

DESCRIPTION

BEING A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF TRACT A, PALM AIRE NORTH COURSE ESTATES 3RD/ SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S35°09'40"E, A DISTANCE OF 639.51 FEET; THENCE S10°50'27"W, A DISTANCE OF 34.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH COURSE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 6319, PAGE 229 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE N79°21'20"W, A DISTANCE OF 86.86 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 21°59'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 80.63 FEET TO A POINT OF TANGENCY; THENCE N57°21'21"W, A DISTANCE OF 286.94 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 147.37 FEET AND A CENTRAL ANGLE OF 78°18'07"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 201.40 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 45°00'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE S89°20'26"W, A DISTANCE OF 479.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50, AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 239 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, N00°39'34"W, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50; THENCE ALONG THE NORTH LINE OF SAID PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50, S89°20'26"W, A DISTANCE OF 156.21 FEET; THENCE ALONG SAID NORTH LINE AND NORTHWESTERLY PROLONGATION THEREOF, N69°43'39"W, A DISTANCE OF 245.97 FEET; THENCE S73°14'34"W, A DISTANCE OF 143.01 FEET; THENCE S16°45'26"E, A DISTANCE OF 30.93 FEET; THENCE S73°05'57"W, A DISTANCE OF 322.82 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S15°13'57"E, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 138°56'37", A DISTANCE OF 48.50 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°49'17"W, A RADIAL DISTANCE OF 300.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 125°44'47", A DISTANCE OF 658.41 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S28°25'57"E, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°54'55", A DISTANCE OF 28.59 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S69°39'11"W, A RADIAL DISTANCE OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°33'33", A DISTANCE OF 40.09 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 58°36'56"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 20.46 FEET TO A

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POINT OF NON-TANGENCY; THENCE S02°24'13"E, A DISTANCE OF 0.11 FEET; THENCE S87°35'53"W, A DISTANCE OF 120.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CANAL-14, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL-14 RIGHT-OF-WAY MAP NO. C-14-30, SHEETS 9 AND 10 OF 19, LAST REVISED 10-23-92 AND AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 343 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N02°24'13"W, A DISTANCE OF 1,085.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL-14, AS RECORDED IN OFFICIAL RECORDS BOOK 1448, PAGE 347 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N88°54'11"E, A DISTANCE OF 1,764.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 898,948 SQUARE FEET OR 20.6370 ACRES, MORE OR LESS.

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