

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ADJACENT TO PARCEL "D", BROWARD COUNTY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°29'19" WEST, ALONG A WEST LINE OF SAID PARCEL "D", 325.27 FEET; THENCE NORTH 89°57'54" WEST, ALONG THE NORTH LINE OF SADI PARCEL "D"; 540.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY (SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, RADIAL LINE THROUGH SAID POINT BEARS NORTH 70°25'19" EAST); THENCE NORTHERLY ALONG SAID CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 7489.44 FEET, A DELTA OF 02°31'24", AN ARC DISTANCE OF 329.84 FEET; THENCE SOUTH 89°56'54" EAST, 596.29 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAINING 4.253 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

PARCEL "D" OF BROWARD COUNTY PLAT NO 1 AS RECORDED IN PLAT BOOK 107, PAGE 47, LESS RD RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORD BOOK 28932, PAGE 1870.

TOGETHER WITH

PARCEL 3

THE NORTH 224.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THEREFROM ALL THAT PORTION LYING WITHIN 30 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21.

CONTAINING A TOTAL OF 26.979 ACRES MORE OR LESS.

AAC

PZ24-12000005

12/18/2024