

ATTACHMENT 1

KZ COPANS LLC

Rezoning Application – Legal Description WORD DOCUMENT

LEGAL DESCRIPTION

The North one-half (N. 1/2) of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27, Township 48 South, Range 42 East, LESS the North 40 feet thereof for Right-of-Way as described in Official Records Book 3475, Page 176, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of the northwest one-quarter (N.W. 1/4), of the northeast one-quarter (N.E. 1/4), of the northwest one-quarter (N.W. 1/4) of said Section 27; thence along the West line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27, South 1°22'17" East, 40.00 feet to the **POINT OF BEGINNING**, said point being on the South Right-of-Way line of Copans Road as described in Official Records Book 3475, Page 76, of the Public Records of Broward County, Florida; thence along said line, North 88°35'43" East, 668.03 feet to the East line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, South 1°24'01" East, 293.09 feet to the South line of the North one-half (N. 1/2) of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, South 88°33'58" West, 668.18 feet to the West line of the northwest one-quarter (N.W. 1/4) of the northeast one-quarter (N.E. 1/4) of the northwest one-quarter (N.W. 1/4) of Section 27; thence along said line, North 1°22'17" West, 293.43 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 195,929 square feet, 4.4979 acres, more or less.

DRC

PZ20-92000004

8/5/2020