

PROPERTY ADDRESS:

505 North Federal Highway, Fort Lauderdale, FL 33062 (Parcel 1)

599 North Federal Highway, Fort Lauderdale, FL 33062 (Parcel 2)

Folio #4842-36-00-0440 (Parcel 1)

#4842-36-00-0442 (Parcel 2)

LEGAL DESCRIPTION:

Parcel 1

That portion of the South 85 feet of the North 275 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, lying West of U.S. Highway No. 1, less the West 290 feet thereof, also known as:

The following described portion of Section 36, Township 48 South, Range 42 East: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 and run N. 89°44'32" E., along the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for 290.00 feet; then S. 0°22'55" E. along a line parallel with and 290 feet East of, as measured at right angles to the West line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 190.00 feet to the Point of Beginning of the following described parcel of land; thence continue S. 0°22'55" E. along the last described course for 85.00 feet; then N. 89°44'32" E., along a line parallel with and 275 feet South of, as measured at right angles to the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 193.90 feet, to a point on a curve (said point being on the Westerly right-of-way line of U.S. #1 and bearing N. 87°41'24" W., from the radius point of the next described curve; thence Northeasterly along a circular curve to the right and along said Westerly right-of-way line of U.S. #1, having a radius of 5772.65 feet and a central angle of 0°50'41", for an arc distance of 85.11 feet; then S. 89°44'32" W., for 198.53 feet to the Point of Beginning, lying and being in Broward County, Florida.

Parcel 2

A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 01°02'16" East, a distance of 35.00 feet, thence North 89°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description, thence South 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the West right-of-way line of US #1, thence northerly and easterly along said West right-of-way line along the arc of said curve, having a radius of 5772.65 feet, an arc distance of 155.35 feet to a point on the South right-of-way of Northeast Sixth Street. thence South 89°06'20" West, along said South right-of-way line, a distance of 210.78 feet to the Point of Beginning of this description, said lands situate, lying and being in Broward County, Florida, less and except all rights of way including but not limited to the land described in that certain Order of Taking Recorded in Official Records Book 28249, Page 313 of the Public Records of Broward County, Florida.

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06/28/2023

ALSO DESCRIBED AS:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South $01^{\circ}02'16''$ East, a distance of 35.00 feet, thence North $89^{\circ}06'20''$ East, a distance of 290.00 feet to the Point of Beginning of this description, thence South $01^{\circ}02'16''$ East, a distance of 155.00 feet, thence North $89^{\circ}06'20''$ East, a distance of 199.02 feet to a point on a circular curve to the right, also on the West right-of—way line of US #1, thence northerly and easterly along said West right-of—way line along the arc of said curve, having a radius of 5772.65 feet, on arc distance of 130.47 feet to a point of compound curve of a circular curve, concave to the Southwest and having for its elements a Radius of 22.97 feet and a Central Angle of $94^{\circ}42'27''$; Thence run Northwesterly along the arc of said circular curve for an arc distance of 37.97 feet to a point of tangency on the South right—of—way of Northeast Sixth Street, thence South $89^{\circ}06'20''$ West, along said South right—of—way line, a distance of 185.21 feet to the Point of Beginning.

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