

**DRC**

PZ25- 12000035  
12/03/2025

LEGAL DESCRIPTION:

Tract "A", MILLER COMMERCIAL, according to the Plat thereof, as recorded in Plat Book 179, page 142, of the Public Records of Broward County, Florida.

TOGETHER WITH;

The South 25.00 feet of the West 70.00 feet of the North 210.20 feet of the N.W. 1/4 of the N.E. 1/4 of the N.W. 1/4 of the S.E. 1/4 of Section 27, Township 48 South, Range 42 East, Broward County, Florida.

TOGETHER WITH;

A portion of the Southeast One--Quarter (S.E. 1/4) of Section 27, Township 48 South, Range 42 East, more particularly described as follows:

Begin at the southeast corner of Tract "A" of MILLER COMMERCIAL, as recorded in Plat Book 179, Page 141, of the Public Records of Broward County, Florida; thence on an easterly extension of said Tract "A" an assumed bearing of North 88°24'27" East, a distance of 1.17 feet to a point on the arc of a curve having a radius of 1,432.23 feet, whose center bears North 73°20'10" West from said point; thence northerly along said curve, being 12.00 feet west of and concentric with the westerly right--of--way line of Andrews Avenue Extension (a 110--foot right--of--way), a central angle of 05°11'42", an arc distance of 129.86 feet; thence South 88°49'45" West, a distance of 24.66 feet to the southeast corner of Parcel "A" of TRIPLE NICKEL, as recorded in Plat Book 178, Page 181, of the Public Records of Broward County, Florida; thence South 88°49'45" West, a distance of 10.34 feet to the northeast corner of said Tract "A" of said MILLER COMMERCIAL; thence South 01°20'52" East along the easterly boundary of said Tract "A", a distance of 125.00 feet to the Point of Beginning