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PZ22-12000052
06/07/2023

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 625.34 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 578.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 01 DEGREES 27 MINUTES 48 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 625.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 18TH STREET; THEN SOUTH 88 DEGREES 25 MINUTES 48 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 578.74 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 625.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.04 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 65.40 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 190 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 500 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 340.25 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 312.45 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 43 SECONDS EAST, A DISTANCE OF 119.94 FEET; THENCE SOUTH 46 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 35.40 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 227.39 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 15 SECONDS WEST, A DISTANCE OF 578.07 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 01 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 625.34 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 47 SECONDS WEST, A DISTANCE OF 97.04 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 65.40 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS WEST, A DISTANCE OF 187.55 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 22 MINUTES 17 SECOND WEST, A DISTANCE OF 312.45 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 340.25 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 312.45 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 340.17 FEET TO THE POINT OF BEGINNING.

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ALSO LESS AND EXCEPT FROM THE ABOVE PARCELS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN OFFICIAL RECORDS BOOK 46472, PAGE 472, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "D", "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT STAMPED WILLIAMS, HATFIELD & STONER FOUND MARKING THE EAST ONEQUARTER (E 1/4) CORNER OF SAID SECTION 27; THENCE SOUTH 88°23'18" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 1,734.30 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2307301; THENCE NORTH 01°24'08" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 39.82 FEET; THENCE SOUTH 88°23'18" WEST, A DISTANCE OF 48.73 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE FOR SAID ANDREWS EXTENSION AND THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR NW 18TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°23'18" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE FOR NW 18TH STREET, A DISTANCE OF 40.72 FEET; THENCE NORTH 44°22'02" EAST, A DISTANCE OF 34.75 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A CHORD BEARING OF NORTH 00°34'52" WEST; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,444.23 FEET, THROUGH A CENTRAL ANGLE OF 01°52'23", AN ARC DISTANCE OF 47.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 01°31'03" WEST, A DISTANCE OF 553.90 FEET; THENCE SOUTH 88°24'03" WEST, A DISTANCE OF 470.13 FEET; THENCE NORTH 01°25'21" WEST, A DISTANCE OF 252.85 FEET; THENCE NORTH 88°27'12" EAST, A DISTANCE OF 460.13 FEET; THENCE SOUTH 46°28'34" EAST, A DISTANCE OF 35.40 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE FOR ANDREWS AVENUE EXTENSION; THENCE SOUTH 01°24'20" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 227.34 FEET; THENCE SOUTH 01°31'03" EAST CONTINUING ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 625.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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