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PZ24-13000001
06/18/2024

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT WESTERLY MOST CORNER OF TRACT "A", PALM AIRE NORTH COURSE ESTATES 3RD SECTION, ACCORDING TO THE PLAT THEREOF AS SHOWN ON PLAT BOOK 114, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 35°09'40" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 639.51 FEET; THENCE SOUTH 10°50'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 34.17 FEET, TO THE NORTH LINE OF NORTH COURSE DRIVE; THENCE NORTH 79°21'20" WEST, 86.86 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF NORTH 68°21'20" WEST AND A CHORD DISTANCE OF 80.14 FEET, A CENTRAL ANGLE OF 22°00'00" FOR AN ARC LENGTH OF 80.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°21'21" WEST, 286.94 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 147.37 FEET, A CHORD BEARING OF SOUTH 83°29'33" WEST AND A CHORD DISTANCE OF 186.09 FEET, A CENTRAL ANGLE OF 78°18'14" FOR AN ARC LENGTH OF 201.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 66°50'26" WEST AND A CHORD DISTANCE OF 53.58 FEET, A CENTRAL ANGLE OF 45°00'00" FOR AN ARC LENGTH OF 54.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°20'26" WEST, 479.76 FEET, THE LAST SIX COURSES BEING COINCIDENT WITH SAID NORTH LINE OF NORTH COURSE DRIVE, TO THE EASTERLY LINE OF PALM AIRE COUNTRY CLUB APARTMENT NO. 50 AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 239, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (B.C.R.); THENCE NORTH 00°39'34" WEST, ALONG SAID EASTERLY LINE 20.00 FEET TO THE NORTHEAST CORNER OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50; THENCE SOUTH 89°20'26" WEST, ALONG THE NORTHERLY LINE OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 156.21 FEET; THENCE NORTH 69°43'39" WEST, ALONG THE NORTHERLY LINE IN PART OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 245.97 FEET; THENCE SOUTH 73°14'34" WEST, 143.01 FEET; THENCE SOUTH 16°45'26" EAST, 30.93 FEET; THENCE SOUTH 73°05'57" WEST, 322.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 05°17'44" WEST AND A CHORD DISTANCE OF 37.46 FEET, A CENTRAL ANGLE OF 138°56'48" FOR AN ARC LENGTH OF 48.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF SOUTH 01°18'19" EAST AND A CHORD DISTANCE OF 534.00 FEET, A CENTRAL ANGLE OF 125°44'41" FOR AN ARC LENGTH OF 658.40 TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 20°36'36" WEST AND A CHORD DISTANCE OF 26.22 FEET, A CENTRAL ANGLE OF 81°54'50" FOR AN ARC LENGTH OF 28.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 17°55'58" WEST AND A CHORD DISTANCE OF 37.17 FEET, A CENTRAL ANGLE OF 76°33'36" FOR AN ARC LENGTH OF 40.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 26°54'17" WEST AND A CHORD DISTANCE OF 19.58 FEET, A CENTRAL ANGLE OF 58°36'59" FOR AN ARC LENGTH OF 20.46 FEET TO A POINT OF TANGENCY; THENCE S 02°24'13" E, 0.13 FEET; THENCE S 87°35'53" W, 120.21 FEET TO THE

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EASTERLY RIGHT OF WAY LINE FOR THE C-14 CANAL AS RECORDED IN OFFICIAL
RECORDS BOOK 1687, PAGE 343, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE NORTH 02°24'13" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE FOR
1085.81 FEET; THENCE NORTH 88°54'11" EAST, ALONG THE SOUTH RIGHT OF WAY LINE
FOR THE C-14 CANAL, 1764.34 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAINING 898,948 SQUARE FEET (20.637 ACRES), MORE OR
LESS.

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