTANCE OF 118.76 FEET TO A POINT ALONG THE SOUTH LINE OF TRACT "A", THE EXECUTIVE HOUSE OF INVERRARY. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 14, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N74°50'31" W ALONG SAID SOUTH LINE, A DISTANCE OF 97.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N11°52'25" W, A DISTANCE OF 329.10 FEET; THENCE N23°01'35" W, A DISTANCE OF 658.00 TO THE NORTHWEST CORNER OF SAID TRACT "A", THE PREVIOUS TWO (2) COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE S89°34'05" W ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT "A", THE GREENS OF INVERRARY FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 403.53 FEET TO A CORNER ALONG SAID SOUTH LINE; THENCE S27°04'41" W, A DISTANCE OF 232.57 FEET; THENCE N82°01'05" W, A DISTANCE OF 150.20 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N82°01'05" W, A DISTANCE OF 160.79 FEET; THENCE N10°35'08" W, A DISTANCE OF 162.79 FEET; THENCE N88°47'08" W, A DISTANCE OF 631.13 FEET; THENCE S84°13'08" W, A DISTANCE OF 649.88 FEET; THENCE N57°02'46" W, A DISTANCE OF 213.83 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF INVERRARY BOULEVARD, THE PREVIOUS SIX (6) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE S17°33'16" E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 95.15 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 599.24 FEET AND A CENTRAL ANGLE OF 19°02'38". THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 199.17 FEET; THENCE S02°09'05" W, A DISTANCE OF 122.05 TO THE NORTHWEST CORNER OF TRACT A, THE MANORS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE PREVIOUS THREE (3) COURSES BEING ALONG SAID RIGHT-OF-WAY; THENCE S83°40'56" E, A DISTANCE OF 182.53 FEET; THENCE S69°07'00" E, A DISTANCE OF 273.91 FEET; THENCE N70°31'25" E, A DISTANCE OF 354.19 FEET; THENCE N83°21'17" E, A DISTANCE OF 140.80 FEET; THENCE N03°03'22" E, A DISTANCE OF 122.82 FEET; THENCE S82°05'25" E, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, THE PREVIOUS SIX (6) COURSES BEING ALONG THE NORTH LINE OF SAID TRACT A; THENCE N7°58'56" E, A DISTANCE OF 49.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

POD 6 (21.751 ACRES/947.483 SQUARE FEET)

A TRACT OF LAND IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, PLAT OF FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C-13 CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF INVERRARY COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 23, SAID CORNER HAVING STATE PLANE COORDINATES NORTHING=671.606 7566 AND EASTING=909.484 0311, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. THENCE ON A GRID BEARING OF S89°34'05" W ALONG THE NORTH LINE OF SAID SECTION 23, SAID LINE BEING THE BASIS OF BEARINGS, ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 801.97 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID C-13 CANAL, SAID LINE BEING THE SAME AS THE EXTENDED EAST LINE OF TRACT "A", THE GREENS OF INVERRARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S14°16'48" W ALONG SAID LINE, A DISTANCE OF 273.39 TO THE SOUTHEAST CORNER OF SAID TRACT "A", SAID CORNER BEING THE POINT OF BEGINNING; THENCE N82°24'47" W, A DISTANCE OF 86.17 FEET; THENCE S83°31'19" W, A DISTANCE OF 91.79 FEET; THENCE N88°06'31" W, A DISTANCE OF 771.41 FEET TO THE NORTHEAST CORNER OF TRACT "B" OF SAID PLAT OF INVERRARY COUNTRY CLUB, THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; S67°41'10" W, A DISTANCE OF 291.93 FEET; THENCE S82°02'03" W, A DISTANCE OF 198.82 FEET; THENCE N81°58'46" W, A DISTANCE OF 50.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B", THE PREVIOUS THREE (3) COURSES BEING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "B"; THENCE S28°07'49" W, A DISTANCE OF 106.09 FEET; THENCE S03°08'25" W, A DISTANCE OF 317.61 FEET; THENCE S22°50'12" W, A DISTANCE OF 55.90 FEET; THENCE N89°36'16" E, A DISTANCE OF 43.84 FEET; THENCE N85°11'09" E, A DISTANCE OF 666.85 FEET; THENCE S83°17'40" E, A DISTANCE OF 548.81 FEET; THENCE S77°48'39" E, A DISTANCE OF 517.00 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF INVERRARY FIRST AS SHOWN ON "THE GREENS OF INVERRARY FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 18, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S83°40'42" E, A DISTANCE OF 82.35 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY OF INVERRARY BOULEVARD; THENCE N02°07'13" E, A DISTANCE OF 117.78 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 536.26 FEET AND A CENTRAL ANGLE OF 19°03'34". THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 178.40 FEET; THENCE N17°33'14" W, A DISTANCE OF 168.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT "A", SAID PLAT OF "THE GREENS OF INVERRARY FIRST ADDITION", THE PREVIOUS THREE (3) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY; THENCE N57°02'46" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 63.75 FEET; THENCE N42°02'27" W ALONG SAID SOUTHWESTERLY LINE AND THE EXTENSION THEREOF, A DISTANCE OF 194.00 FEET; THENCE N62°24'47" W, A DISTANCE OF 43.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA CONTAINING 5.62699 SQUARE FEET (129.241 SQUARE FEET) MORE OR LESS (NOTE THAT OVERALL AREA MAY NOT BE EXACTLY EQUAL TO THE SUM OF THE INDIVIDUAL POD AREAS DUE TO ROUNDING)



Inverrary Residential Planned Unit Development Master Site Plan Set Inverrary Boulevard City Of Lauderdale, FL. 33319

Section 23 / 22, Township 49 South, Range 41 East,
City Of Lauderdale, Broward County, Florida

Property Owner Information:

Victorville West Limited Partnership
6515 Grand Teton Plaza, Suite 300
Madison, Fl. 5317

Applicant / Contract Purchaser Information:

Pulte Home Company, LLC.
1475 Centrepark Blvd. Suite 140
West Palm Beach, Fl. 33401

Land Planner/Site planner:

Design And Entitlement Consultants, LLC
1127 Royal Palm Beach Boulevard, Unit 411
Royal Palm Beach, FL. 33411

Landscape Architect

Divine Design Landscape, LLC.
1127 Royal Palm Beach Boulevard, Unit 411
Royal Palm Beach, FL. 33411

Engineer Of Record

Schnars Engineering
947 Clint Moore Road
Boca Raton, FL. 33487

Architect:

Pulte Group Architects
24311 Walden Center Drive, Suite 300
Bonita Springs, FL. 34134

Surveyor:

Caufield & Wheeler
7900 Glades Road, Suite 100
Boca Raton, FL. 33434

Environmental:

EW Consultants
1080 S.E. Monterey Commons Blvd. Suite 208
Stuart, Fl. 34996

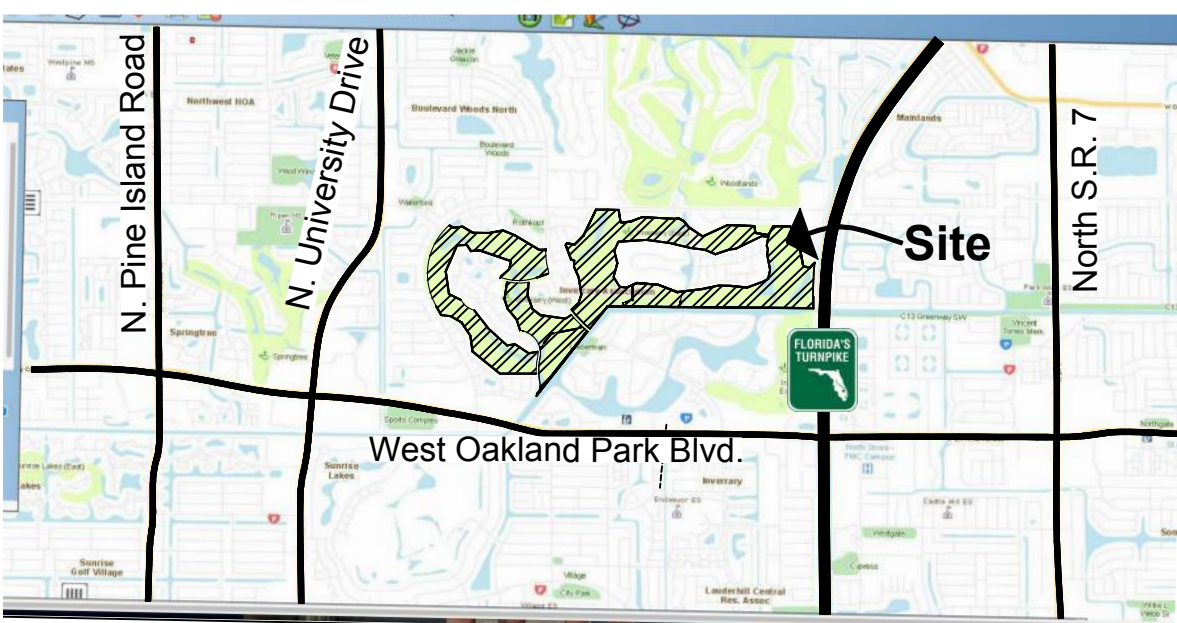
Soil Remediation:

Ayden Environmental
P.O. Box 350422
Fort Lauderdale, Fl. 33335

Land Use Attorney:

Miskel & Backman
14 S.E. 4th Street, Suite 36
Boca Raton, FL. 33432

Site Location Map



Sheet Key

Survey
P.U.D. Master Site Plan
Phasing Plan
Roadway Exhibit
Detail Sheets (Det.1 & Det.2)
Preliminary Landscape Plans & Details
Preliminary Master Water & Sewer Plan Exhibit
Preliminary Master Grading & Drainage Exhibit

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Pages 16
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Pages 21 - 25
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Page 27
Total Sheets = 27

SHEET NO.

COVER SHEET

Site Data

Total Gross Site Area	292.84 Ac.
Total Gross Number Of Residential Units	889 D.U.
Total Single Family Attached Dwelling Units 22%	197 D.U.
Total Single Family Detached Dwelling Units 78%	691 D.U.
Total Gross Density	3.03 D.U./Ac.
Total Net Density (Total Gross Site Area Residential Areas)	5.87 D.U./Ac.
Existing Land Use Designation	Commercial Recreation Within A Dashed Line Area
Proposed Land Use Designation	Residential Irregular (9)
Existing Zoning District Designation	Commercial Recreation - C.R., Open Space & Recreational - P-U.D.
Proposed Zoning District Designation	Planned Unit Development - P.U.D.
Total Gross Site Area Traditional Residential Areas (Affected Area P.U.D. Reopening)	129.23 Ac.
Pod 1 Total Gross Site Area Traditional Residential Dwelling Unit Pod	17.56 Ac.
Total Mixed Residential Dwelling Units	80 D.U.
Total Single Family Detached Dwelling Units 94%	74 D.U.
Total Single Family Attached Dwelling Units 6%	6 D.U.
Density	4.56 D.U./Ac.
Pod 2 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	13.87 Ac.
Total Mixed Residential Dwelling Units	108 D.U.
Total Single Family Detached Dwelling Units 51%	55 D.U.
Total Single Family Attached Dwelling Units 49%	53 D.U.
Density	7.79 D.U./Ac.
Pod 3 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	24.75 Ac.
Total Mixed Residential Units	181 D.U.
Total Single Family Detached Dwelling Units 37%	67 D.U.
Total Single Family Attached Dwelling Units 63%	114 D.U.
Density	7.31 D.U./Ac.

Site Data

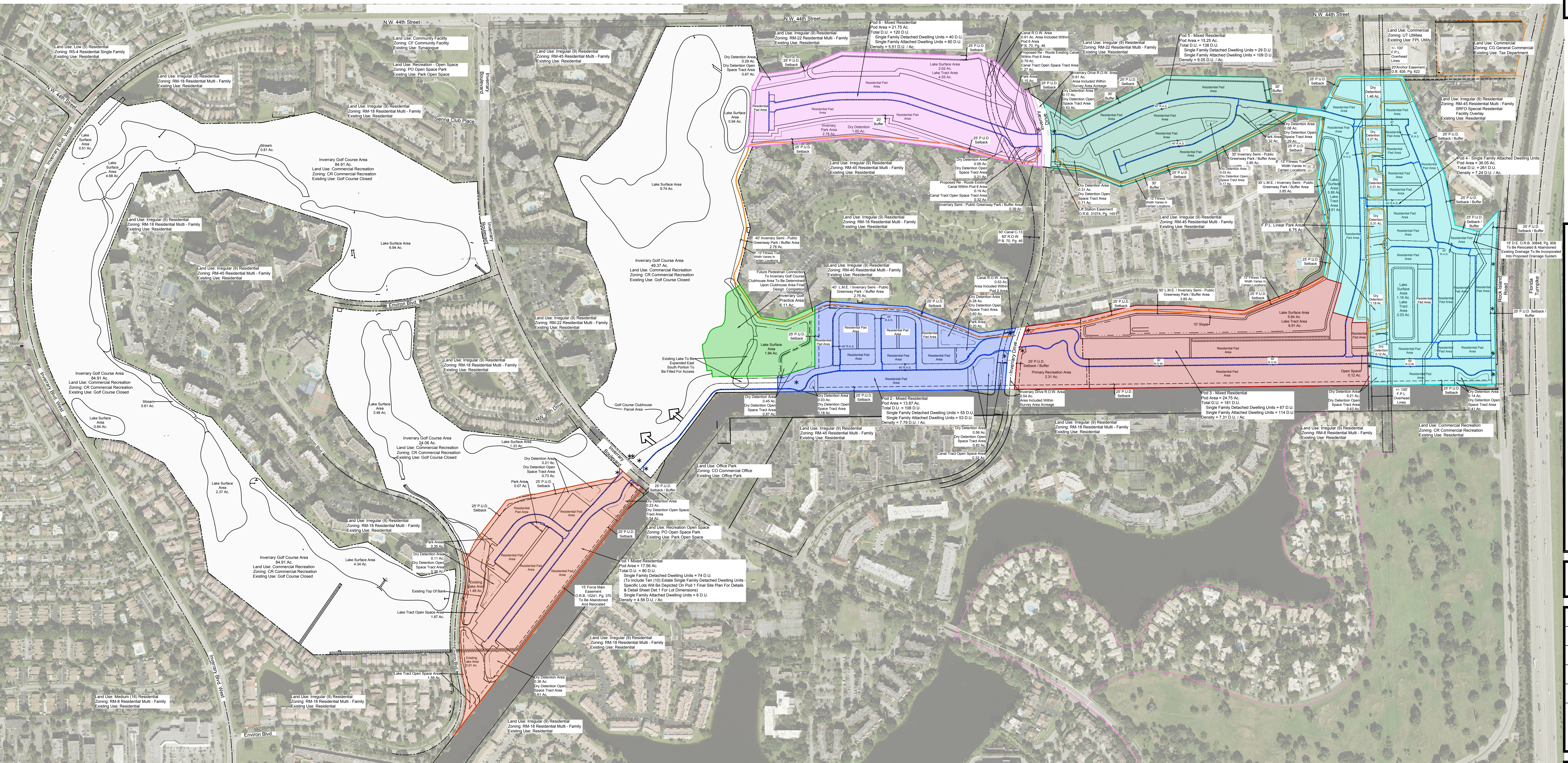
Pod 4 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway)	36.05 Ac.
Total Single Family Attached Dwelling Units	261 D.U.
Density	7.24 D.U./Ac.
Pod 5 Total Gross Site Area Traditional Mixed Residential Dwelling Unit Pod (Includes Greenway)	15.25 Ac.
Total Mixed Residential Units	138 D.U.
Total Single Family Detached Dwelling Units 21%	29 D.U.
Total Single Family Attached Dwelling Units 79%	109 D.U.
Density	9.05 D.U./Ac.
Pod 6 Total Gross Site Area Traditional Attached Dwelling Unit Pod (Includes Greenway, And Inverrary Park Area)	21.75 Ac.
Total Mixed Residential Units	120 D.U.
Total Single Family Detached Dwelling Units 33%	40 D.U.
Total Single Family Attached Dwelling Units 67%	80 D.U.
Density	5.52 D.U./Ac.
Proposed Re - Route Canal C-13 (Area Included Within Pod 6 Area)	1.59 Ac.
Canal C-13 Existing Right Of Way Area (See Survey P.B. 70, Pg. 46)	0.91 Ac.
Minimum Required Recreational Amenities & Open Space (10% Residential Use Area)	12.92 Ac.
Proposed Recreational Amenities & Open Space (12%)	15.65 Ac.
Private Residential Recreation Area	5.87 Ac.
Primary Private Amenity Area	1.57 Ac.
Park Areas / Open Space	1.21 Ac.
F.P.L. Easement Linear Park / Fitness Trail Area (Top of Bank Area With Fitness Trail)	3.09 Ac.
Inverrary Semi - Public Park Area	9.78 Ac.
Inverrary Semi - Public Greenway Park / Buffer Area	7.00 Ac.
Inverrary Pod 6 Semi - Public Park Area	2.78 Ac.
Total Lake Surface Drainage Area (Includes Existing Lakes & Expansions) (21%)	60.88 Ac.
Greg Norman Inverrary Golf Course Lake Area (Includes Stream Areas 1.42 Ac. + Dry Det. Areas 0.30 Ac.)	36.87 Ac.
Golf Practice Facility Lake Area	1.84 Ac.
Existing Lake Surface Areas Pod 1 (Not Counted Towards Required Residential Drainage Area)	2.39 Ac.
Proposed Canal Relocation Surface Areas Pod 6 (Not Counted Towards Req. Res. Drainage Area)	0.98 Ac.
Residential Development Area Drainage Area	18.80 Ac.
Lake Area	9.64 Ac.
Dry Detention Area	9.16 Ac.

Site Data

Greg Norman Inverrary Golf Course Area	156.89 Ac.
Practice Golf Course Area	8.11 Ac.
Miscellaneous Right Of Way Areas Within Property Line (Inverrary Drive R.O.W. West Of Pod 5)	0.61 Ac.
Maximum Buildable Area (Per Section 5.0201 40% Gross Area)	51.69 Ac.
Buildable Area Proposed (20%)	25.86 Ac.
Open Space Tabular - Per City Code Schedule D.1 Section 5.09	Acres
Open Space Total Provided 39%	38.77
Open Space Required 30% (129.23 x 30%)	38.77
Primary Recreation Area (Per Section 5.0901 50% Of The Land Area) 2.31 Ac.	50.46
Neighborhood Parks And Open Space Areas	1.16
F.P.L. Linear Park Open Space Areas (Includes Dry Detention Areas)	1.21
Inverrary Semi - Public Park Areas (Includes Linear Greenway Buffer / Park Area)	6.75
Water Management Tracts (60% Of The Area Of Water Bodies Average Width 60' = 15.49 Lake Tract Areas)	9.78
Water Management Tracts - Dry Detention Area Tracts (Excludes F.P.L. Linear Park Dry Detention Areas)	7.75
Existing Water Management Tracts - West Of Pod 1	8.85
Canal Tract Area (Pod 2 East Side)	3.25
Canal Tract Area (Pod 6 East Side)	0.32
Perimeter Landscape Buffers (Includes Pervious Areas Within Peripheral P.U.D. Setback)	1.59
Privately Maintained Exterior Open Space Areas Used By Residents (Enclosed = 17.34 Ac.) (Per Section 5.0905 Area Calculation Is Capped at 5% Gross Residential Site Area)	3.34
	6.46

Property Development Regulations

Unit Type	Minimum Lot Dimensions	Max Building Height	Maximum Lot Coverage	Setbacks / Separation							
				Front	Side / End	Bigg Separation	Street Rear				
Single Family Attached / 18' / 20' Townhome	1,530 Minimum	18'	20'	85'	35'	20'	7.5'	15'	12'	15'	
Single Family Attached / 24' Townhome	2,160 Minimum	20'	20'	90'	35'	20'	7.5'	15'	12'	15'	
Single Family Attached / Duplex	3,135 Minimum	33'	20'	95'	35'	20'	5'	10'	12'	15'	
Single Family Detached / 40' Width Or Less	3,600 Minimum	36'	15' Non Garage / 20' Front Loaded Garage	100'	35'	70%	20'	5'	10'	12'	15'
Single Family Detached / Greater Than 40' Width	4,920 Minimum	41'	15' Non Garage / 20' Front Loaded Garage	120'	35'	70%	20'	5'	10'	12'	15'
Estate Single Family Detached / 65' Or Greater	8,125 Minimum	65'	15' Non Garage / 20' Front Loaded Garage	125'	35'	70%	20'	5'	10'	12'	15'



Legend

- Indicates Pod 1 = 80 Total D.U.
- Indicates Pod 2 = 108 Total D.U.
- Indicates Pod 3 = 181 Total D.U.
- Indicates Pod 4 = 261 Total D.U.
- Indicates Pod 5 = 138 Total D.U.
- Indicates Pod 6 = 120 Total D.U.
- Indicates 5' Pedestrian Sidewalk Locations
- Indicates Fitness Trail Locations
- Indicates Golf Pitch & Put Area = 6.11 Ac.

- Indicates Residential Community Identification Sign Location. See Detail Sheet 2 For Details
- AC.** = Acres
- DE.** = Drainage Easement
- Eas.** = Easement
- LME** = Lake Maintenance Easement
- NTS** = Not To Scale
- ORB** = Official Record Book
- OS** = Open Space
- PB** = Plat Book
- RAS** = Residential Access Street
- ROW** = Right of Way
- UE.** = Utility Easement
- W.M.T.** = Water Management Tract

Project Notes

- Utilities are available to the site.
- All internal residential vehicular access ways are private roadways & are the perpetual maintenance obligation of the new H.O.A. And Or C.D.D.
- Private entrances into each residential community to have vehicular access gates with Knox Switches and or Click2Enter for emergency access.

Overall Conceptual Site Plan

SCALE: 1"=300'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 06.18.25

FILE: SP.1

SHEET **MSP.1**

16 OF 26 SHEETS

0' 300' 600' 1,200'

Scale: 1" = 300'

NORTH

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 1127 Royal Palm Beach Blvd., Unit 411
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 Tel: (561) 707-3410
 Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

Inverrary Residential P.U.D. Property
 Pulte Home Company, LLC.
 Inverrary Boulevard
 Lauderdale, Florida 33319

Overall Conceptual Site Plan

SCALE: 1"=300'

CHECKED BY: K.D.D.

DRAWN BY: K.D.D.

DATE: 06.18.25

FILE: SP.1

SHEET **MSP.1**

16 OF 26 SHEETS

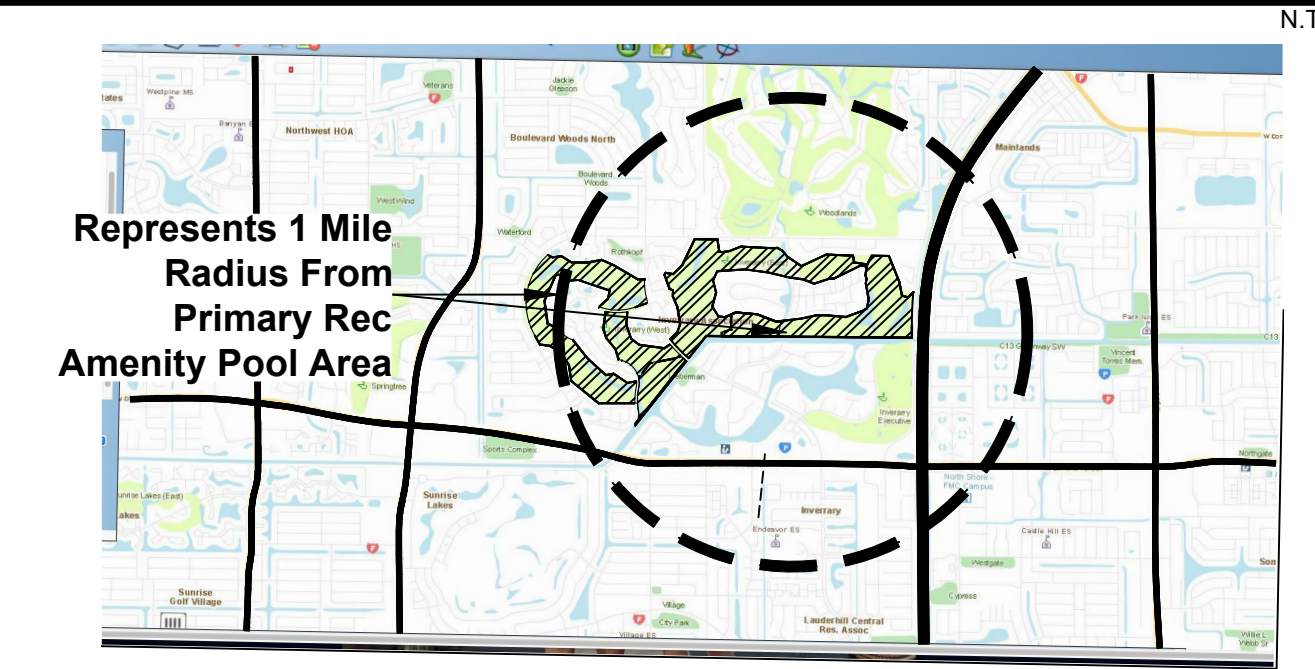
NORTH

Phasing / Construction Completion Staging Legend

Note: - Phases may be completed in any order. Multiple phases can be constructed concurrently.

- Indicates First Phase Of Construction Earthwork Site Work Construction Entire Site.
- Indicates Phase A = 188 Total D.U. Single Family Detached Dwelling Units = 130 D.U. Single Family Attached Dwelling Units = 58 D.U. Primary Recreation Area Phase A Projected Completion 2033
- Indicates Sub - Phase A Model Center
- Indicates Sub - Phase A
- Indicates Phase B = 181 Total D.U. Single Family Detached Dwelling Units = 67 D.U. Single Family Attached Dwelling Units = 114 D.U. Phase B Projected Completion 2036
- Indicates Phase C = 261 Total D.U. Single Family Attached Dwelling Units = 261 D.U. Phase C Projected Completion 2039
- Indicates Phase D = 138 Total D.U. Single Family Detached Dwelling Units = 29 D.U. Single Family Attached Dwelling Units = 109 D.U. Phase D Projected Completion 2043
- Indicates Phase E = 120 Total D.U. Single Family Detached Dwelling Units = 40 D.U. Single Family Attached Dwelling Units = 80 D.U. Phase E Projected Completion 2047
- Indicates Park Areas Located In Each Residential Neighborhood / Pod
- Indicates Inverrary Semi - Public Linear Greenway Park / Buffer Area To Be Constructed In Conjunction With Each Adjacent Residential Pod And Or With Golf Course Construction.

Primary Recreation Area Pedestrian Radius Map



BY	REVISIONS	DATE
KD	City DRC Comments	11.13.23
KD	City DRC Comments	03.30.24

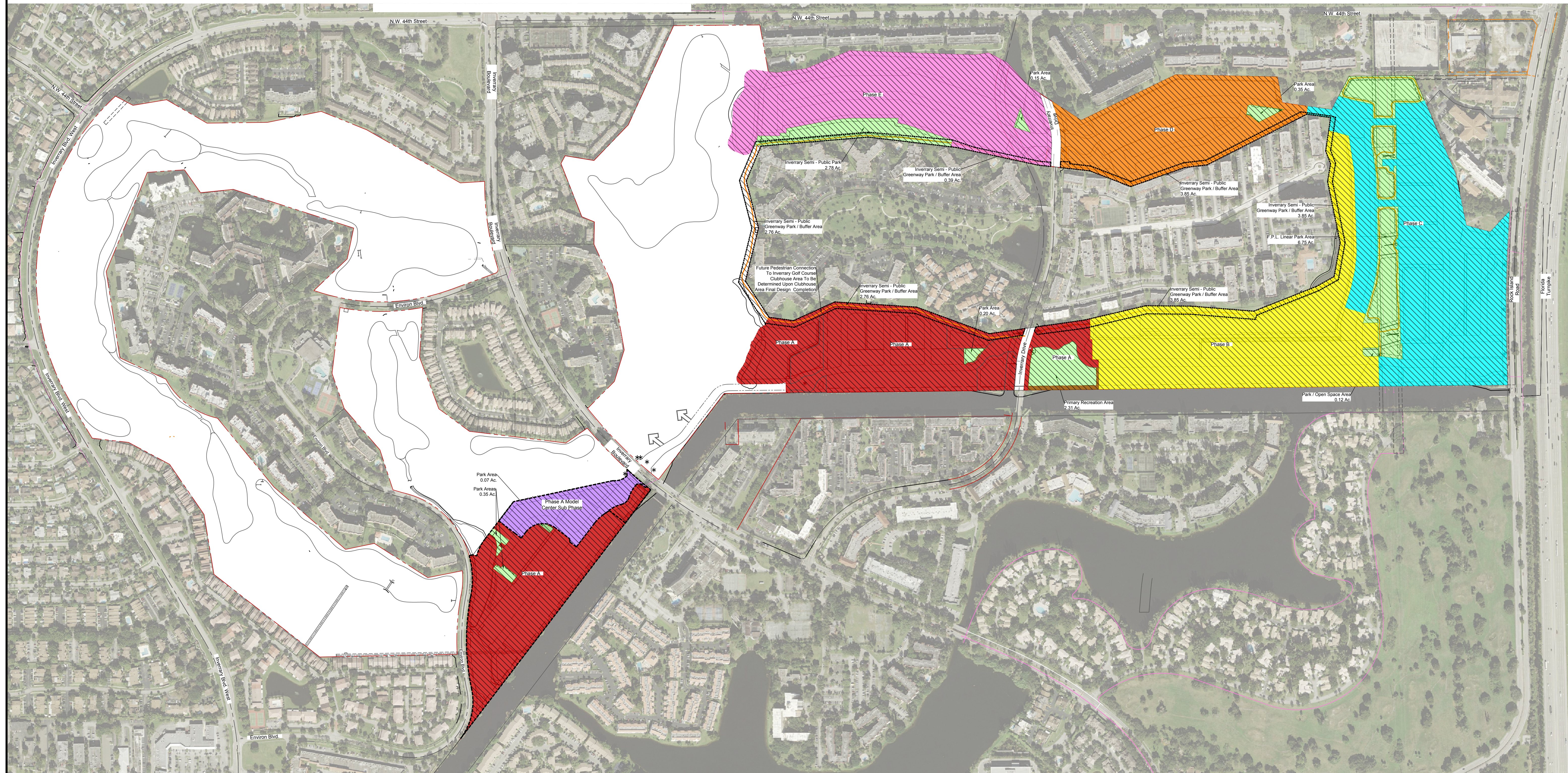
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 Royal Palm Beach, FL 33411
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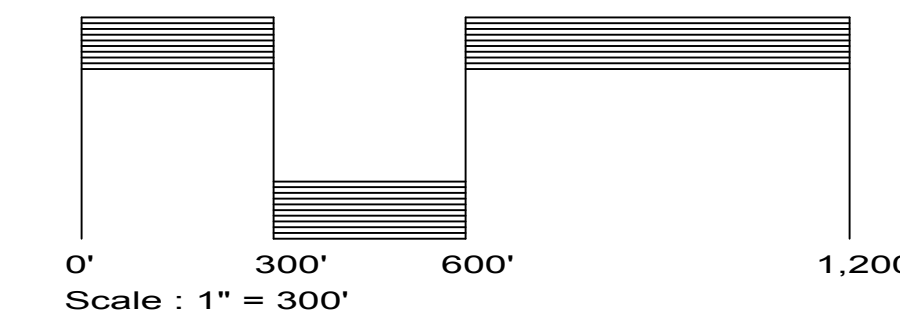
Overall Phasing Site Plan

SCALE: 1"=300'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D.
 DATE: 06.18.25
 FILE: SP.1
 SHEET **PSP.1**
 17 OF 26 SHEETS



Phasing Project Notes

- Excess fill removed in accordance with required site permits is not considered mining.
- Mass earthwork consists of clearing, soil remediation work, excavation, fill, rough grading and temporary stabilization.
- Mass earthwork will include temporary seeding and stabilization after completion.
- Each residential neighborhood (Pod) will be programmed with one park that will be programmed with a kids tot lot play structure.
- Tot lot play areas will incorporate shade sail structures for shading and bench(s) for use by residents.
- No more than 75% of residential homes to be issued certificates of occupancy, in Phase A, until primary recreation area community clubhouse is completed through an issuance of a certificate of occupancy by the City of Lauderhill.



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Roadway Exhibit Legend

- - - - Indicates Private Internal Roadway, To Be Maintained by new Homeowner's Association
 - - - - Indicates Public Roadways / Rights of Way

↔ - Indicates Point Of Ingress & Egress Between Private And Public Roadways

BY	REVISIONS	DATE
KD	City DRC Comments	11.13.25
KD	City DRC Comments	03.30.26

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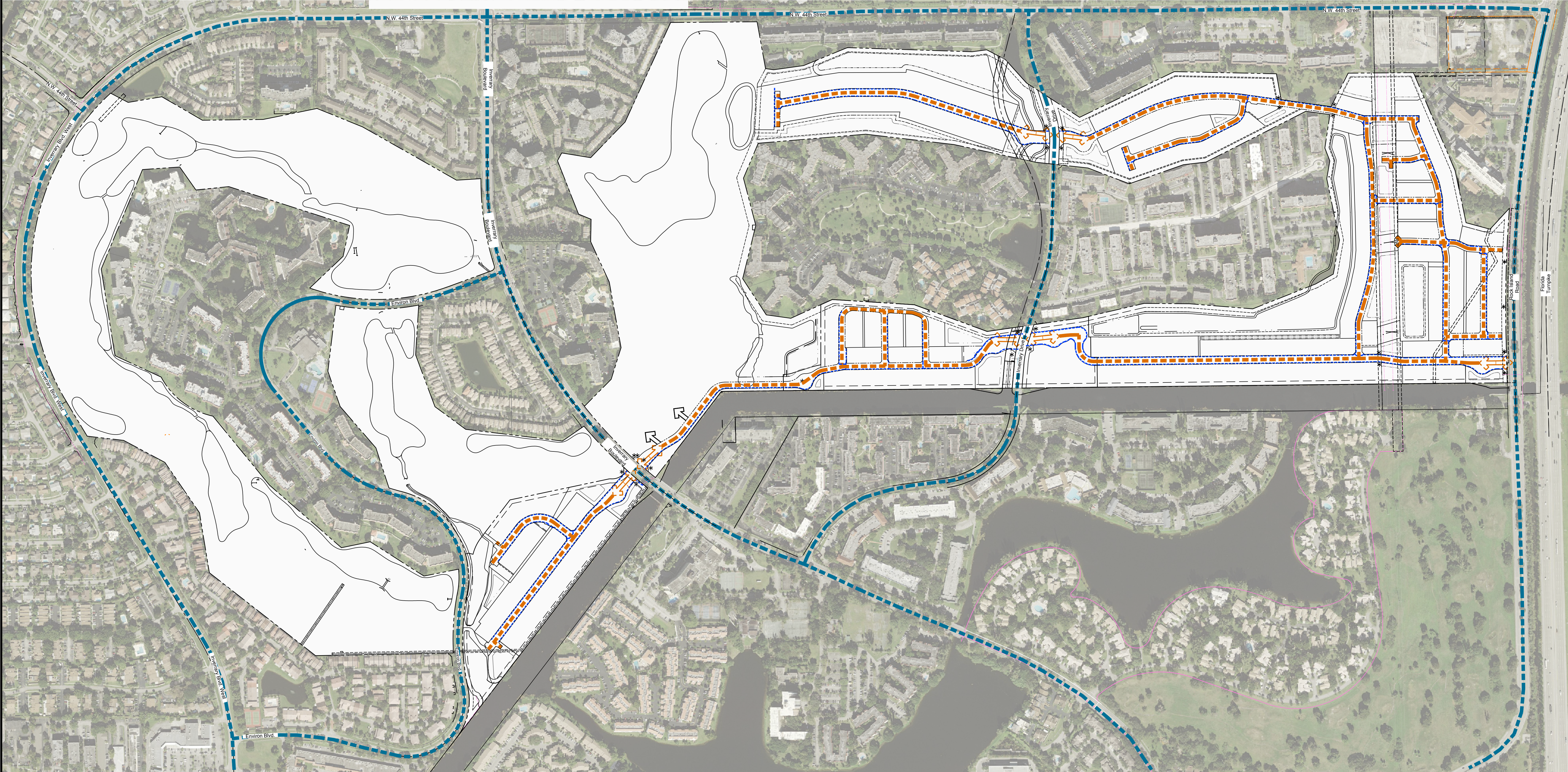


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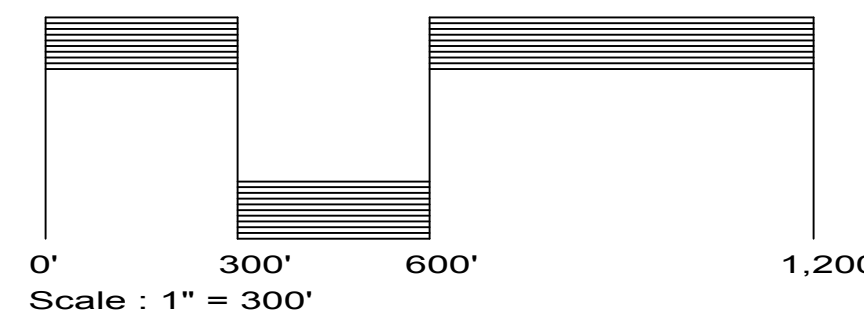
Roadway Exhibit Plan

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 DRAWN BY: K.D.D.
 DATE: 06.18.25
 FILE: SP.1
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RE.1
 18 OF 26 SHEETS



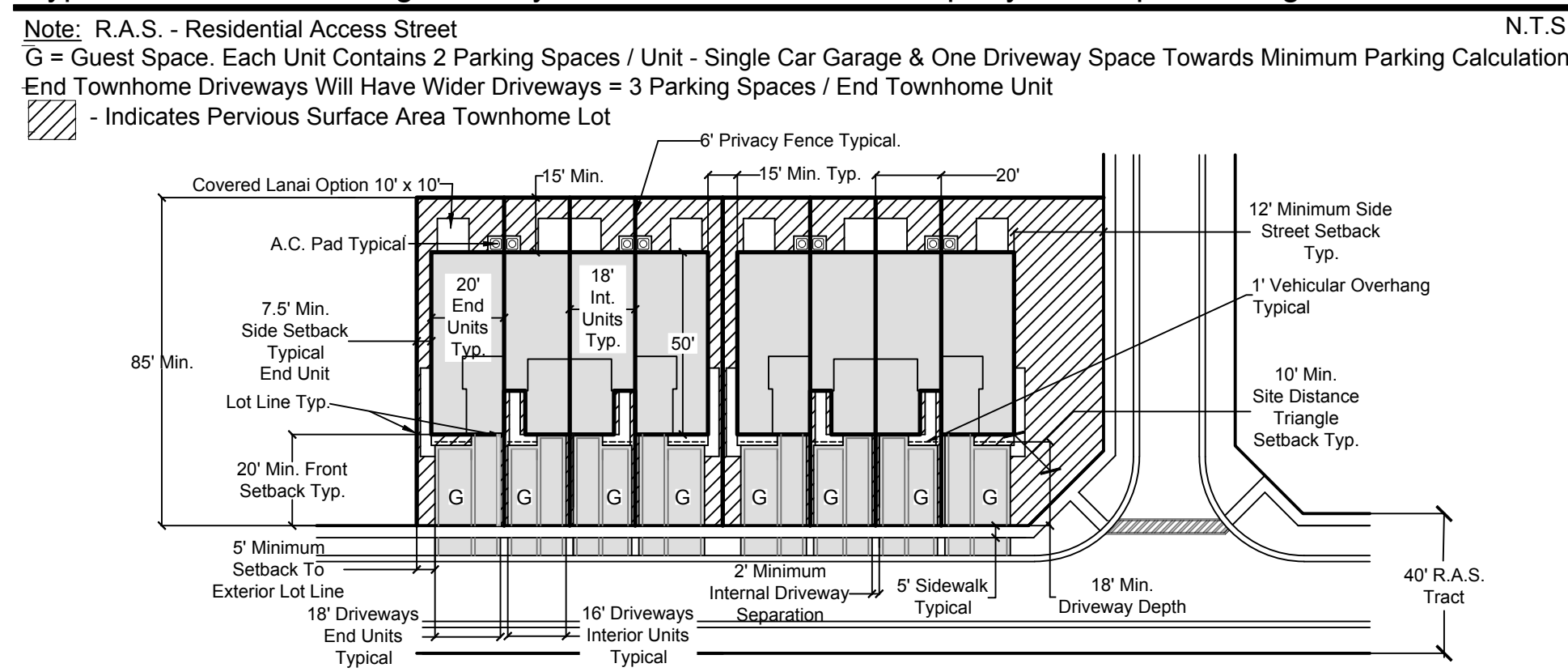
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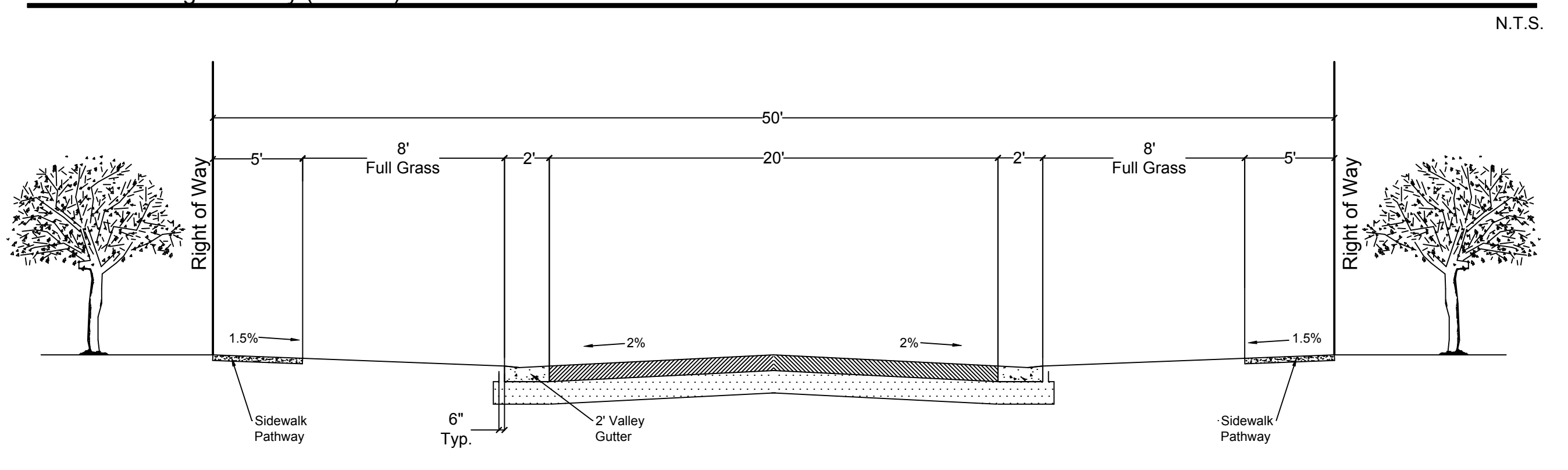
Typical 18' / 20' x 85' Single Family Attached / Townhome Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	7.5' Min. / 15' Minimum Building Separation
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Minimum Lot Square Footage	1,530 S.F.
Maximum Height	35' Minimum

Typical 18' / 20' x 85' Single Family Attached / Townhome Property Development Regulation Detail



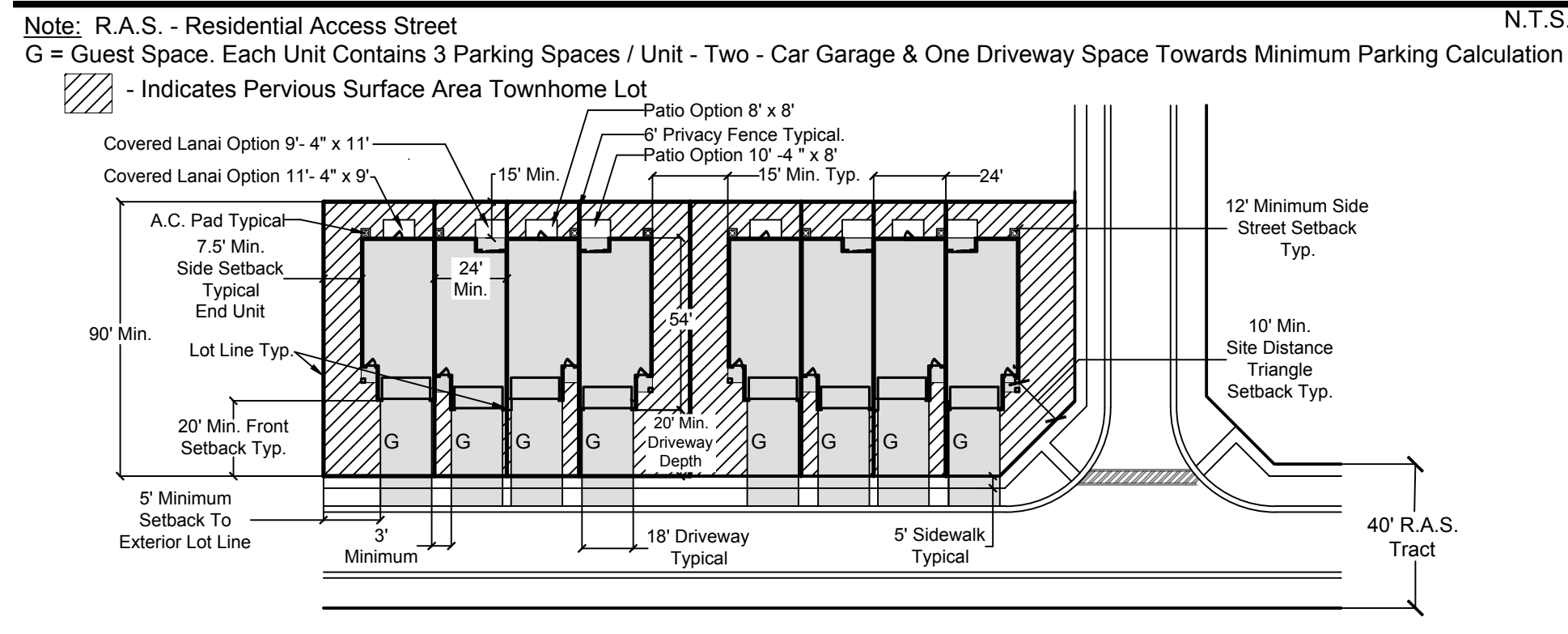
50' Private Right of Way (R.O.W.) Cross Section



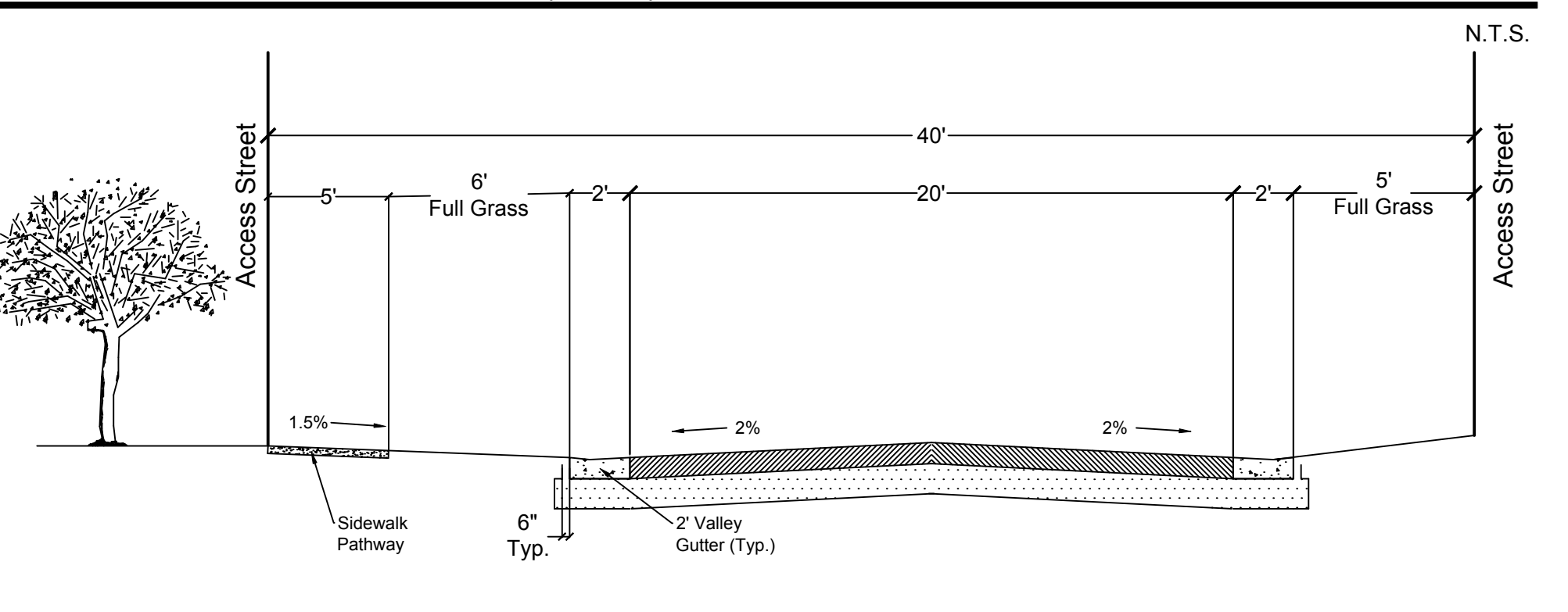
Typical 24' x 90' Single Family Attached / Townhome Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	7.5' Min. / 15' Minimum Building Separation
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Minimum Lot Square Footage	2,160 S.F.
Maximum Height	35' Minimum

Typical 24' x 90' Single Family Attached / Townhome Property Development Regulation Detail



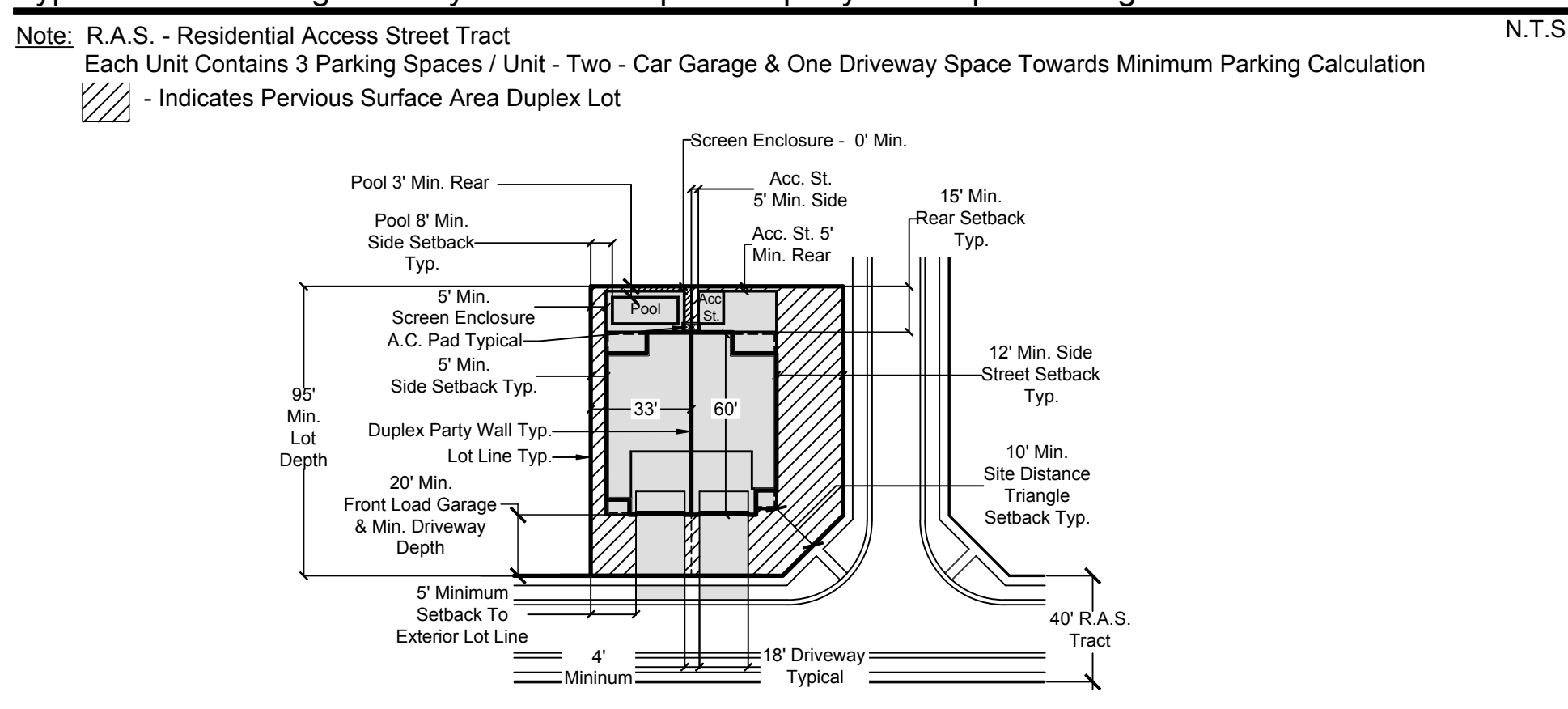
40' Private Residential Access Street (R.A.S.) Cross Section



Typical 33' x 95' Single Family Attached Duplex Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	5' Minimum
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Pool Side	8' Minimum
Pool Rear	3' Minimum
Screen Enclosure Side	5' Minimum
Screen Enclosure Rear	0' Minimum
Accessory Structures	5' Minimum Side & 5' Minimum Rear Property Line

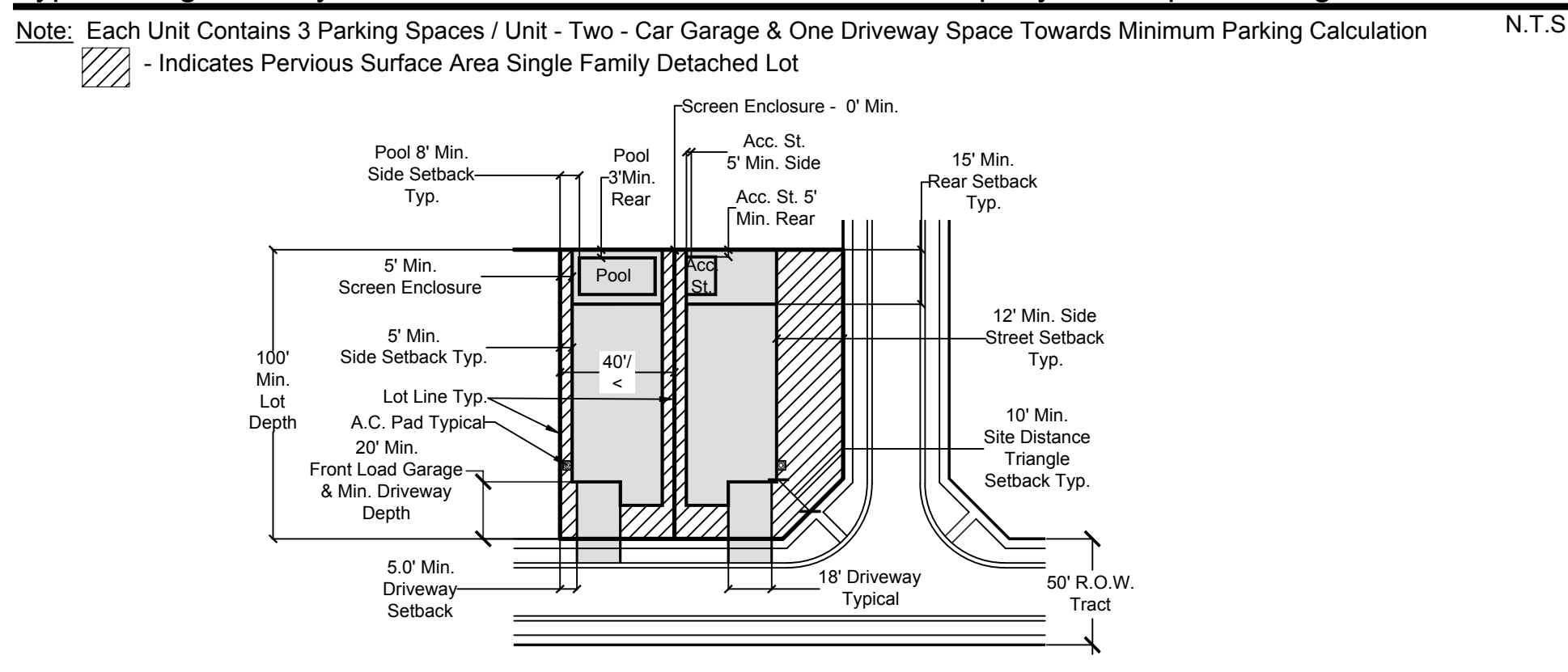
Typical 33' x 95' Single Family Attached Duplex Property Development Regulation Detail



Typical Single Family Detached Home Lot Width 40' Or Less Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	5' Minimum
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Pool Side	8' Minimum
Pool Rear	3' Minimum
Screen Enclosure Side	5' Minimum
Screen Enclosure Rear	0' Minimum
Accessory Structures	5' Minimum Side & 5' Minimum Rear Property Line
Max Lot Area Coverage (Impervious Areas)	70%
Maximum Building Coverage	60%

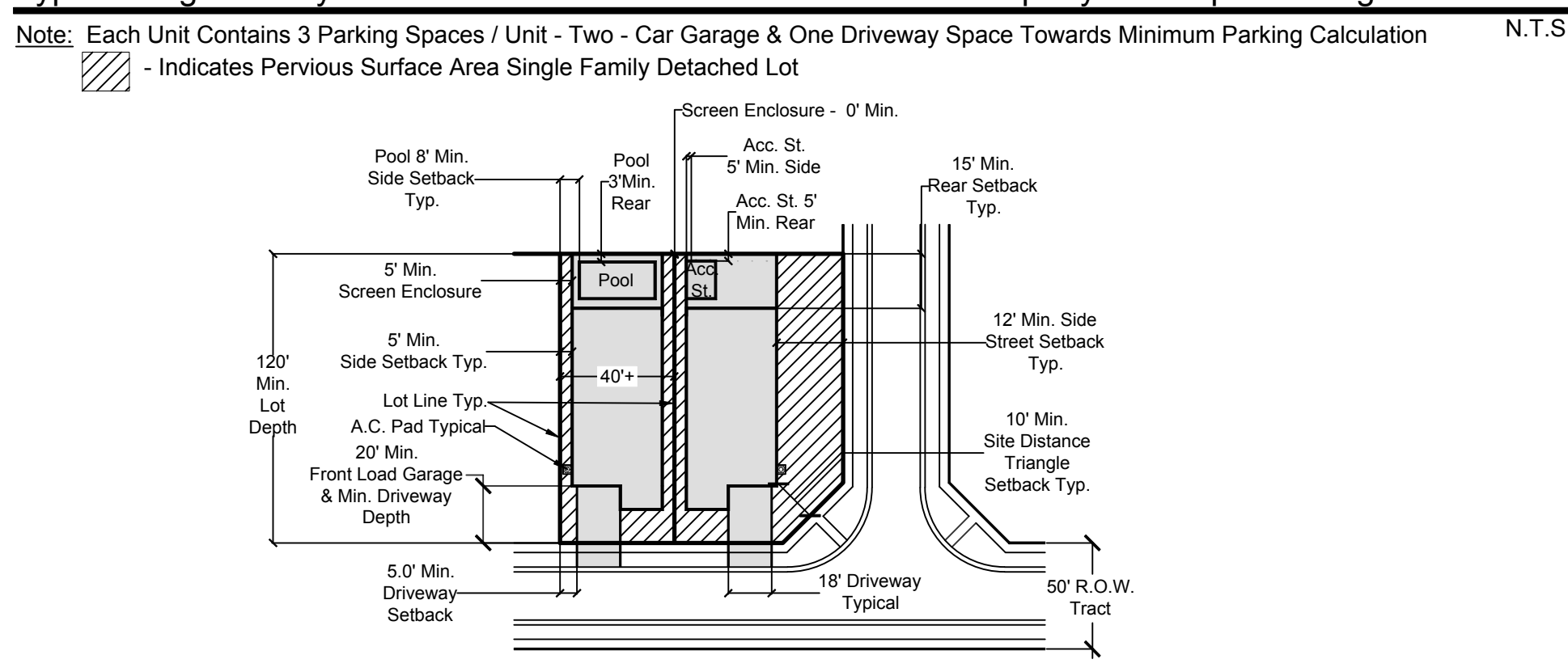
Typical Single Family Detached Home Lot Width 40' Or Less Property Development Regulation Detail



Typical Single Family Detached Home Lot Width 40' Or Greater Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	5' Minimum
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Pool Side	8' Minimum
Pool Rear	3' Minimum
Screen Enclosure Side	5' Minimum
Screen Enclosure Rear	0' Minimum
Accessory Structures	5' Minimum Side & 5' Minimum Rear Property Line
Max Lot Area Coverage (Impervious Areas)	70%
Maximum Building Coverage	60%

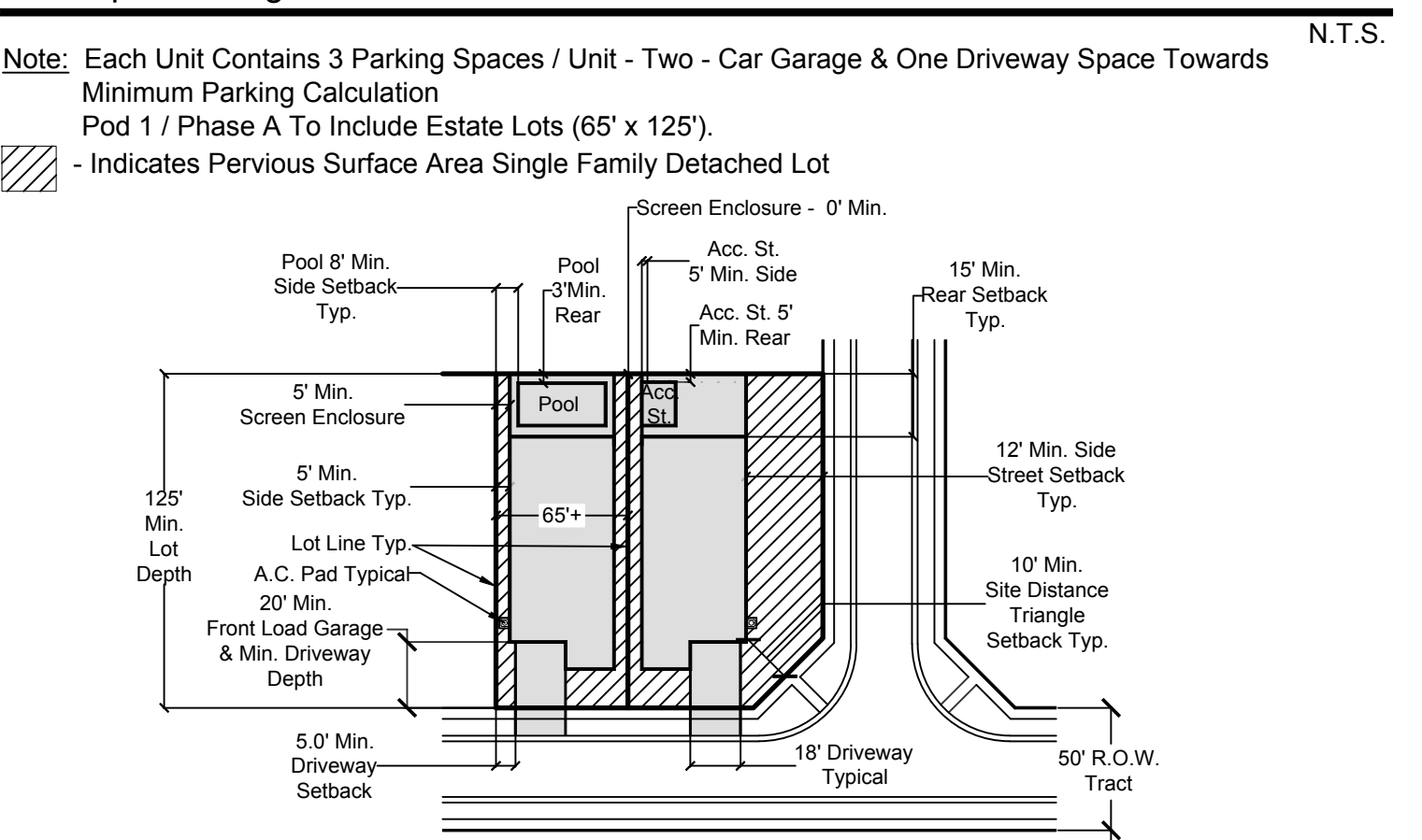
Typical Single Family Detached Home Lot Width 40' Or Greater Property Development Regulation Detail



Typical Single Family Detached Home Lot Width 65' Or Greater Property Development Regulation Table

Setback	Proposed
Front	20' Minimum
Side	5' Minimum
Rear	15' Minimum
Side Street	12' Minimum
Site Distance Triangle	10' Minimum
Pool Side	8' Minimum
Pool Rear	3' Minimum
Screen Enclosure Side	5' Minimum
Screen Enclosure Rear	0' Minimum
Accessory Structures	5' Minimum Side & 5' Minimum Rear
Max Lot Area Coverage (Impervious Areas)	70%
Maximum Building Coverage	60%

Typical Estate Single Family Detached Home Lot Width 65' Or Greater Property Development Regulation Detail



BY	REVISIONS	DATE
KD	City DRC Comments	11.13.25
KD	City DRC Comments	03.30.26

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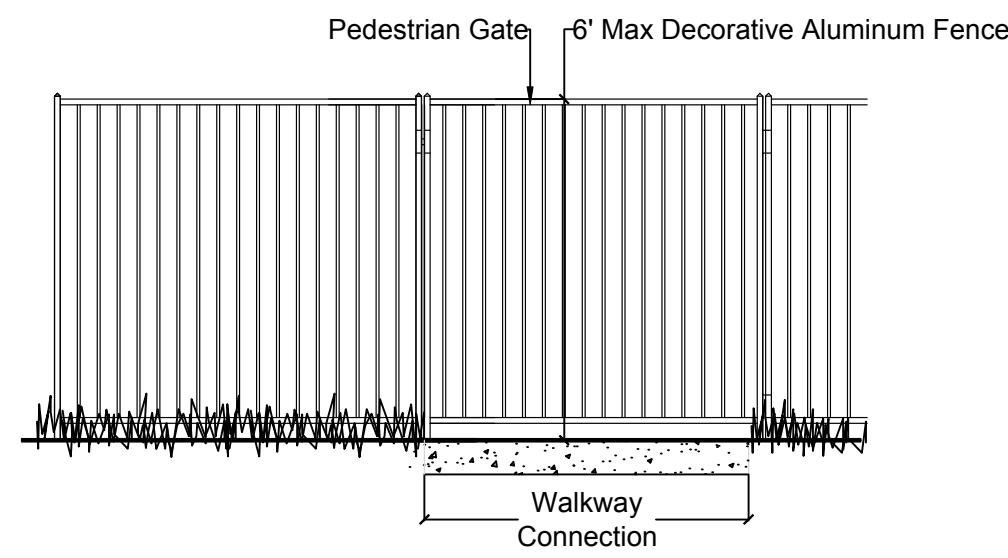
Inverrary Residential P.U.D. Property Pulte Home Company, LLC.
 Inverrary Boulevard
 Lauderhill, Florida 33319

Detail / Regulating Plan

SCALE:	NTS
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D.
DATE:	06.18.25
FILE:	SP.1
SHEET	DET.1
	19 OF 26 SHEETS

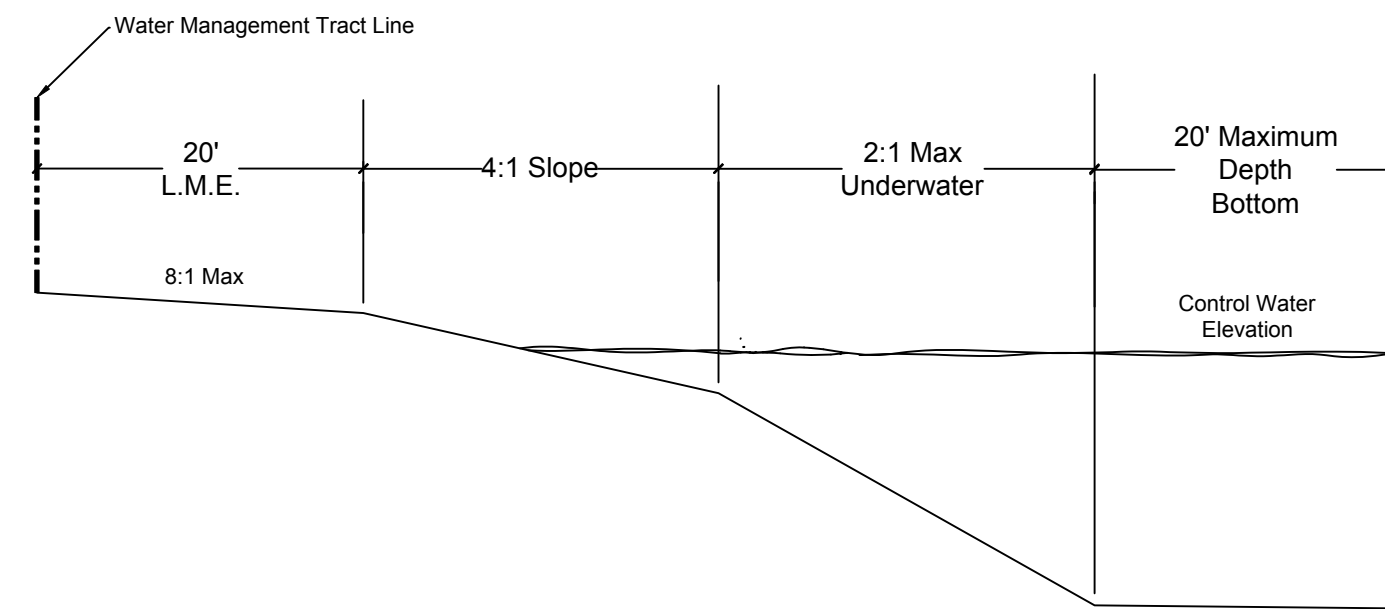
Decorative Aluminum Fence Detail

N.T.S.



Typical Lake Section

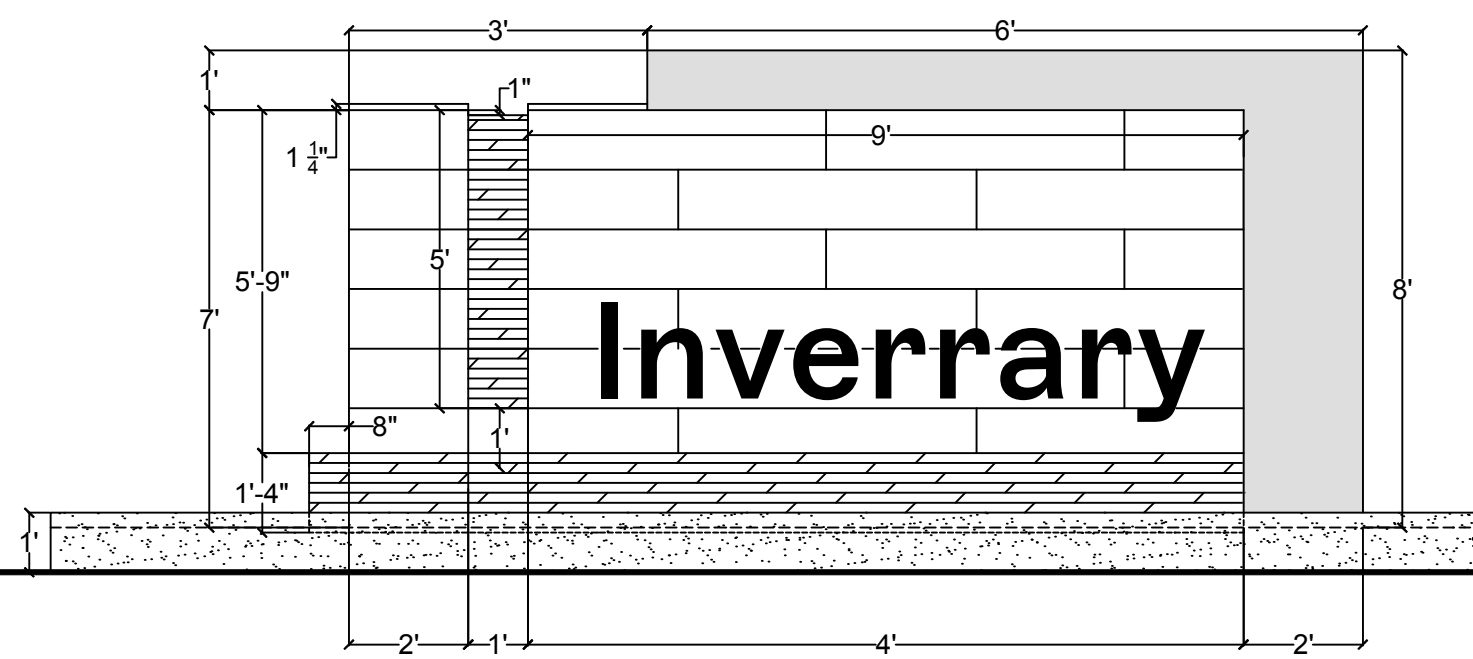
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Conceptual Monument Sign Detail

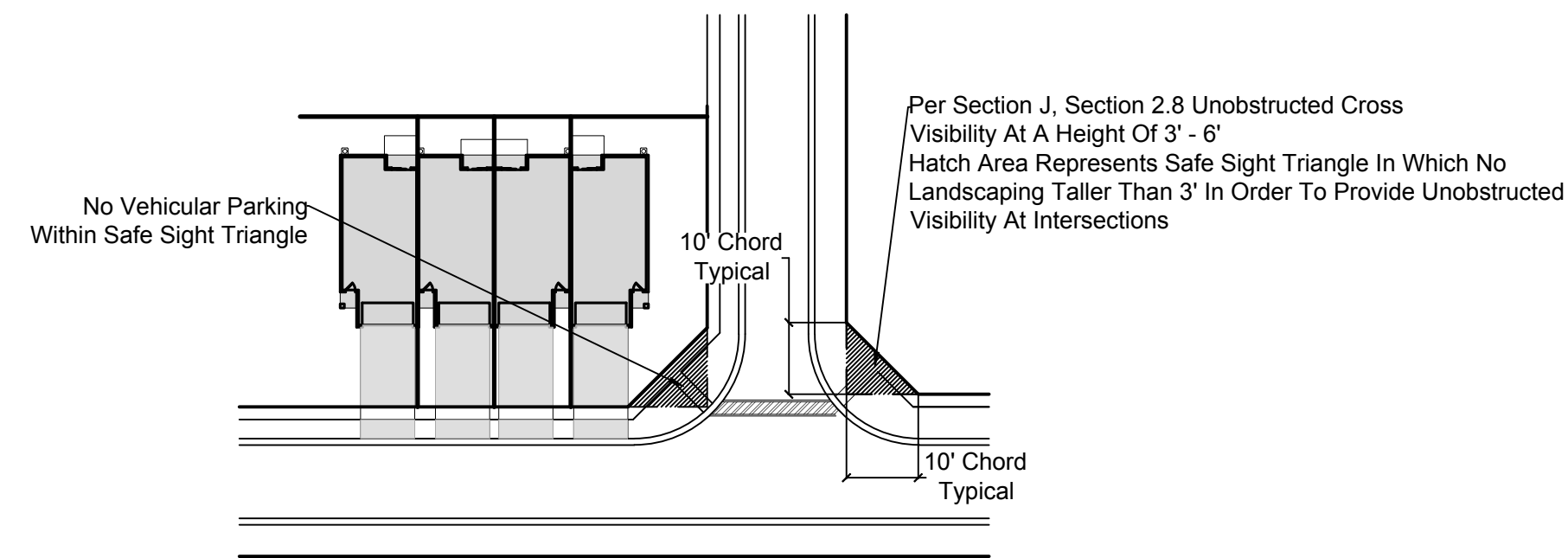
N.T.S.

Note: Max Overall Area = 72 S.F. See Master Site Plan For Locations



Intersection Safe Sight Corner Detail

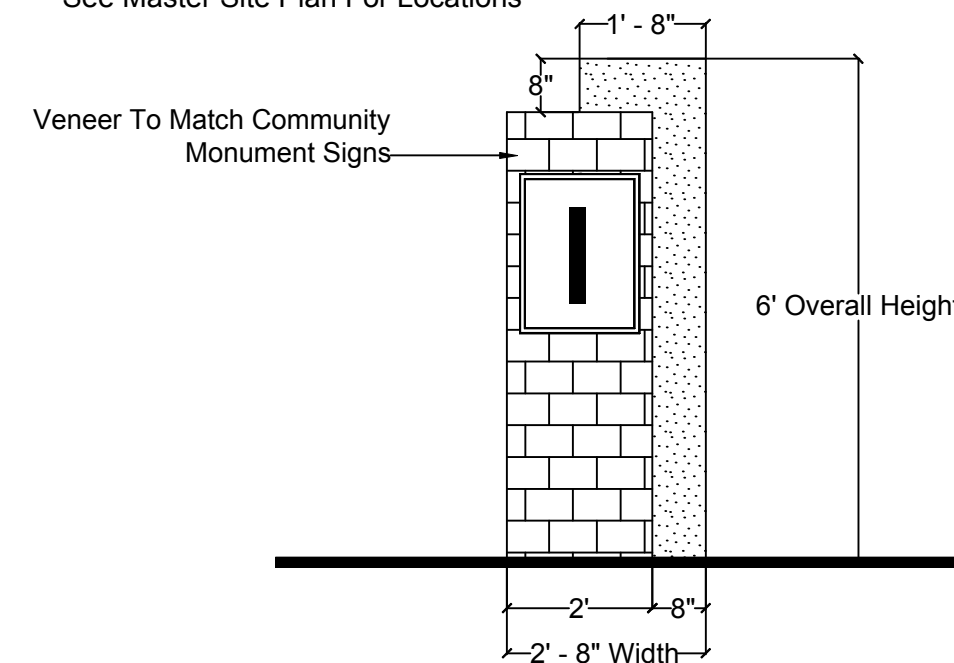
N.T.S.



Conceptual Pedestrian Scale Community Identifier

N.T.S.

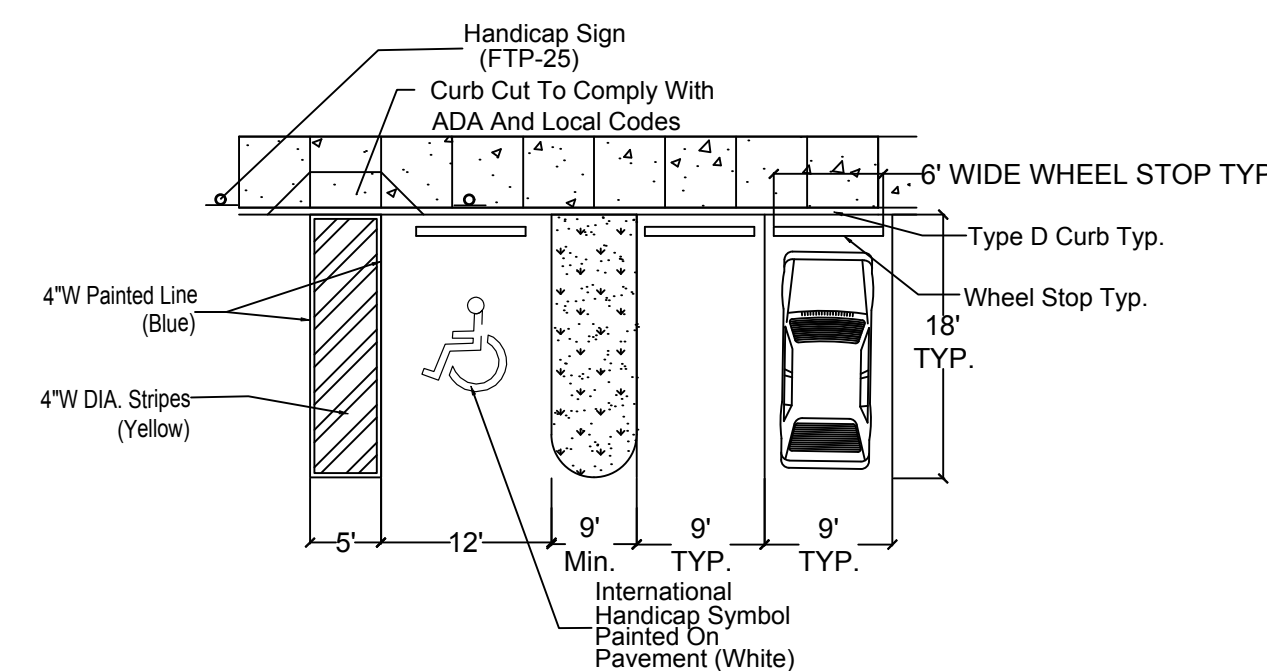
Note: Located Along Entrances Or At Key Intersections Within Community. See Master Site Plan For Locations



Handicap/Parking Detail

N.T.S.

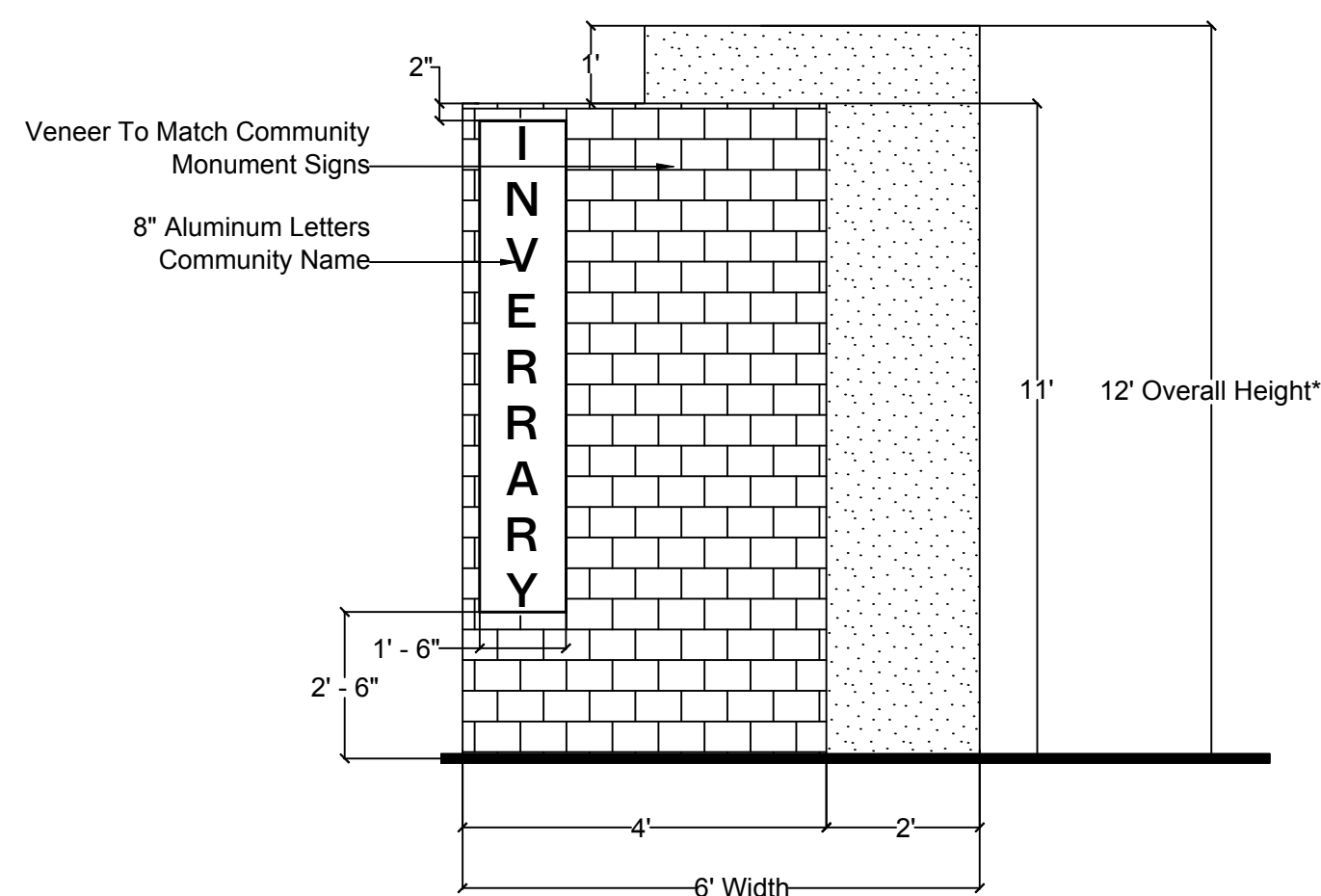
Note: Design To Conform To: Lauderdale, Florida Code Section Schedule G. All Dimensions And Notes Are Typical



Conceptual Larger Scale Community Identifier

N.T.S.

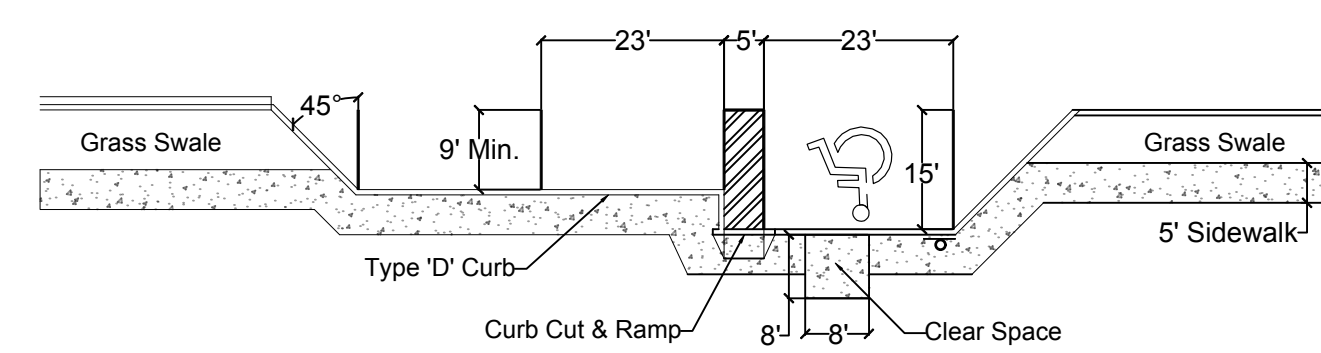
Note: Located Within Buffers Along Parcel Frontages In Key Locations. See Master Site Plan For Locations



Parallel Parking Detail - Guest Spaces Within Roadway Tracts

N.T.S.

Note: Please refer to Final Site Plans For Residential Neighborhoods / Pods For Details



BY	REVISIONS	DATE
KD	City DRC Comments	11.13.20
KD	City DRC Comments	03.30.20

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 1402 Royal Palm Beach Blvd., Suite 102
 Royal Palm Beach, FL, 33411
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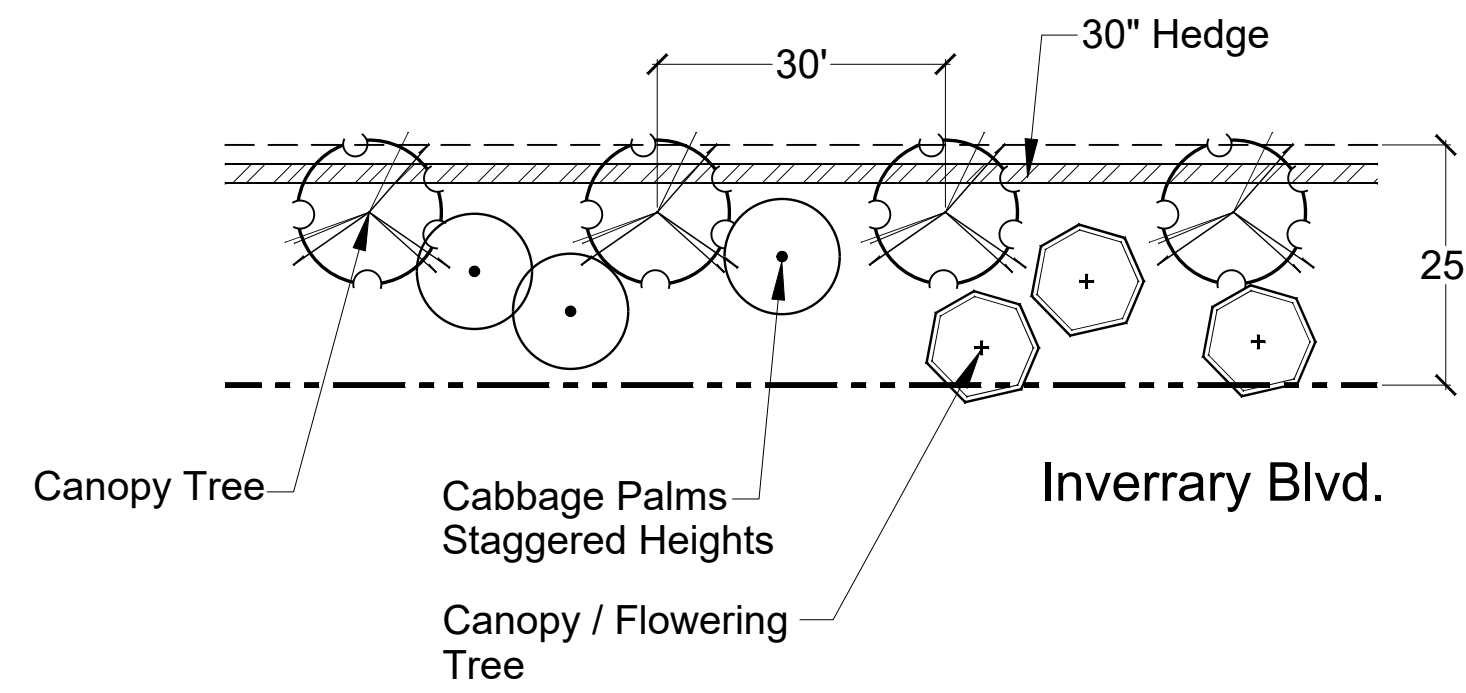


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 Inverrary Boulevard
 Lauderdale, Florida 33319

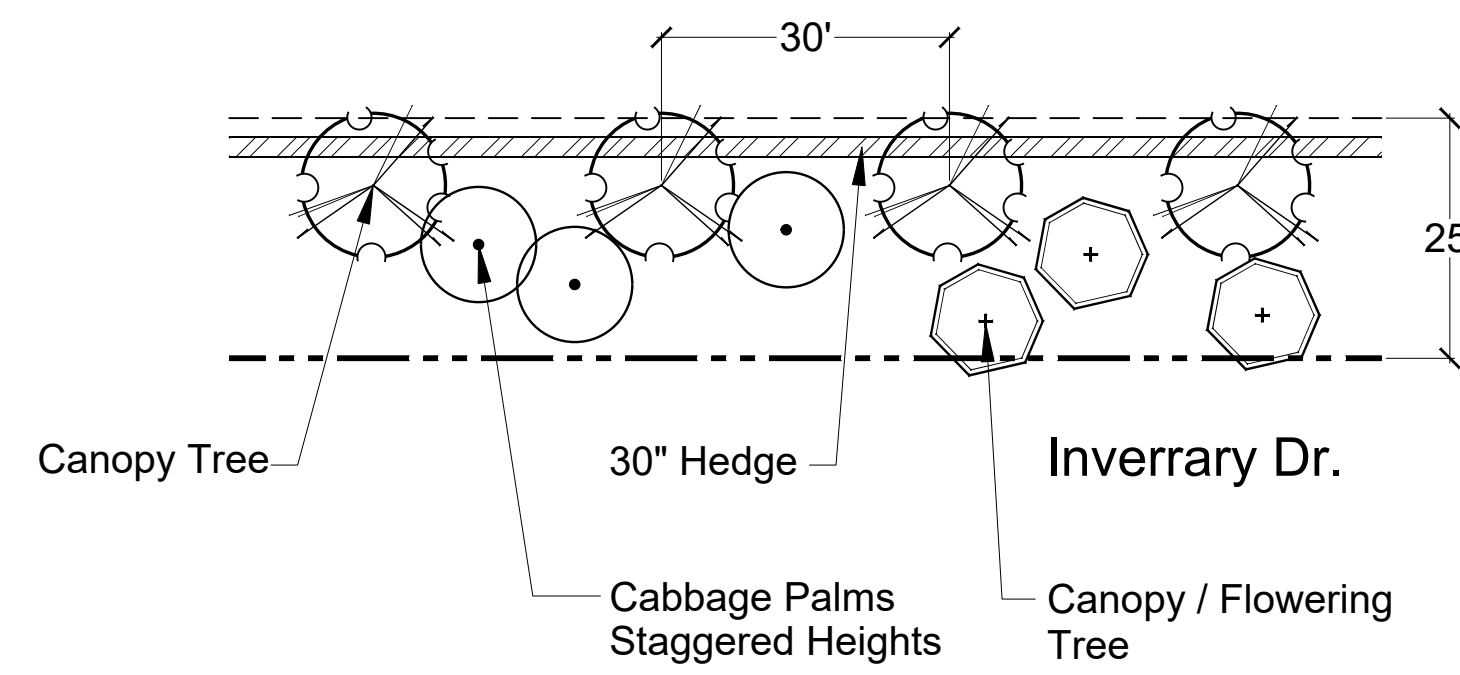
Detail /
Regulating Plan

SCALE: NTS
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 DRAWN BY: K.D.D.
 DATE: 06.18.25
 FILE: SP.1
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DET.2
 20 OF 26 SHEETS

Pod 1 Perimeter Buffer

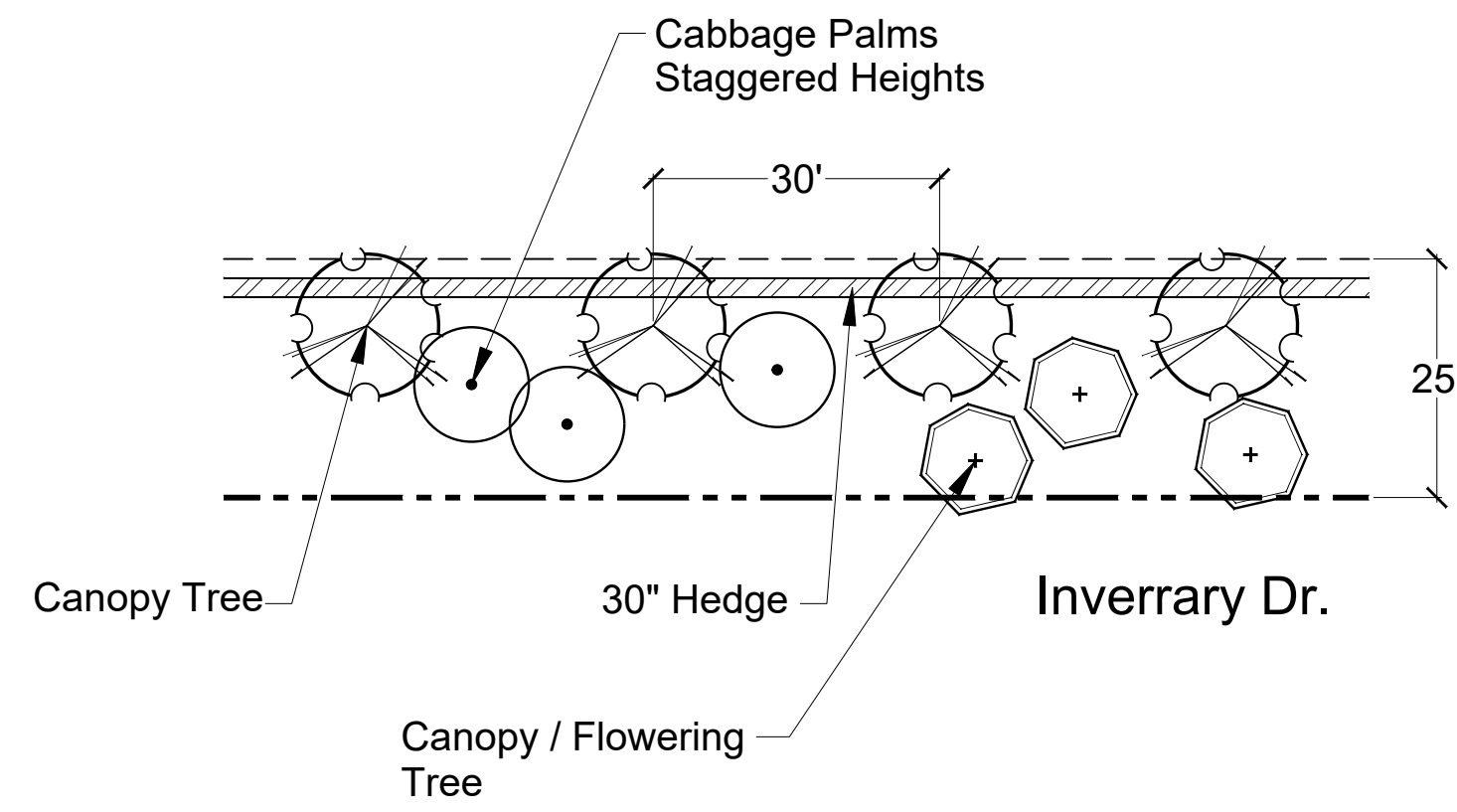


Pod 5 Perimeter Buffer

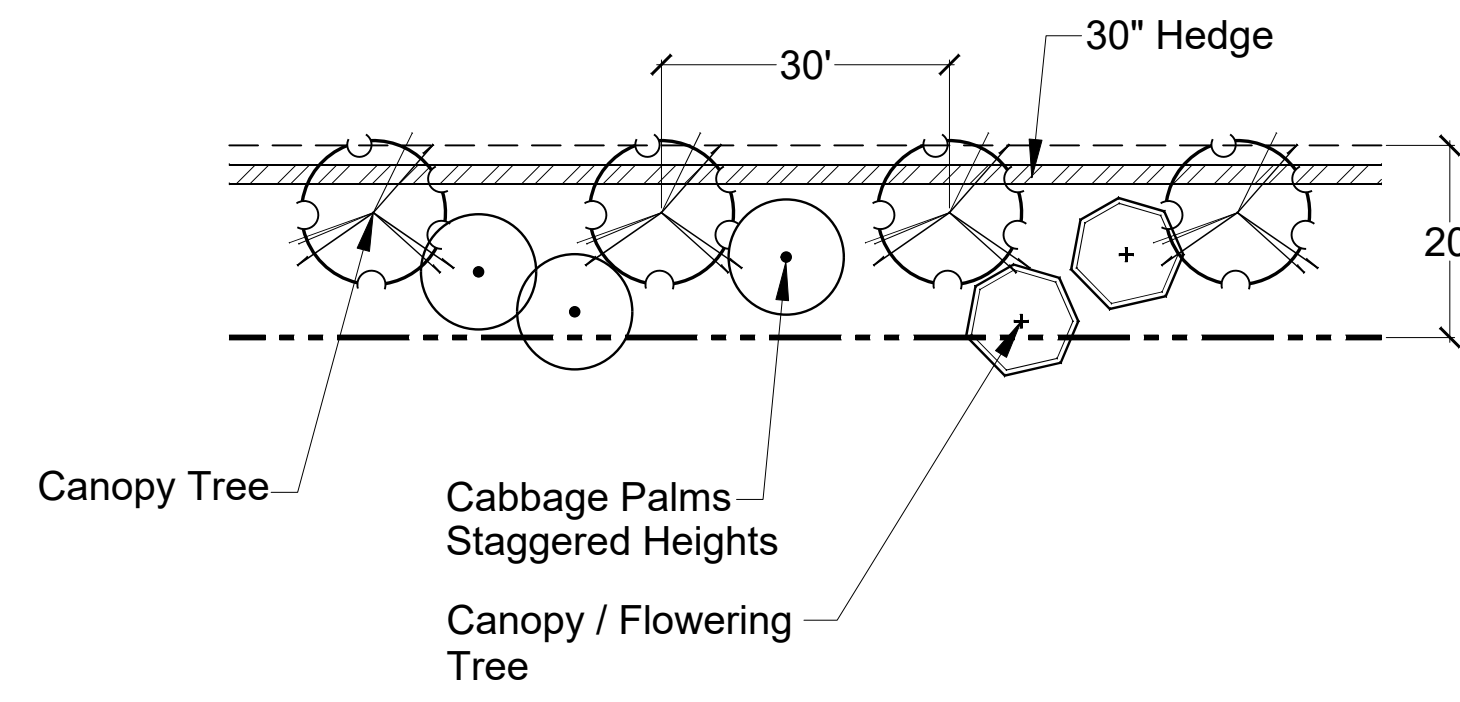


Note: Refer to Sheet BDT.2 for List of Potential Landscape Material

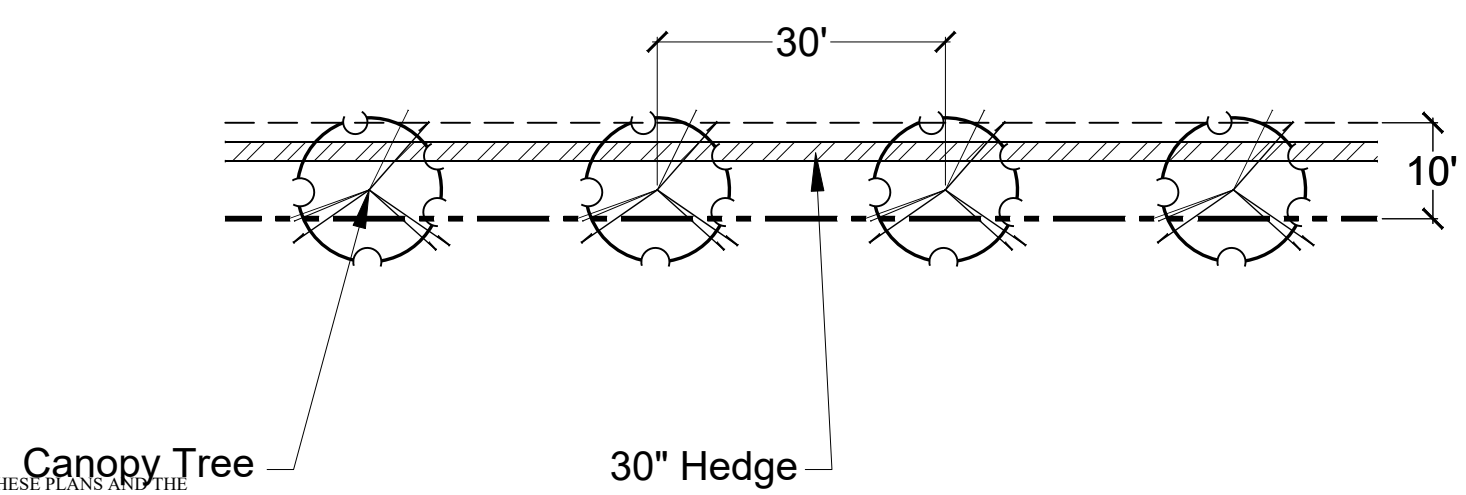
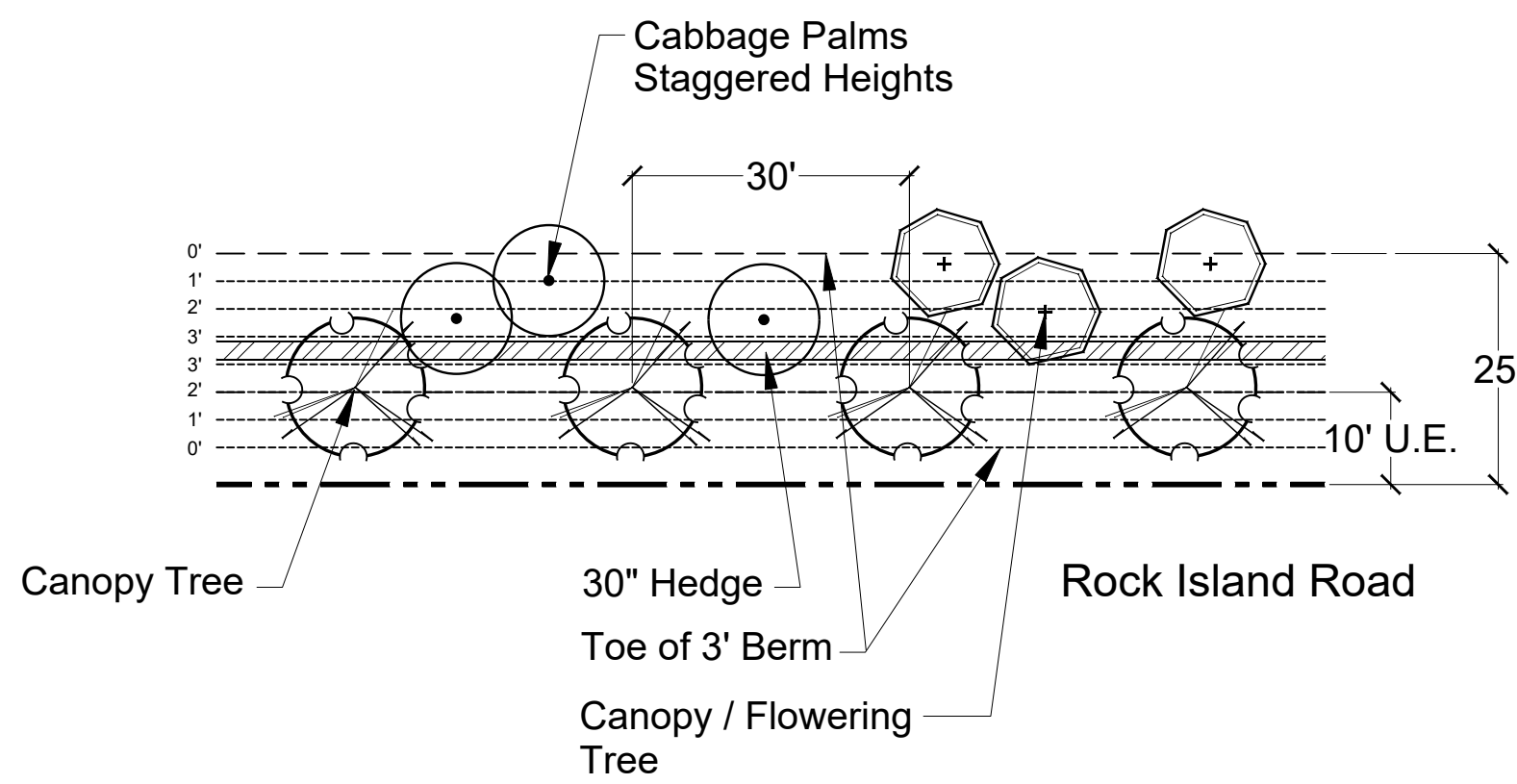
Pod 3 Perimeter Buffer



Pod 6 Internal Buffer



Pod 4 Perimeter Buffers



BY	REVISIONS	DATE
WD	DRC Comments	11.13.25

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 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
 Email: info@designandentitlement.com

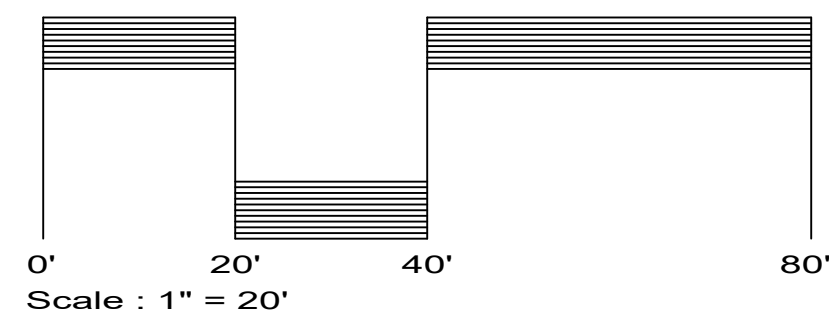


Inverrary Golf Course Property
 PULTE GROUP
 Inverrary Boulevard
 Lauderdale, Florida 33319

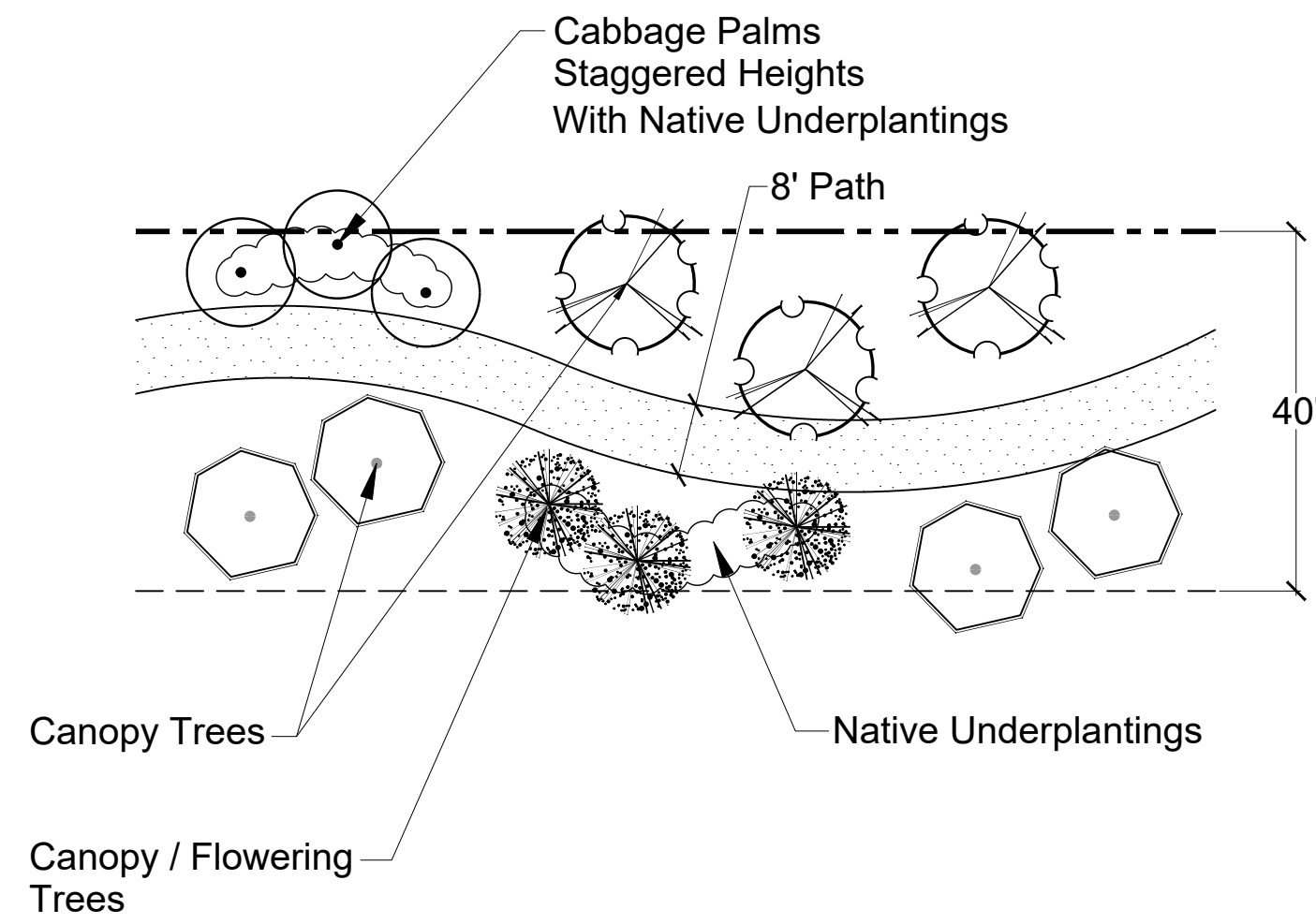
Perimeter Buffer Landscape Details

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 CHECKED BY: W.E.D./R.M.B.
 DRAWN BY: W.E.D.
 DATE: 06.17.25
 FILE:
 SHEET
BDT.1
 21 OF 26 SHEETS

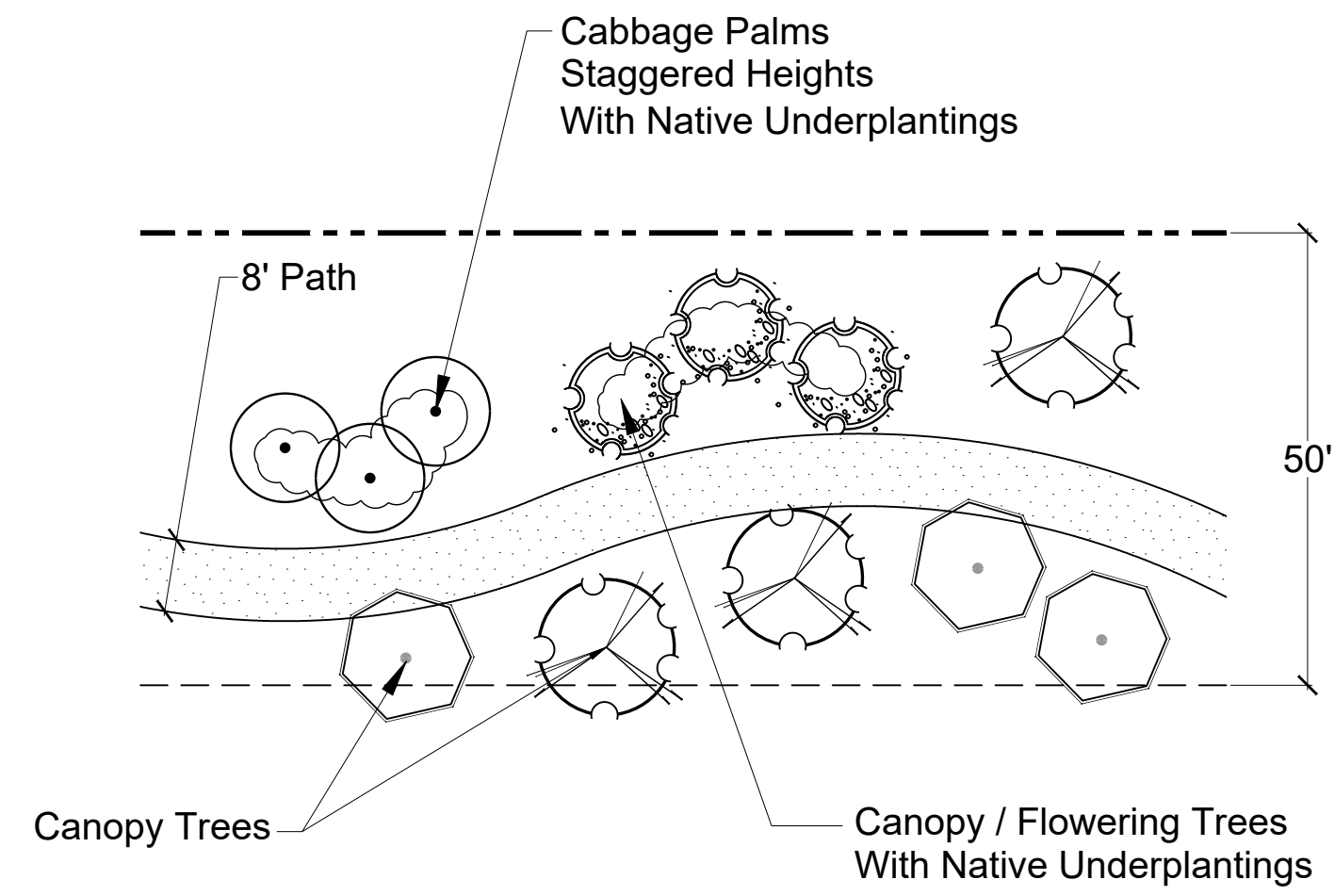
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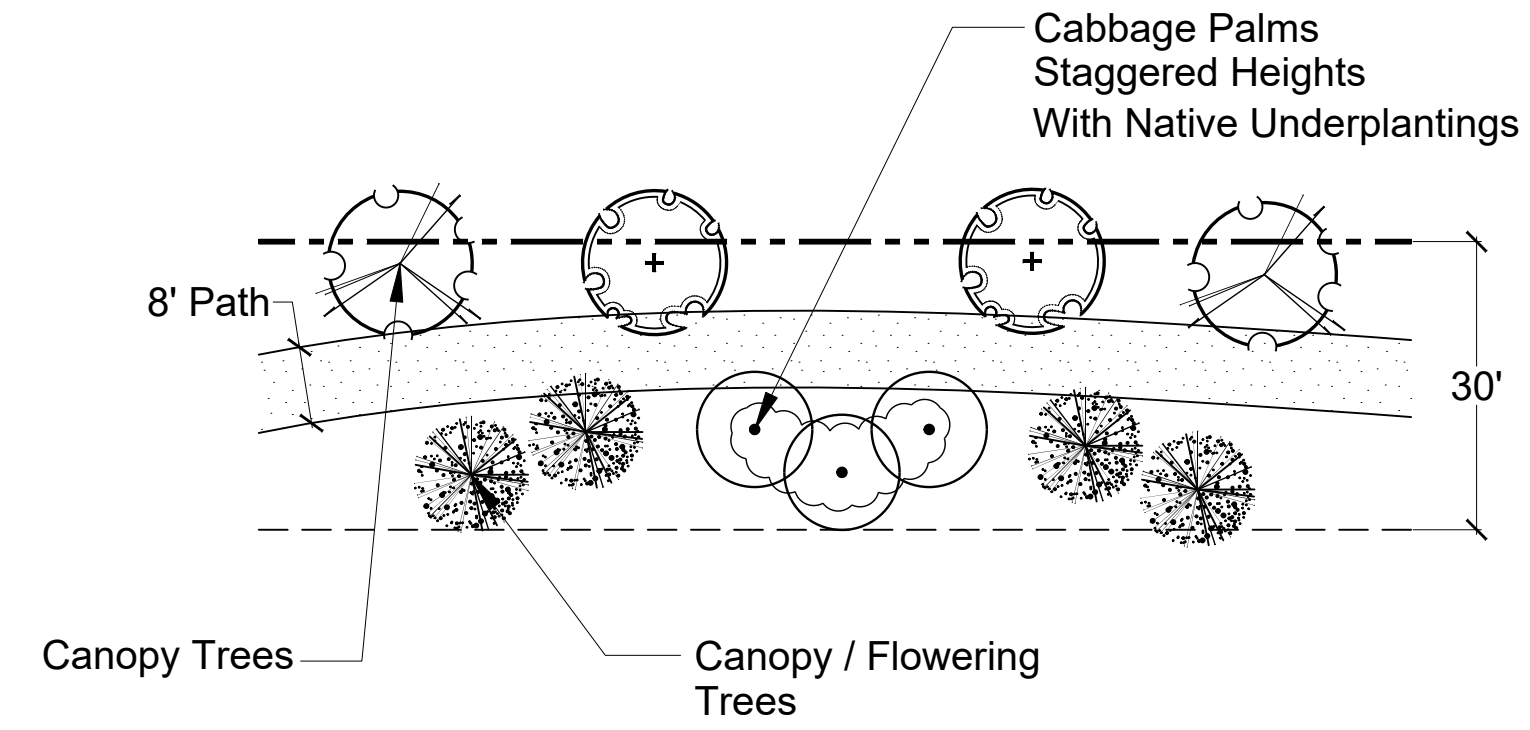
Pod 2 Public Greenway / Buffer



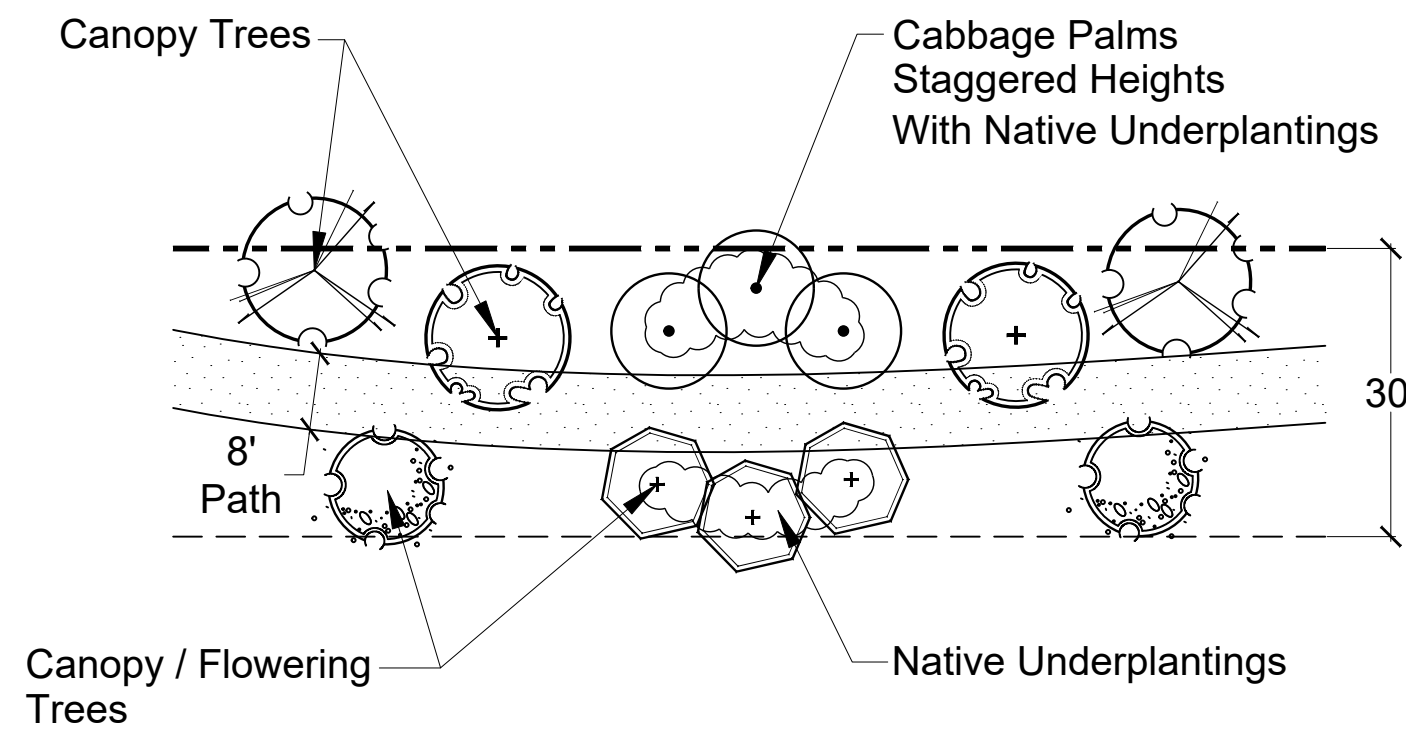
Pod 3 Public Greenway / Buffer



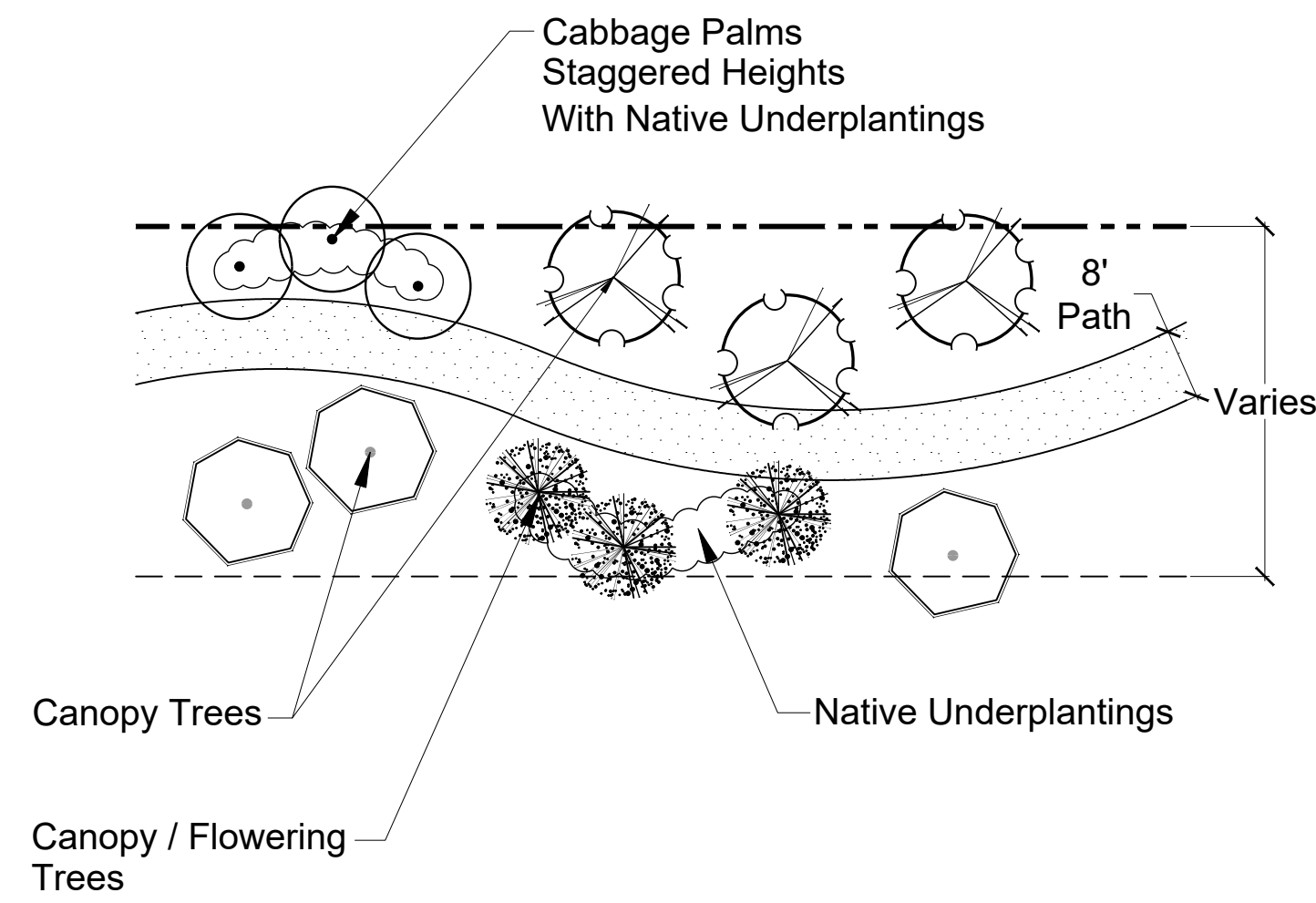
Pod 4 Public Greenway / Buffer



Pod 5 Public Greenway / Buffer



Pod 6 Public Greenway / Buffer



LANDSCAPE SCHEDULE

BOTANICAL NAME COMMON NAME

LARGE CANOPY TREES

Bursera simaruba	Gumbo Limbo
Conocarpus erectus	Green Buttonwood
Pinus elliotti "Densa"	South Florida Slash Pine
Quercus virginiana	Live Oak

CANOPY / FLOWERING TREES

Bulnesia arborea	Verawood
Coccoloba diversifolia	Pigeon Plum
Conocarpus erectus "Sericeus"	Silver Buttonwood
Cordia sebestena	Orange Geiger Tree
Ilex x attenuata	East Palatka Holly
Ilex cassine	Dahoon Holly
Jacaranda mimosifolia	Jacaranda
Peltophorum dubium	Yellow Poinciana
Senna surattensis	Glaucous Cassia
Tabebuia aurea	Silver Trumpet Tree

BOTANICAL NAME COMMON NAME

PALMS

Ptychosperma elegans	Solitaire Palm
Roystonea regia	Florida Royal Palm
Sabal Palmetto	Cabbage Palm
Thrinax radiata	Thatch Palm
Veitchia montgomeryana	Montgomery Palm

ACCENT SHRUBS

Cordylone fruticosa "Red Sister"	Red Sister Ti Plant
Crinum asiaticum	Crinum Lily
Crinum augustum "Queen Emma"	Queen Emma Crinum Lily
Duranta erecta	Purple Golden Dewdrop
Hibiscus "Rosa Sinensis"	Hibiscus Tree
Double Peach	
Phoenix roebelenii	Pygmy Date Palm
Strelitzia reginae	Bird of Paradise

BOTANICAL NAME COMMON NAME

SHRUBS

Allamanda schottii	Bush Allamanda
Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum
Clusia flava	Small Leaf Clusia
Codiaeum variegatum spp.	Croton
Ficus microparpa "Green Island"	Green Island Ficus
Forestiera segregata	Florida Privet
Galphimia gracillis	Thryallis
Hamelia nodosa	Dwarf Firebush
Hamelia patens	Firebush
Ilex vomitoria "Schillings"	Dwarf Yaupon Holly
Ixora "Nora Grant"	Ixora
Muhlenbergia capillaris	Muhly Grass
Podocarpus macrophyllus "Maki"	Podocarpus
Podocarpus macrophyllus "Pringles"	Dwarf Podocarpus
Rhaphiolepis indica	Indian Hawthorn
Schefflera arboricola "Trinette"	Trinette
Trachelospermum jasminoides	Confederate Jasmine
Tripsacum dactyloides	Fakahatchee Grass
Tripsacum floridanum	Gama Grass

GROUNDCOVERS

Annuals by Season	Annuals
Asparagus densiflorus "Meyersii"	Foxtail Fern
Bulbine frutscens	Desert Candles
Dianella tasmanica	Blueberry Flax Lily
Liriope muscari	Lily Turf
Liriope muscari "Variegata"	Variegated Lily Turf
Pentas lanceolata spp.	Pentas
Stenotaphrum secundatum "Floratum"	St. Augustine Sod
Paspalum notatum	Bahia Sod

BY	REVISIONS	DATE

Design and Entitlement Consultants, LLC.
 1127 Royal Palm Beach Blvd. Unit 411
 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
 Email: info@designandentitlement.com



Inverrary Golf Course Property
 PULTE GROUP
 Inverrary Boulevard
 Lauderhill, Florida 33319

Perimeter Buffer Landscape Details

SCALE: 1" = 20'

CHECKED BY: W.E.D., R.M.B.

DRAWN BY: W.E.D.

DATE: 06.17.25

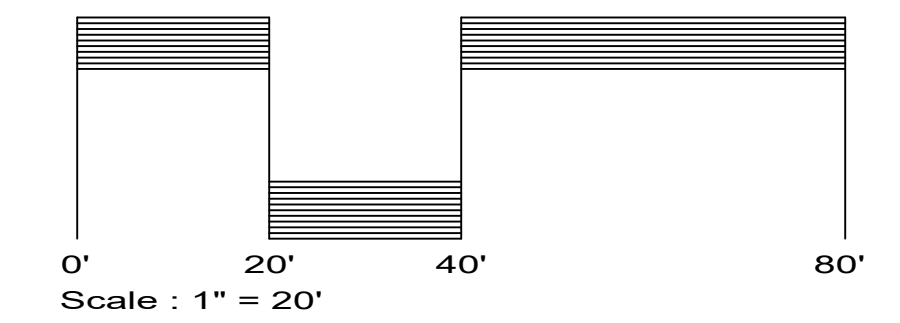
FILE:

SHEET

BDT.2

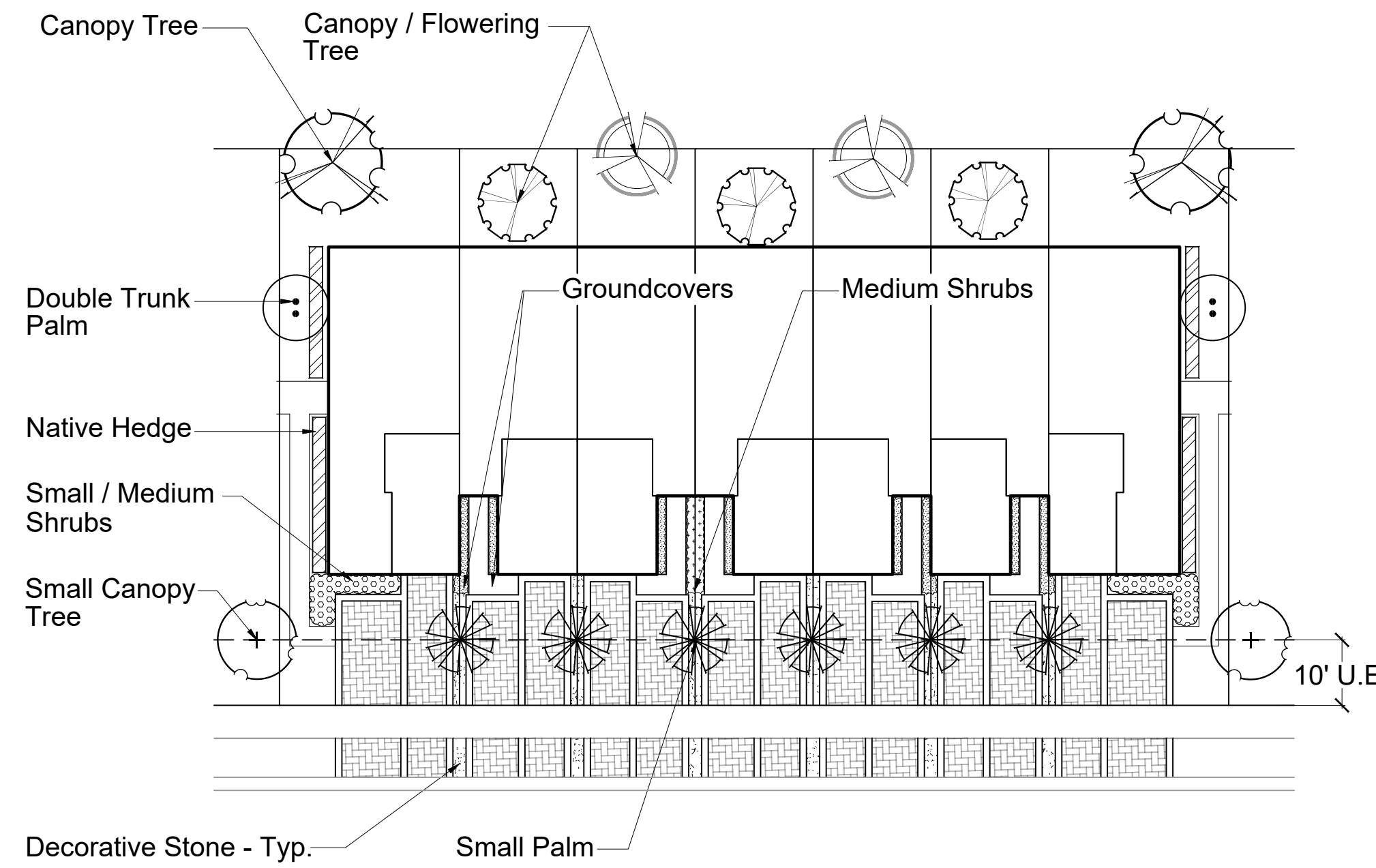
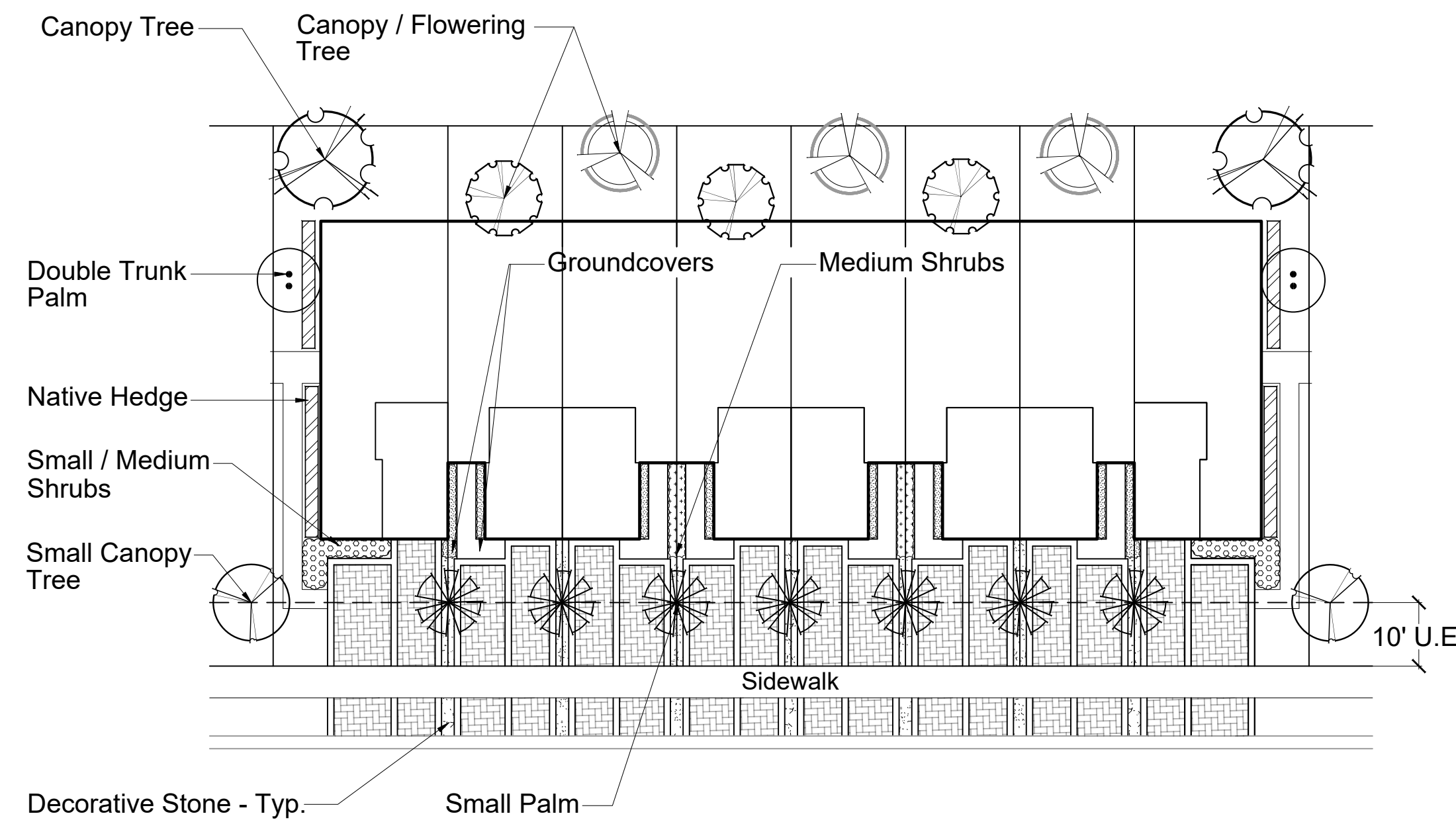
22 OF 26 SHEETS

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18' - 20' Townhome - 8 Unit Building

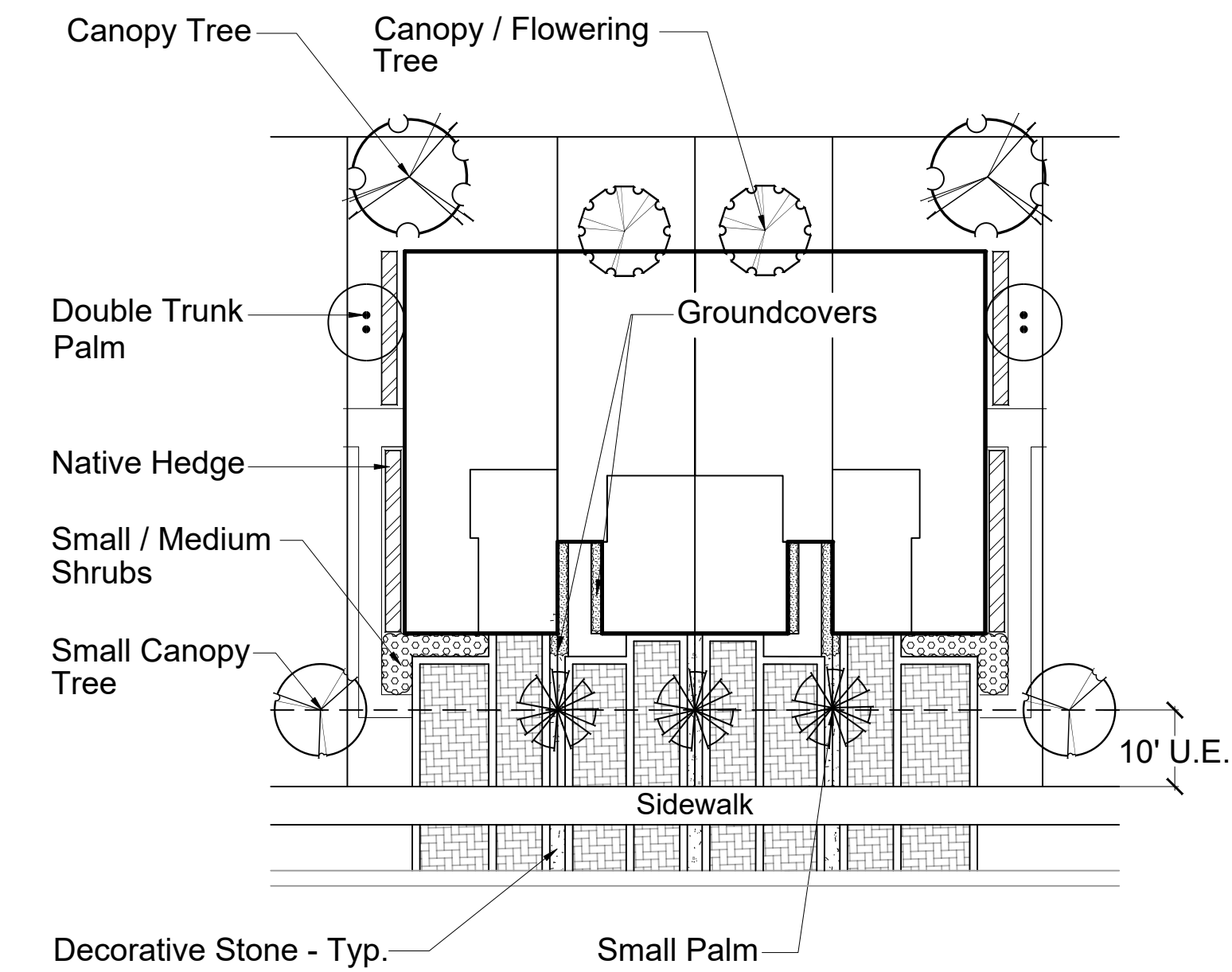
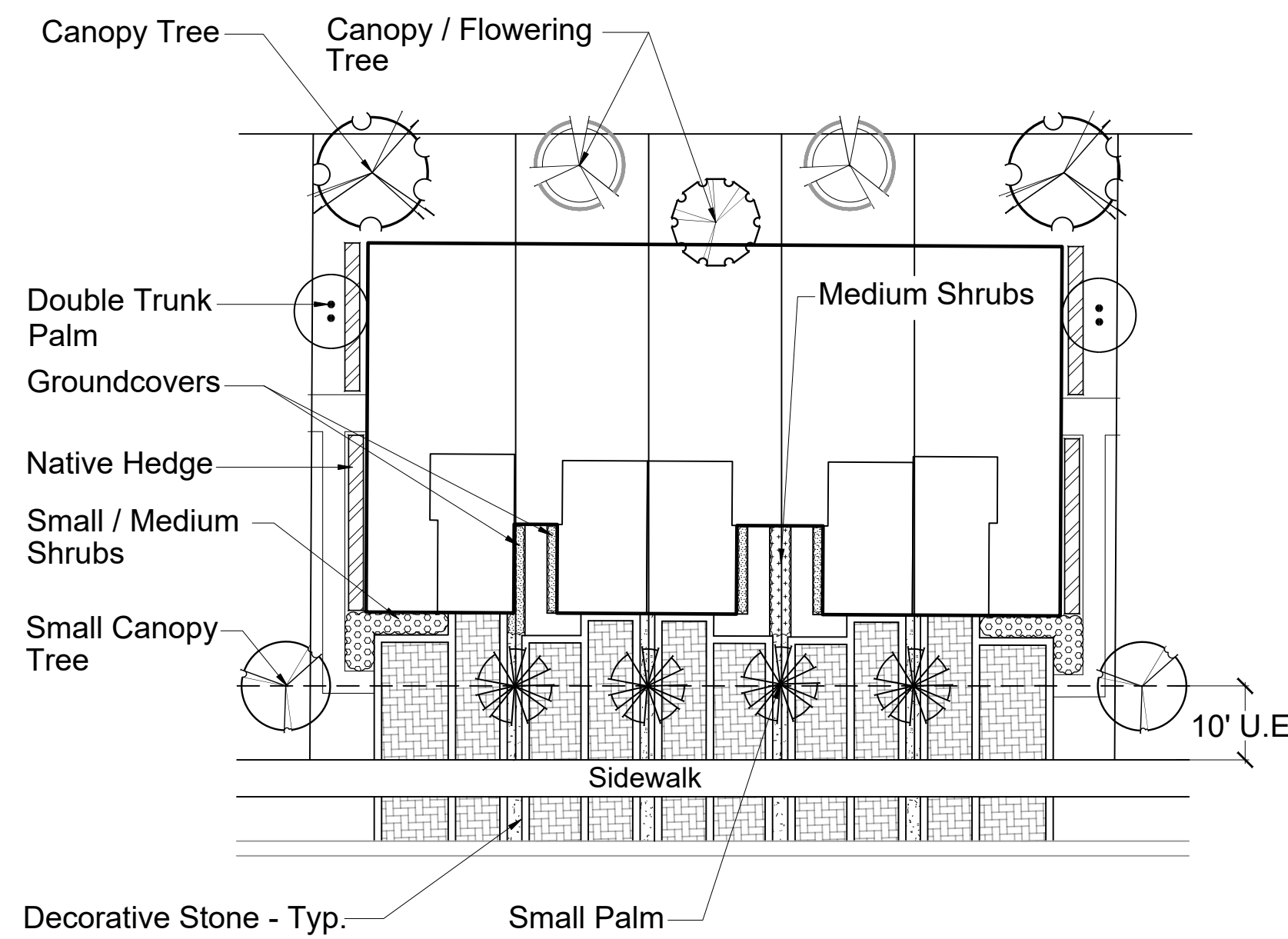
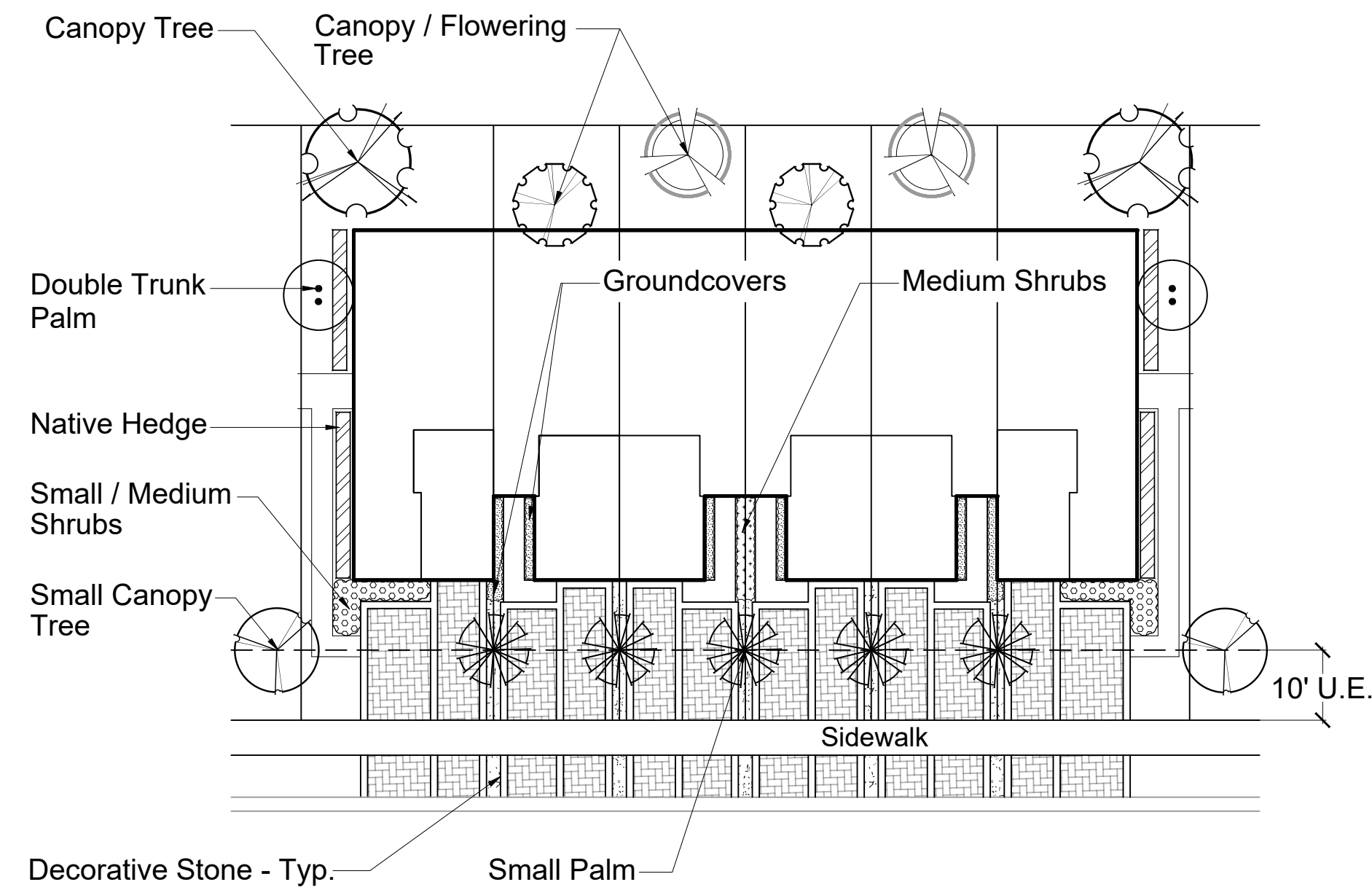
18' - 20' Townhome - 7 Unit Building



18' - 20' Townhome - 6 Unit Building

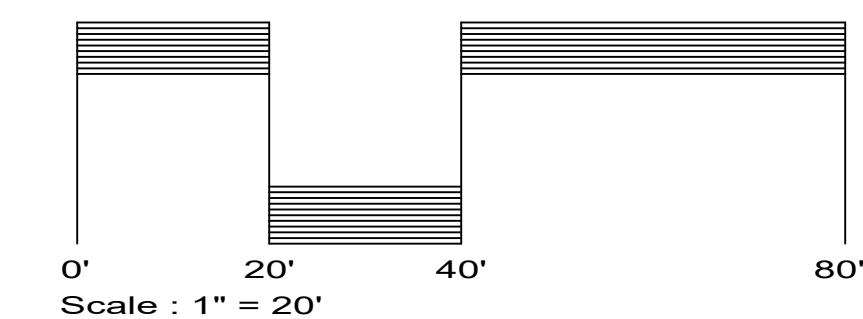
18' - 20' Townhome - 5 Unit Building

18' - 20' Townhome - 4 Unit Building



Note: Refer to Sheet BDT.2 for List of Potential Landscape Material

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BY	REVISIONS	DATE
WD	DRC Comments	11.13.25

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 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
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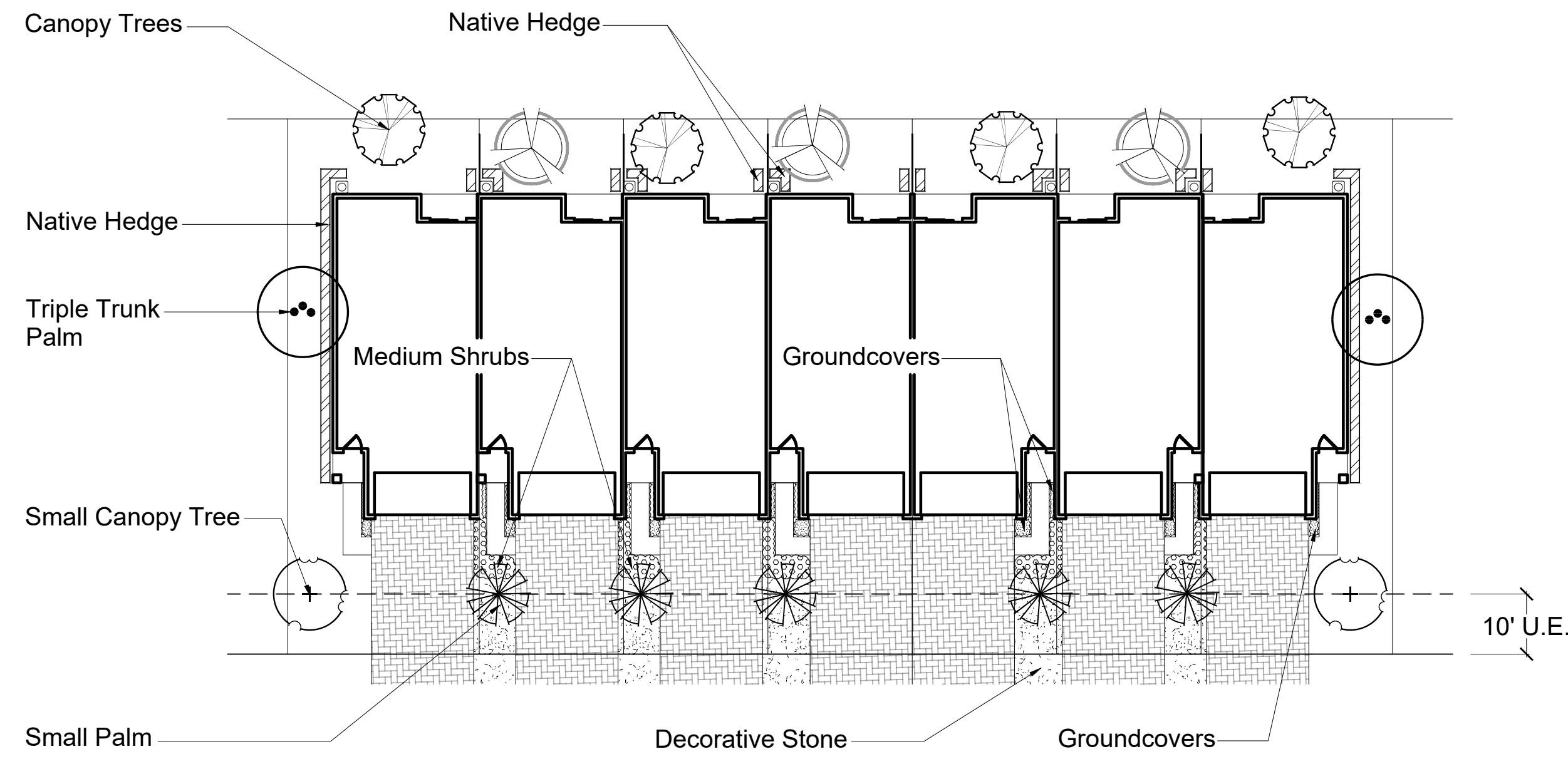


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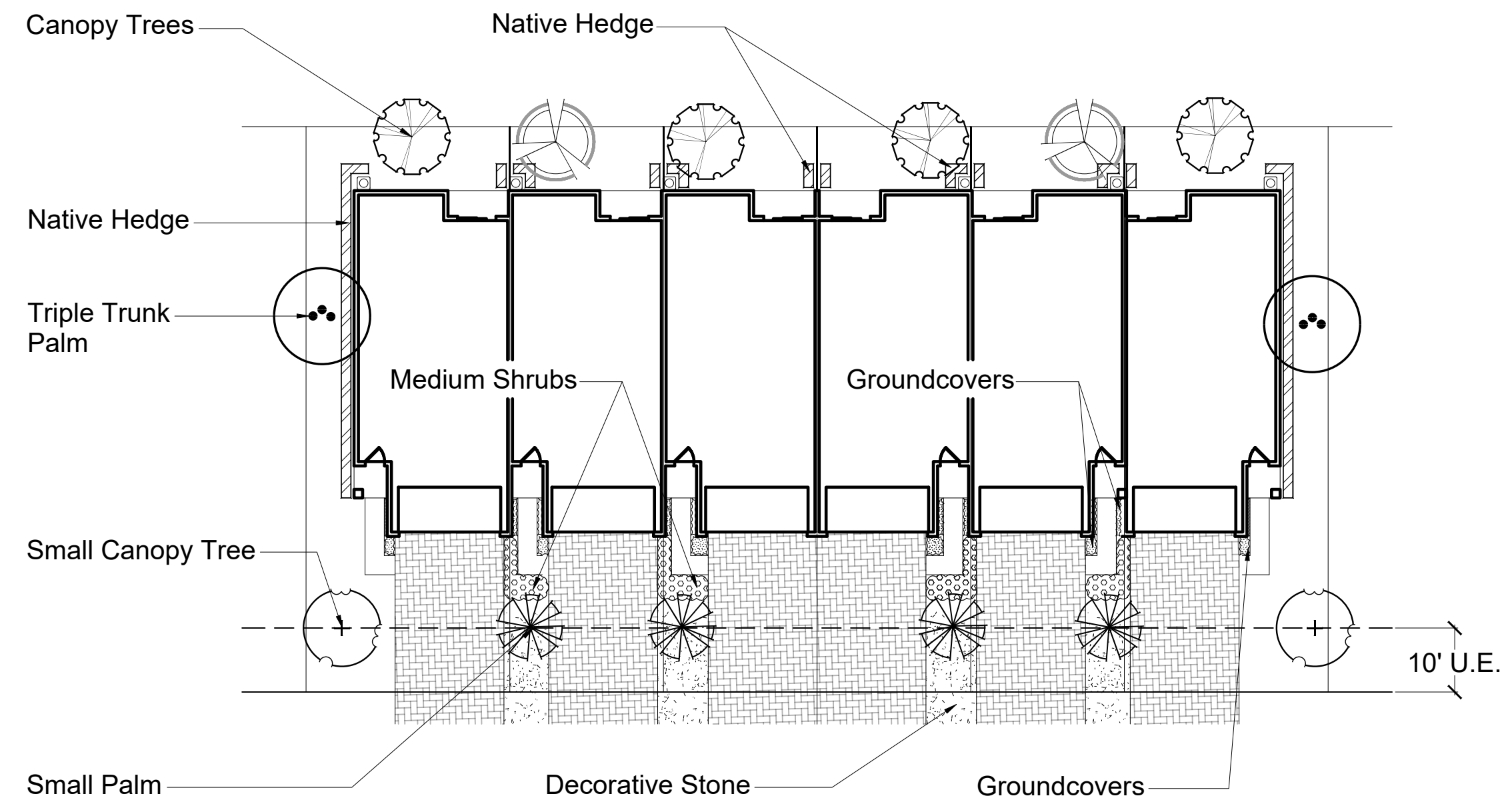
Typical Unit Landscape Details

SCALE: 1"=20'
 CHECKED BY: W.E.D./R.M.B.
 DRAWN BY: W.E.D.
 DATE: 06.17.25
 FILE:
 SHEET
LPT.1
 23 OF 26 SHEETS

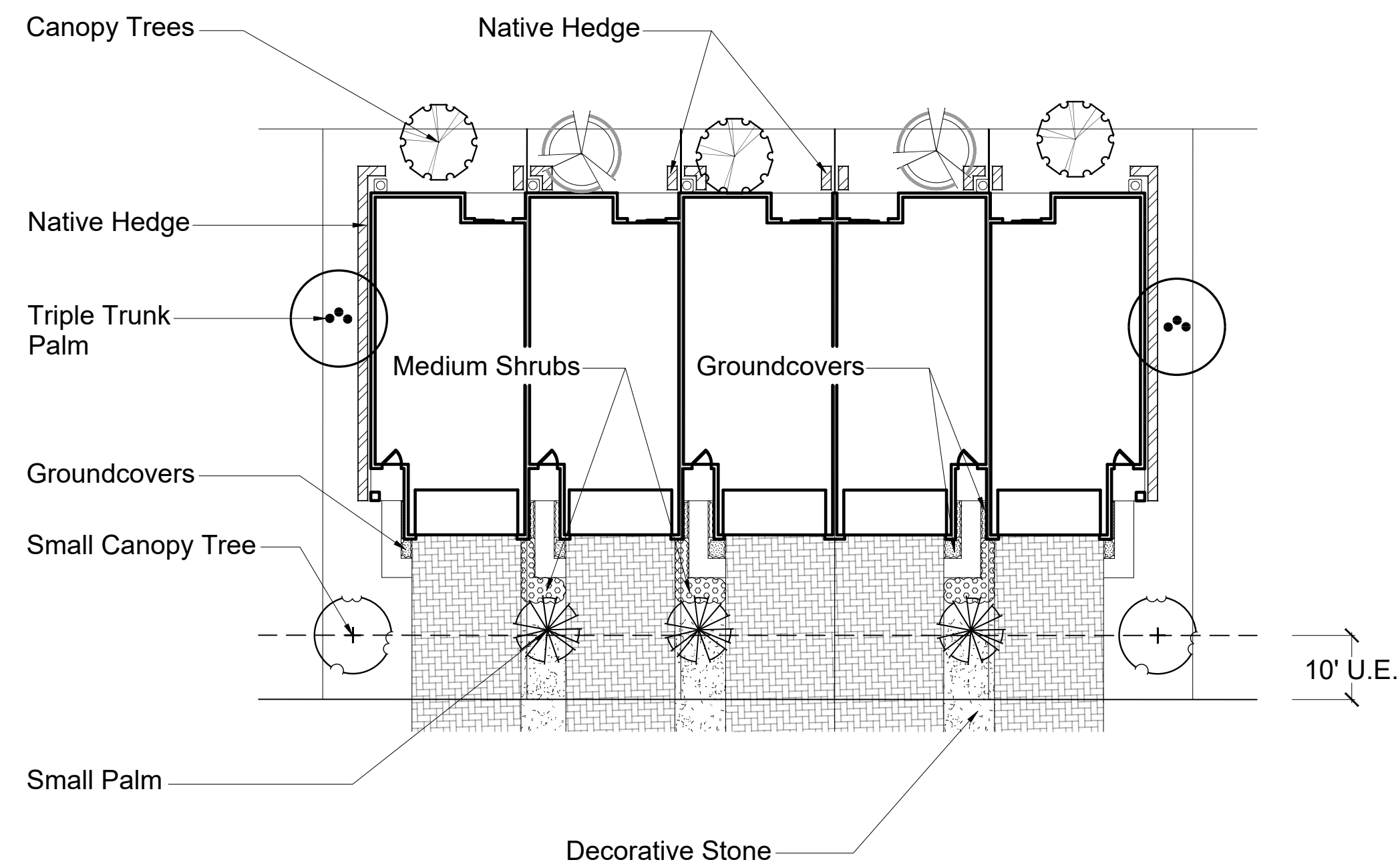
24' Townhome - 7 Unit Building



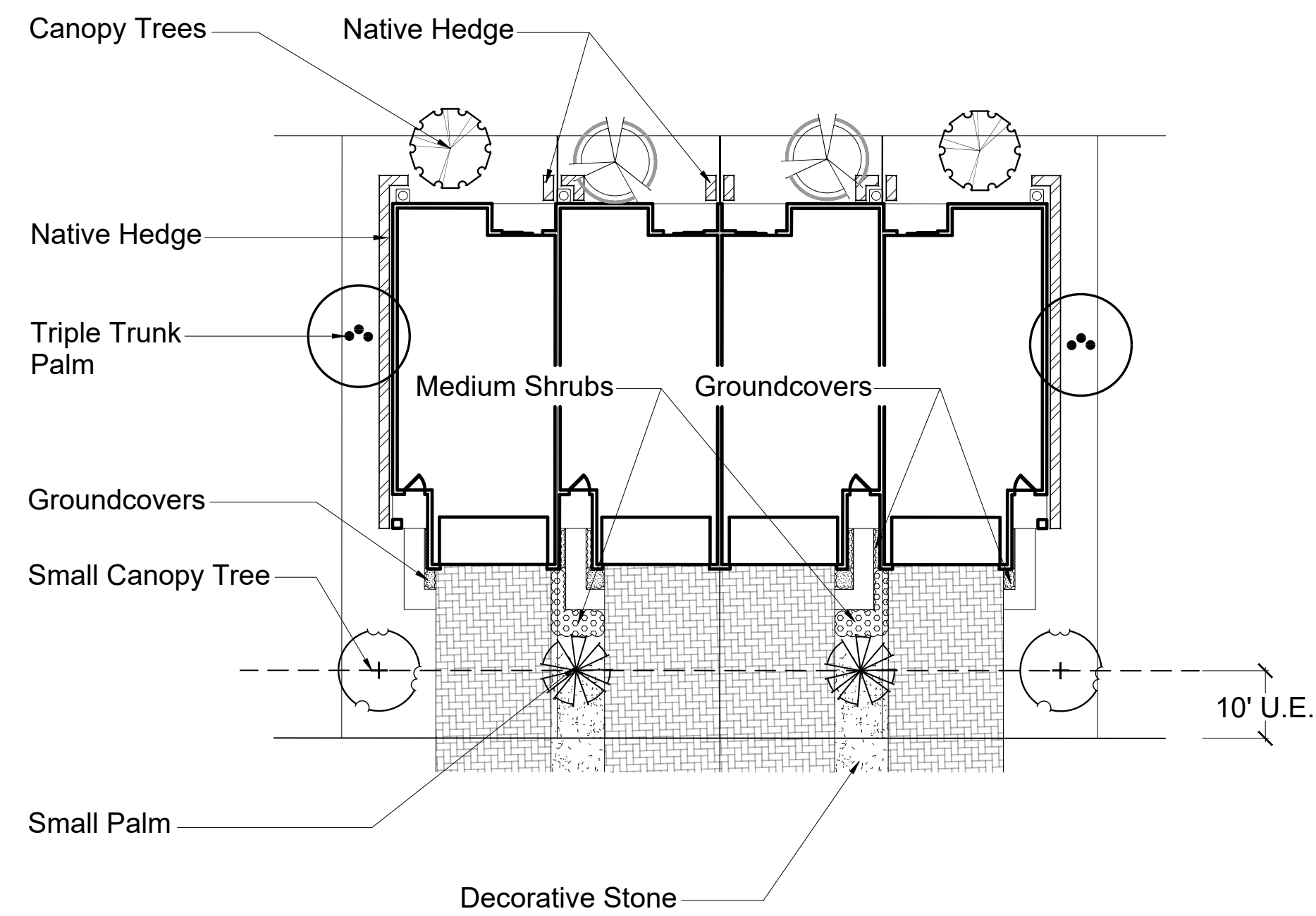
24' Townhome - 6 Unit Building



24' Townhome - 5 Unit Building



24' Townhome- 4 Unit Building



Note: Refer to Sheet BDT.2 for List of Potential Landscape Material

BY	REVISIONS	DATE
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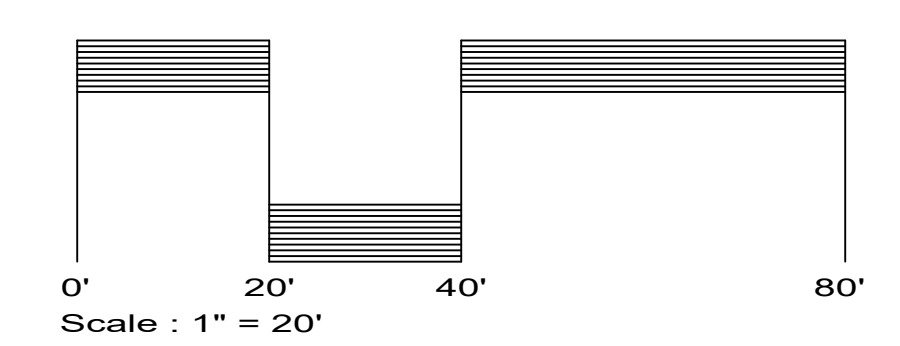


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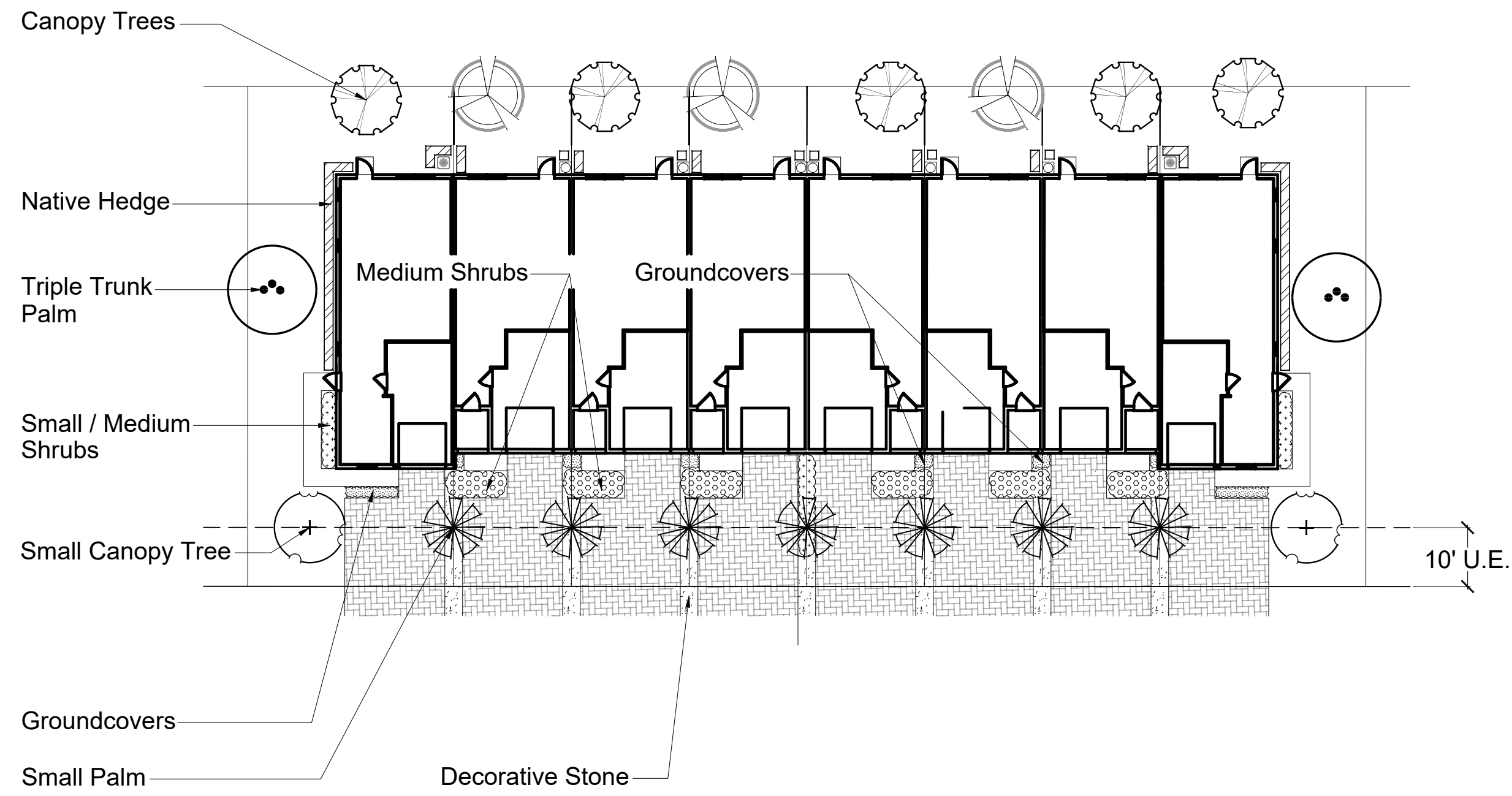
Typical Unit Landscape Details

SCALE: 1"=20'
 CHECKED BY: W.E.D./R.M.B.
 DRAWN BY: W.E.D.
 DATE: 06.17.25
 FILE:
 SHEET
LPT.2
 24 OF 26 SHEETS

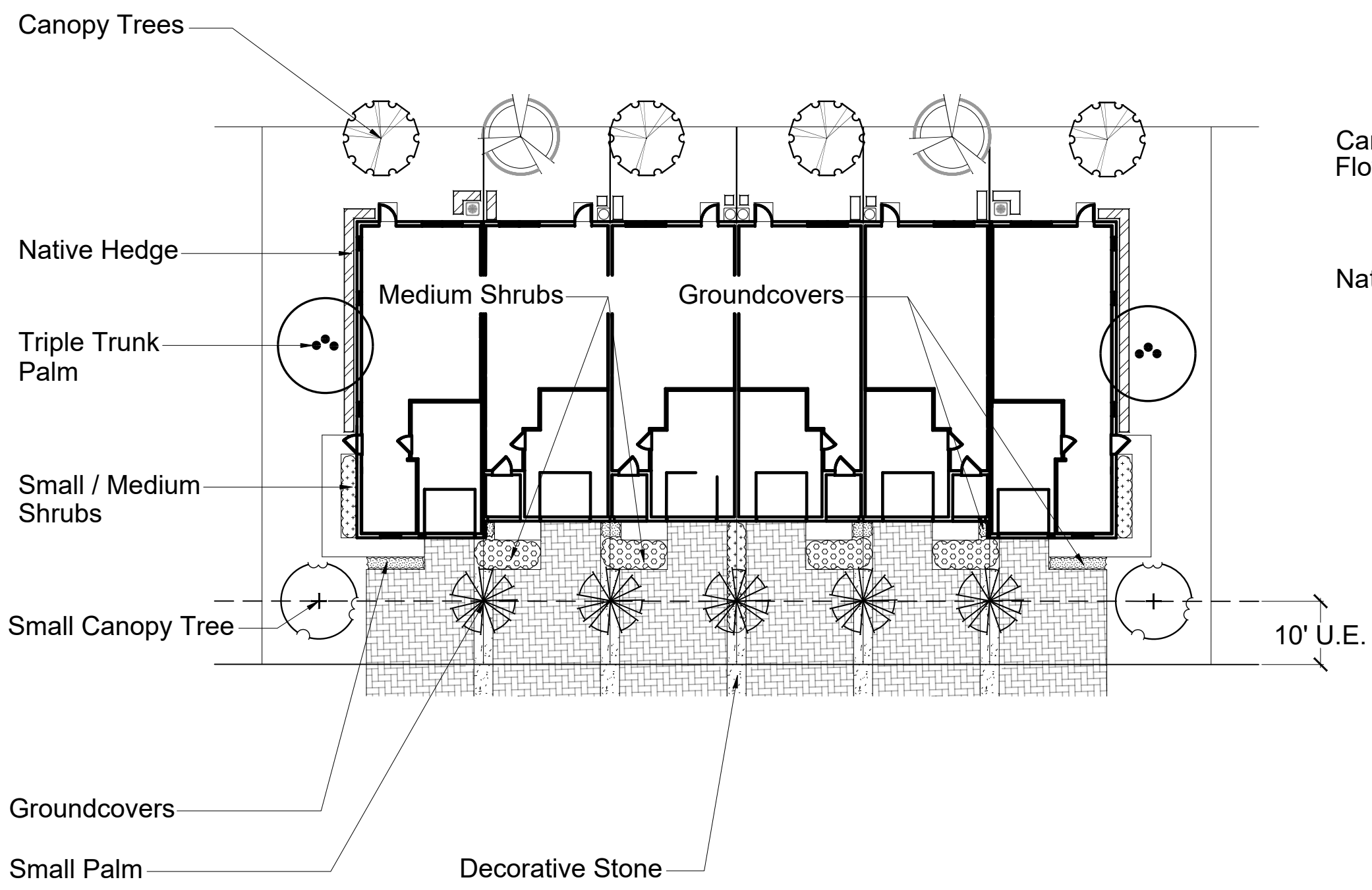
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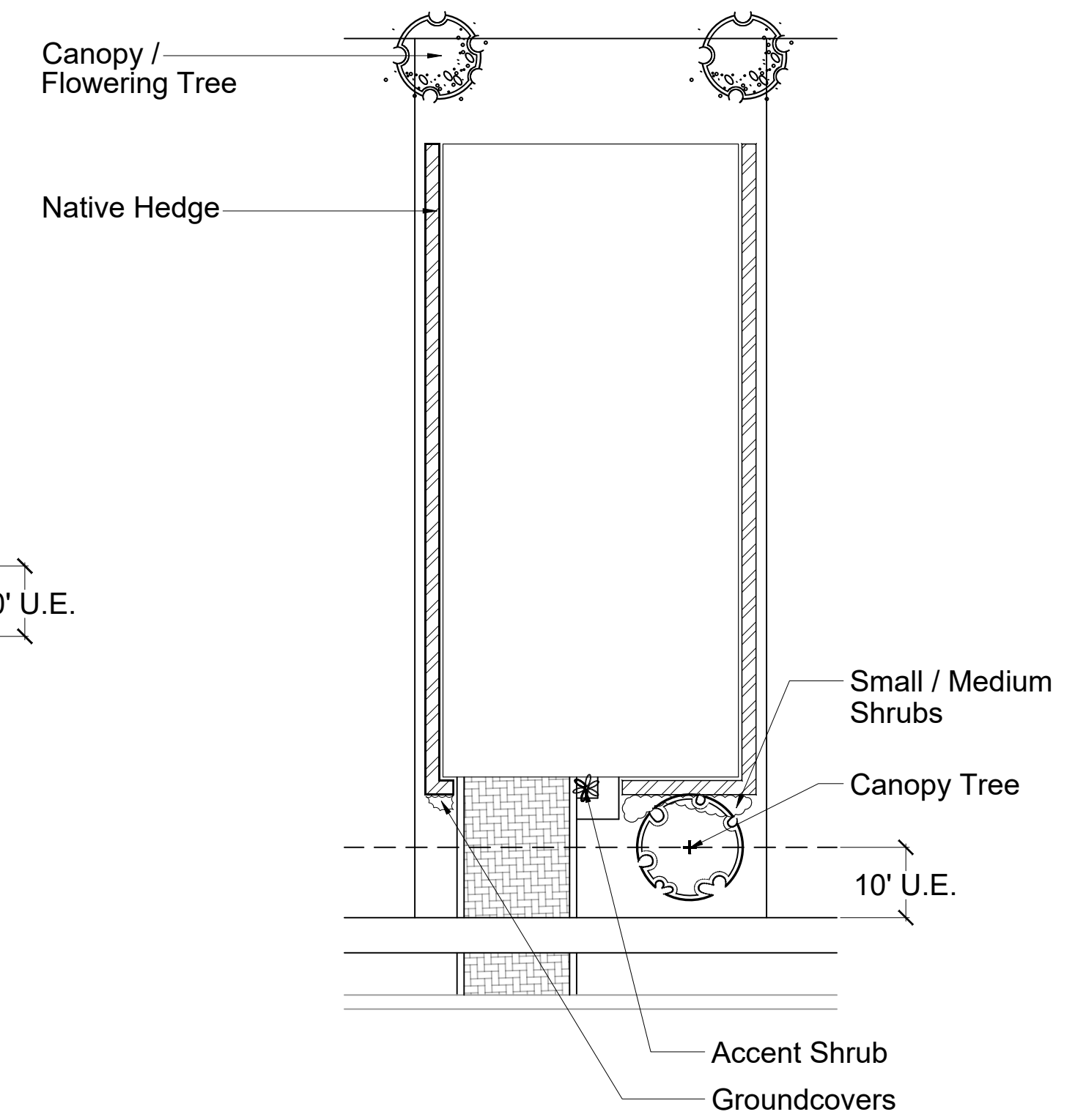
20' Townhome - 8 Unit Building



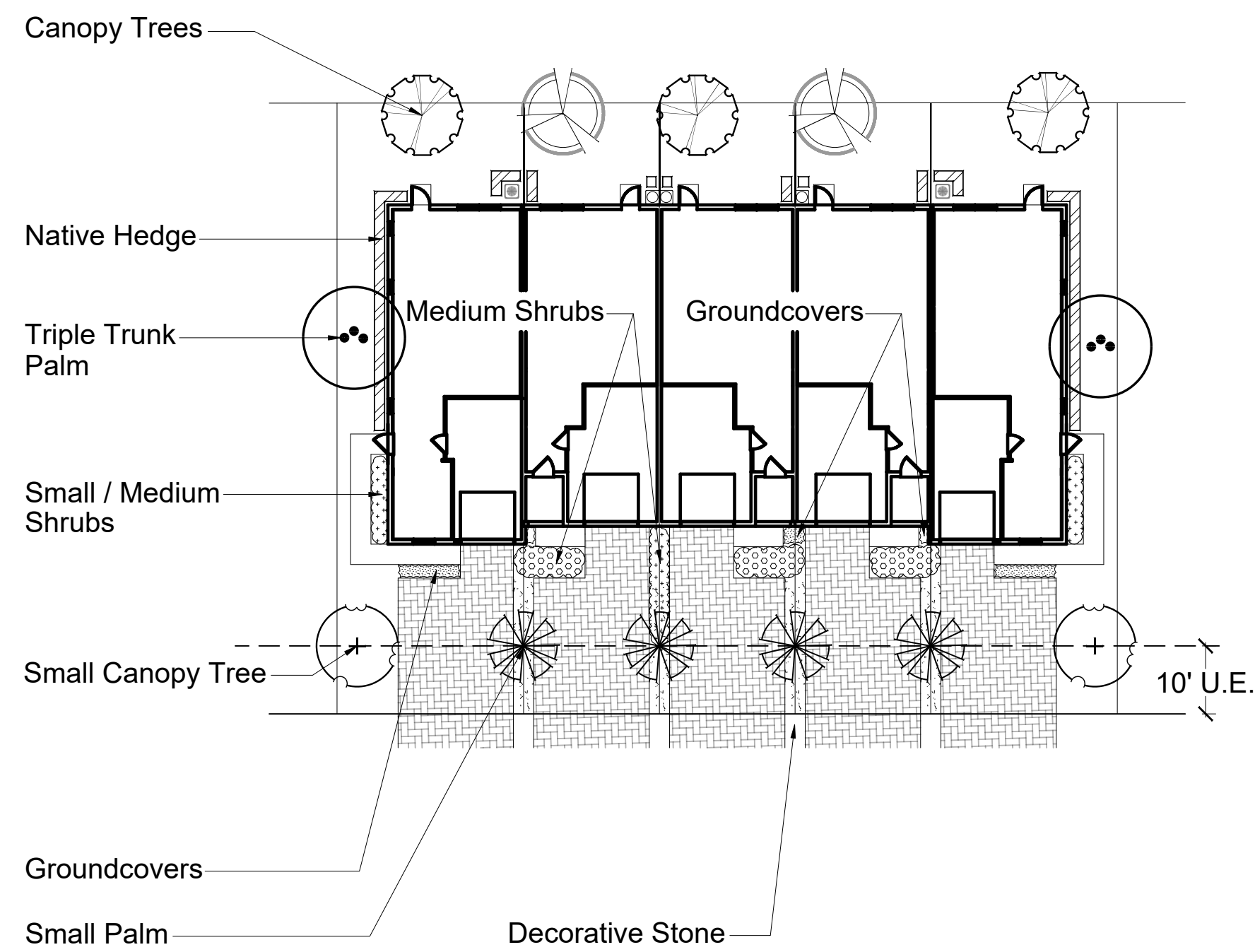
20' Townhome - 6 Unit Building



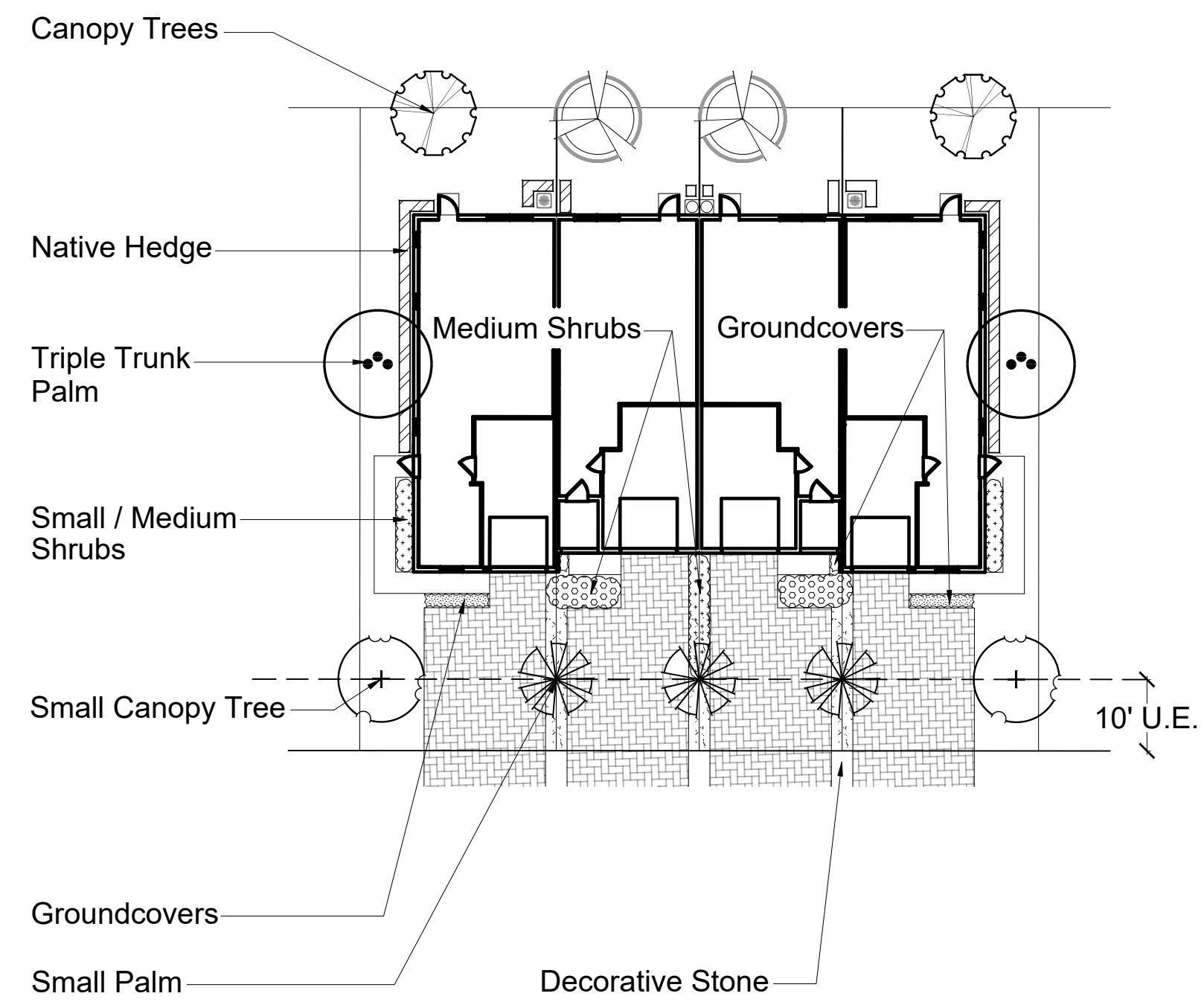
50' x 125' Single Family Unit



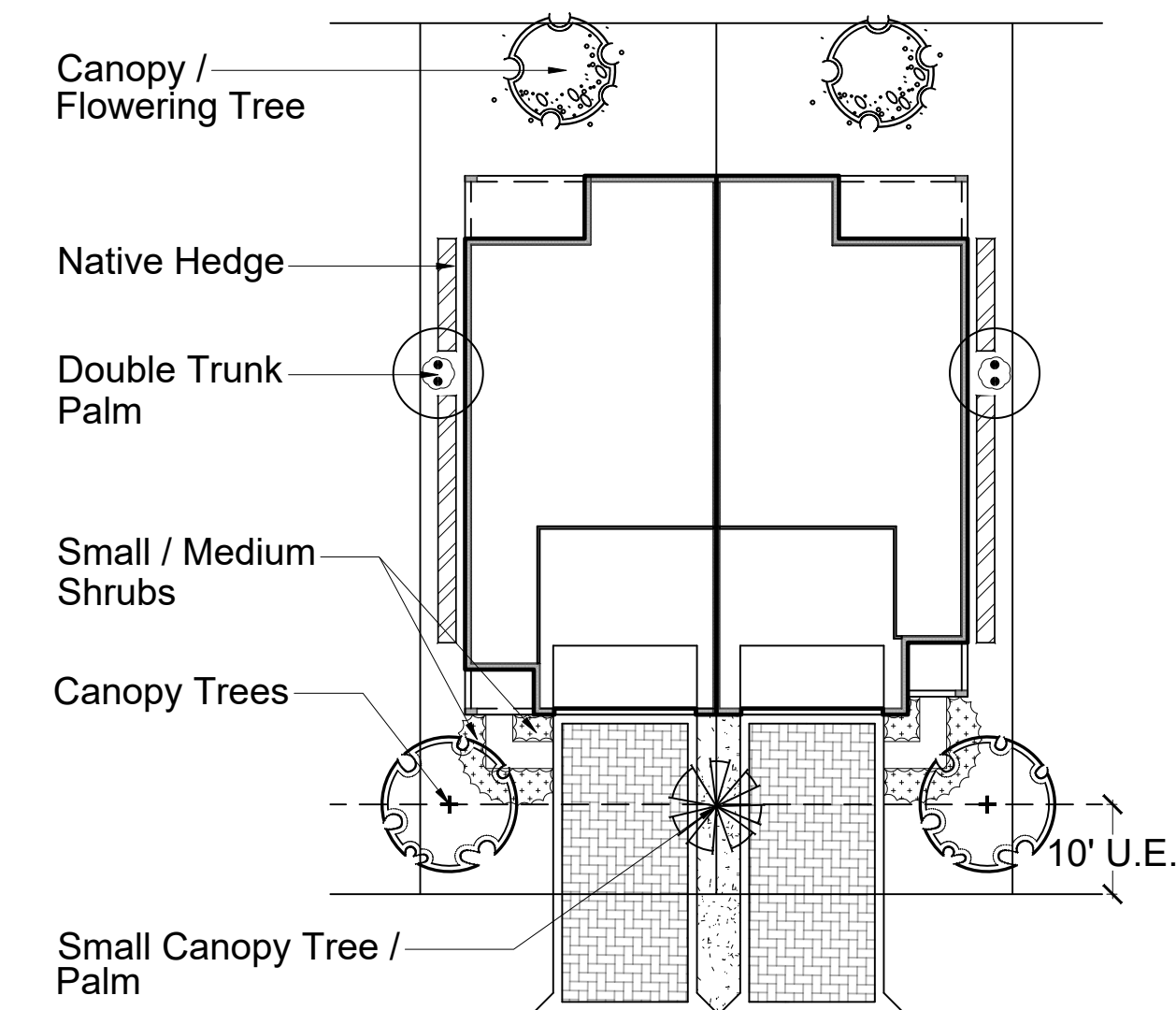
20' Townhome - 5 Unit Building



20' Townhome - 4 Unit Building



Single Family Attached Duplex



Note: Refer to Sheet BDT.2 for List of Potential Landscape Material

BY	REVISIONS	DATE
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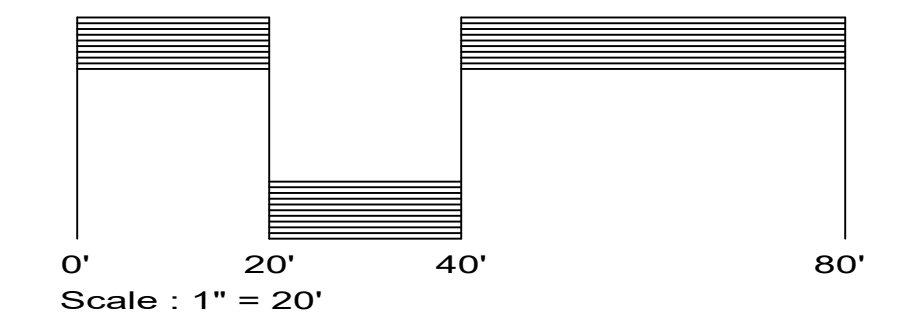


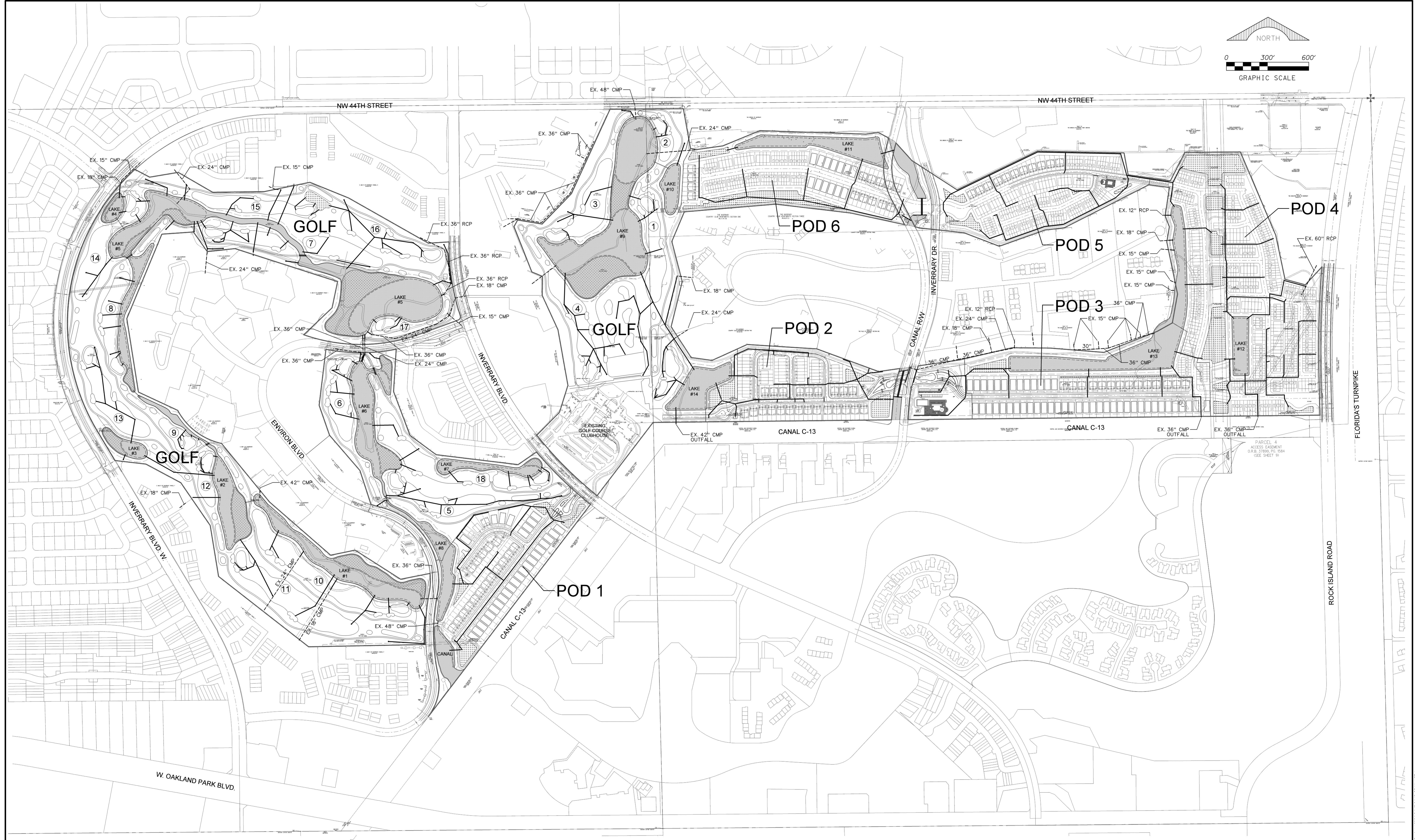
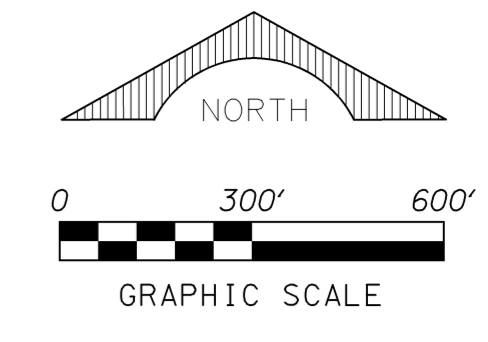
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 PULTE GROUP
 Inverrary Boulevard
 Lauderhill, Florida 33319

Typical Unit Landscape Details

SCALE:	1"=20'
CHECKED BY:	W.E.D./R.M.B.
DRAWN BY:	W.E.D.
DATE:	06.17.25
FILE:	
SHEET	LPT.3
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SCHNARS
ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487

TEL: (561) 241-6455
FAX: (561) 241-5182

OWNER:
PULTE HOME COMPANY, LLC
1475 CENTREPARK BOULEVARD, SUITE 140
WEST PALM BEACH, FLORIDA 33401

PROJECT:
INVERRARY RESIDENTIAL PUD

LAUDERHILL FLORIDA

TASK:
MASTER DRAINAGE EXHIBIT

ORIGINAL: FEBRUARY 2026
REVISIONS:
1 _____
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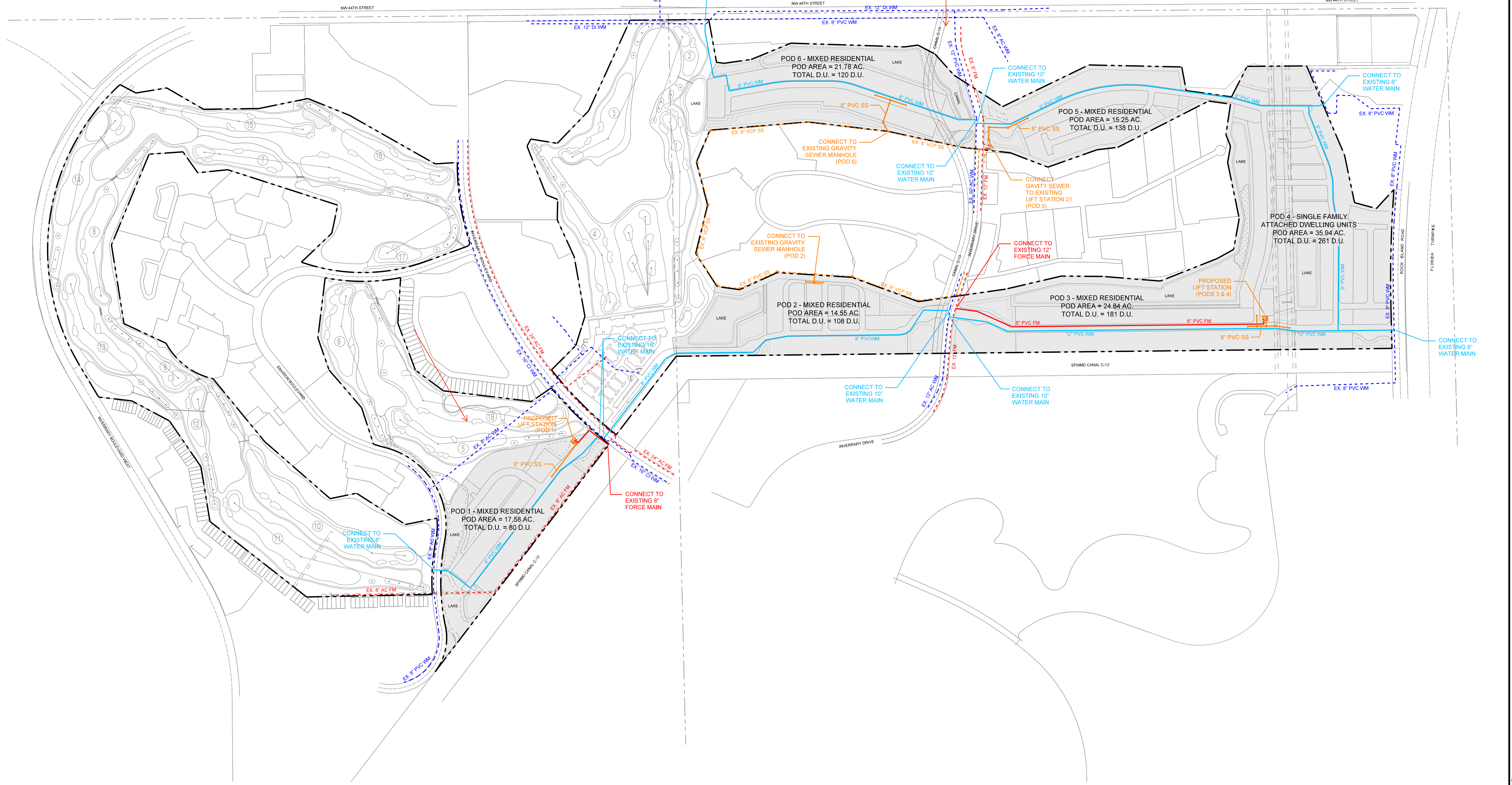
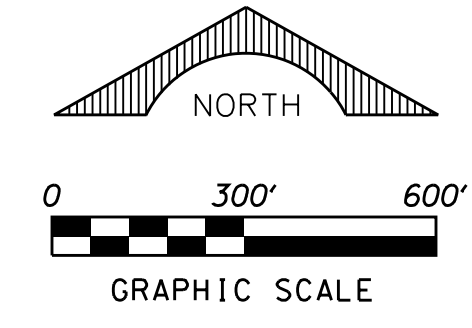
SEAL

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
1/20/26 TJS/gil

JOB NO. 24148
DRAWN RAD
DESIGNED JTS
CHECKED GIL

SHEET
1 of 1

3/12/2026 0:00:00 PM



SCHNARS
ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487

TEL: (561) 241-6455
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OWNER:
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WEST PALM BEACH, FLORIDA 33401

PROJECT:
INVERRARY RESIDENTIAL P.U.D.
LAUDERHILL FLORIDA

TASK:
MASTER WATER & SEWER EXHIBIT

ORIGINAL:	JUNE 2025	6
REVISIONS:		7
1	1/22/26 CITY COMMENTS	8
2		9
3		10
4		11
5		12

DESIGNED: JTS
CHECKED: GIL

SHEET
1 OF 1

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FPC - THE FIRM)

JOB NO. 24148
DRAWN: RAD
DESIGNED: JTS
CHECKED: GIL
SHEET 1 OF 1