

LAND DESCRIPTION:

THAT PORTION OF PARCEL A OF "L.U.O.E. PLAT" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 106, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF "NORTH ANDREWS INDUSTRIAL PARK" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 108, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CORNER ON THE BOUNDARY OF SAID PARCEL A (SAME BEING COMMON WITH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST) AND RUN THENCE N 89°50'23" E ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 275.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 157.22 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°09'37" W, A DISTANCE OF 87.53 FEET; THENCE N 76°00'01" E, A DISTANCE OF 369.30 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 489.50 FEET, A CENTRAL ANGLE OF 16°16'30" AND AN ARC OF 139.04 FEET; THENCE S 40°28'34" E, A DISTANCE OF 44.06 FEET; THENCE S 06°46'21" W, A DISTANCE OF 53.63 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 19°55'05" AND AN ARC OF 140.62 FEET; THENCE S 76°00'01" W, A DISTANCE OF 388.365 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF PARCEL A OF "L.U.O.E. PLAT" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 106, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF "NORTH ANDREWS INDUSTRIAL PARK" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 108, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CORNER OF THE BOUNDARY OF SAID PARCEL A (SAME BEING COMMON WITH THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST) RUN THENCE N 89°50'23" E ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 275.00 FEET FOR A POINT OF BEGINNING; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 157.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°12'36" AND AN ARC OF 1.88 FEET; THENCE N 76°00'01" E, A DISTANCE OF 388.36 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 19°55'05" AND AN ARC OF 140.62 FEET; THENCE S 06°46'21" W, A DISTANCE OF 5.68 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 26°35'37" AND AN ARC OF 246.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°46'46" AND AN ARC OF 21.72 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 169°07'00" AND AN ARC OF 162.34 FEET; THENCE S 26°50'23" W, A DISTANCE OF 107.89 FEET; THENCE S 00°09'37" E, A DISTANCE OF 109.00 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S 89°50'23" W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF PARCEL A, "L.U.O.E. PLAT" AS RECORDED IN PLAT BOOK 106, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CORNER ON THE BOUNDARY LINE OF SAID PARCEL "A", SAID CORNER BEING ALSO KNOWN AS THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE N 89°50'23" E ALONG THE BOUNDARY LINE OF SAID PARCEL "A", AND ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°50'23" E ALONG THE SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE N 00°09'37" W, A DISTANCE OF 300.00 FEET; THENCE S 89°50'23" W, A DISTANCE OF 40.00 FEET; THENCE S 00°09'37" E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 261,931 SQUARE FEET (6.031 ACRES) MORE OR LESS.

DRC

PZ23-12000034

12/06/2023