

LEGAL DESCRIPTION:

TRACTS 5 THROUGH 7 INCLUSIVE, TOGETHER WITH PORTIONS OF TRACTS 8 THROUGH 11 OF COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COPANS COMMERCIAL NO. 2, THENCE N00°31'44"E, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 447.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 5, A DISTANCE OF 209.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE S0°31'44"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 11, A DISTANCE OF 207.23 FEET; THENCE EAST A DISTANCE OF 18.89 FEET; THENCE S00°31'44"W, ALONG THE EASTERLY LINE OF THAT CERTAIN 15.00 FOOT SANITARY SEWER EASEMENT AND THE SOUTHERLY EXTENSION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 19428, PAGE 461 AND 462 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 35.57 FEET; THENCE N89°28'16"W, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 34.65 FEET; THENCE S00°31'44"W, ALONG THE EASTERLY LINE OF SAID EASEMENT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 205.44 FEET TO THE SOUTHERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2; THENCE WEST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 194.01 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM:

A PORTION OF TRACTS 8, 9, 10 AND 11 OF THE PLAT COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N00°31'44"E, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 222.01 FEET; THENCE S89°57'01"E, A DISTANCE OF 194.01 FEET; THENCE S00°31'44"W, A DISTANCE OF 221.85 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 11, A DISTANCE OF 194.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THEREFROM (LIFT STATION PARCEL):

PORTIONS OF TRACTS 8 AND 11, COPANS COMMERCIAL NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N00°31'44"E, ALONG THE WESTERLY BOUNDARY OF SAID COPANS COMMERCIAL NO. 2, A DISTANCE OF 222.01 FEET; THENCE S89°57'01"E, A DISTANCE OF 16.41 FEET; THENCE S89°28'16"E, A DISTANCE OF 34.65 FEET; THENCE N00°31'44"E, A DISTANCE OF 35.57 FEET; THENCE WEST, A DISTANCE OF 34.65 FEET; THENCE N00°31'44"E, A DISTANCE OF 35.57 FEET; THENCE WEST, A DISTANCE OF 34.65 FEET; THENCE S00°31'44"W, A DISTANCE OF 18.84 FEET TO THE POINT OF BEGINNING.