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PZ23-12000017

02/07/2024

LEGAL DESCRIPTION:

OVERALL 3 SITES

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A AND ACROSS THE RIGHT OF WAY OF OAKS CLUBHOUSE DRIVE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85° 48' 07" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 10.00 FEET; THENCE SOUTH 4° 11' 53" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE A DISTANCE OF 71.22 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 370.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 320.53 FEET ALONG SAID WESTERLY RIGHT OF WAY HAVING A DELTA OF 49° 38' 08" AND CHORD BEARING OF SOUTH 20° 37' 11" EAST; THENCE SOUTH 45° 26' 15" EAST ALONG SAID WESTERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 322.78 FEET; THENCE SOUTH 33° 36' 17" EAST, A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.25 FEET AND ALONG THE SAID WESTERLY RIGHT OF WAY LINE HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING OF SOUTH 21° 00' 06" WEST, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID 1358.27 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.99 FEET ALONG THE NORTHERLY RIGHT OF WAY OF PALM AIRE DRIVE HAVING A DELTA OF 01° 26' 02" AND A CHORD BEARING OF SOUTH 74° 53' 22" WEST; THENCE SOUTH 74° 10' 43" WEST ALONG SAID NORTHERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 97.61 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 2557.24 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 451.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 10° 06' 25" AND A CHORD BEARING OF SOUTH 79° 13' 53" WEST; THENCE NORTH 1° 07' 25" EAST, ALONG THE EASTERLY LINE OF CLUB AT PALM-AIRE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 48.49 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE CONTINUE ALONG SAID EASTERLY LINE ON A TANGENT, 50.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 19.93 FEET HAVING A DELTA OF 22° 50' 26" AND A CHORD BEARING OF NORTH 10° 17' 19" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 140.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 38.43 FEET AND A DELTA OF 15° 43' 38" AND A CHORD BEARING OF NORTH 13° 50' 14" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 120.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 54.95 FEET HAVING A DELTA OF 26° 14' 08" AND A CHORD BEARING OF NORTH 19° 05' 17" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG EASTERLY LINE AND ALONG SAID 127.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 59.30 FEET HAVING A DELTA OF 26° 45' 08" CHORD BEARING OF NORTH 18° 49' 39" WEST TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE SAID EASTERLY LINE AND ALONG SAID 144.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 23.21 FEET HAVING A DELTA OF 09° 14' 07" HAVING A CHORD BEARING OF NORTH 10° 04' 16" WEST; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 14° 40' 55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 139.92 FEET; THENCE SOUTH 88° 40' 03" WEST, ALONG THE NORTHERLY LINE OF SAID CLUB AT PALM AIRE A DISTANCE OF 164.79 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE NORTH 2° 13' 22" WEST, A DISTANCE OF 41.04 FEET; THENCE CONTINUE ALONG

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SAID NORTHERLY LINE SOUTH 89° 33' 47" WEST, A DISTANCE OF 263.95 FEET TO THE
END OF SAID NORTHERLY LINE;
THENCE NORTH 35° 13' 26" EAST, A DISTANCE OF 265.88 FEET; THENCE NORTH 16°
11' 53" EAST, A DISTANCE OF 16.95 FEET TO THE BEGINNING OF A CURVE TANGENT TO
SAID LINE; THENCE ON A TANGENT, 365.00 FEET RADIUS CURVE TO THE RIGHT FOR AN
ARC LENGTH OF 76.45 FEET HAVING A DELTA OF 12° 00' 00" HAVING A CHORD BEARING
OF NORTH 22° 11' 53" EAST, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG
SAID 700.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 146.61 FEET
HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST);
THENCE NORTH 40° 11' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET
TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 400.00
FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 139.63 FEET HAVING A DELTA
OF 20° 00' 00" HAVING A CHORD BEARING OF NORTH 30° 11' 53" EAST TO A POINT
OF REVERSE CURVATURE; THENCE ALONG SAID 110.00 FEET RADIUS CURVE TO THE RIGHT
FOR AN ARC LENGTH OF 43.41 FEET, HAVING A DELTA OF 22° 36' 39" AND A CHORD
BEARING OF NORTH 31° 30' 12" EAST TO A POINT ON CURVE FROM WHICH A RADIAL
BEARING OF S47°11'28"E THENCE NORTH 56° 40' 31" WEST, A DISTANCE OF 66.99 FEET
TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, 165.29 FEET RADIUS CURVE TO
THE LEFT FOR AN ARC LENGTH OF 122.53 FEET, HAVING A DELTA 42° 28' 27"AND A CHORD
BEARING OF NORTH 82° 09' 21" WEST; THENCE NORTH 70° 25' 26" WEST, A DISTANCE OF
95.56 FEET; THENCE NORTH 19° 34' 34" EAST, A DISTANCE OF 247.38 FEET; THENCE
SOUTH 70° 25' 26" EAST ALONG A LINE 10' SOUTHERLY OF AND PARALLEL TO THE SOUTH
LINE OF PALM AIR COUNTRY CLUB NO. 71 AS RECORDED IN OFFICAL RECORD BOOK 6464
PAGE 820 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 262.33 FEET;
THENCE SOUTH 36° 55' 03" EAST ALONG SAID SOUTHERLY PARALELLE LINE, A DISTANCE
OF 151.63 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE CONTINUE
ALONG SAID SOUTHERLY AND WESTERLY PARALELLE LINE OF PALM AIR COUNTRY CLUB NO.
71 A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 28.70
FEET AND HAVING A DELTA OF 41° 06' 56" AND A CHORD BEARING OF SOUTH 16° 21' 35"
EAST; THENCE CONTINUE ALONG SAID PARALELLE WESTERLY LINE SOUTH 4° 11' 53" WEST
TANGENT TO SAID CURVE, A DISTANCE OF 52.62 FEET; THENCE SOUTH 85° 48' 07" EAST,
ALONG SAID PARALELLE A DISTANCE OF 250.00 FEET; THENCE SOUTH 4° 11' 53" WEST,
ALONG THE WEST RIGHT OF WAY LINE OF OAKS CLUBHOUSE DRIVE A DISTANCE OF 212.74
FEET TO THE POINT OF BEGINNING,

TOGETER WITH:

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF
POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOW

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO
THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF
THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 10 FEET;
Thence North 4° 11' 53" East, ALONG THE EAST LINE OF OAKS CLUBHOUSE DRIVE RIGHT
OF WAY a distance of 10.00 feet TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG
SAID RIGHT OF WAY NORTH 4° 11' 53" EAST, A DISTANCE OF 245.85;
THENCE NORTH 64° 55' 36" EAST, ALONG A LINE 10' SOUTH OF AND PARALLEL TO THE
SOUTH LINE OF PALM AIRE COUNTRY CLUB NO 71, A DISTANCE OF 183.94 FEET; THENCE
SOUTH 28° 09' 31" EAST, A DISTANCE OF 82.61 FEET; THENCE SOUTH 4° 11' 53" WEST,
A DISTANCE OF 266.00 FEET; THENCE NORTH 85° 48' 07" WEST ALONG A LINE 10 FEET
NORTH OF AND PARALLEL TO THE SAID NORTH LINE OF ALLTECH II AND THE WESTERLY
PROLONGATION THEREOF, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

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SAID PARCEL BEING 711398.59 SQFT OR 16.332 ACRES MORE OR LESS.

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