

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN PARCELS OF REAL PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SECTION 125.38, FLORIDA STATUTES; DETERMINING THAT THE PARCELS ARE NOT NEEDED FOR COUNTY PURPOSES; DETERMINING THAT THE USE STATED HEREIN PROMOTES THE PUBLIC OR COMMUNITY INTEREST AND WELFARE; AUTHORIZING THE EXECUTION AND RECORDATION OF THE QUITCLAIM DEED FOR THE PARCELS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Broward County ("County") holds title to certain parcels of real property ("Parcels") located in the Town of Davie, each parcel is more particularly described in the legal description within the quitclaim deed attached hereto and made a part of this Resolution as Attachment A ("Quitclaim Deed");

WHEREAS, the Florida Department of Transportation ("FDOT") applied to the Board of County Commissioners of Broward County, Florida ("Board"), for the conveyance of the Parcels to FDOT for right-of-way purposes ("Stated Purpose");

WHEREAS, Section 125.38, Florida Statutes, states that if "the state or any political subdivision or agency thereof, or any municipality of this state . . . should desire any real or personal property that may be owned by any county of this state or by its board of county commissioners, for public or community interest and welfare, then the . . . state or such political subdivision, agency, municipality . . . may apply to the board of county commissioners for a conveyance or lease of such property. Such board, if satisfied that

such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefor shall be set out in a resolution duly adopted by such board"; and

WHEREAS, the Board supports the use of the Parcels for the Stated Purpose and desires to approve and authorize the conveyance of the Parcels to FDOT for the Stated Purpose, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The recitals set forth in the preamble to this Resolution are true, accurate, and deemed incorporated by reference herein as though set forth in full hereunder.

Section 2. The Board finds that (1) FDOT applied to the Board for the conveyance of the Parcels for the Stated Purpose in accordance with Section 125.38, Florida Statutes; (2) the Stated Purpose promotes public or community interest and welfare; and (3) the Parcels are required by FDOT for the Stated Purpose and are not needed for County purposes.

Section 3. The Board authorizes the conveyance of the Parcels to FDOT for the Stated Purpose in exchange for the total price of Ten Dollars (\$10.00).

Section 4. The Board authorizes the Mayor or Vice-Mayor of the Board to execute the Quitclaim Deed in the same form as Attachment A and authorizes the County Administrator to attest to such execution.

Section 5. The Quitclaim Deed shall be properly recorded in the Public Records of Broward County, Florida.

Section 6. If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Section 7. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this ____ day of ____, 2022.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Christina A. Blythe 06/27/2022
Christina A. Blythe (date)
Assistant County Attorney

By: /s/ Annika E. Ashton 06/27/2022
Annika E. Ashton (date)
Deputy County Attorney

Return recorded copy to:

Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

This document prepared
and approved as to form by:
Christina A. Blythe
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 504125010840; 504130010140; 504133010734;
504133010890; 504134010261; 504134010940;
504134010950; 504134010960; 504135010300;
504135010310; 504135020259; 504135020262;
504135020263; 514102000025; 514102000026;
514102000027; 514102000028;

QUITCLAIM DEED

(Pursuant to Sections 125.411, Florida Statutes)

THIS QUITCLAIM DEED is made this ____ day of _____, 2022, by BROWARD COUNTY, a political subdivision of the State of Florida ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("Grantee"), whose address is 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, to wit:

See Exhibit A, attached hereto and made a part hereof ("Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

THIS CONVEYANCE IS SUBJECT TO all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for 2022 and all subsequent years.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

ATTEST:

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

(Official Seal)

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Mayor
____ day of _____, 20____

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: _____
Christina A. Blythe (Date)
Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

EXHIBIT A**Parcel 1:****Folio Number**

504125010840

Legal Description

All that portion of the North 252.32 feet of the South 639.82 feet of Tract 13 of NEWMAN'S SURVEY of Section 25, Township 50 South, Range 41 East, as recorded in Plat Book 2, Page 26, of the Public Records of Dade County, Florida, which lies within 10.00 feet west of and parallel with the westerly right-of-way line of State Road No. 7, formerly known as State Road No. 149 (West Dixie Highway), said westerly right-of-way line being as shown on the State Road Department's Right-of-Way Map as recorded in Right-of-Way Map Book 3, Page 24, Public Records of Broward County, Florida.

Parcel 2:**Folio Number**

504130010140

Legal Description

The North Fifty Feet (50') of Tract 25 NEWMAN'S SURVEY, Section 30, Township 50 South, Range 41 East., as Recorded in Platbook 2, Page 26 of the Public Records of Dade County, Florida; said lands situate lying and being in Broward County, Florida.

Parcel 3:**Folio Number**

504133010734

Legal Description

That part of Tract 63A of EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, Section 33, Township 50 South, Range 41 East, as recorded in Plat Book 3 at Page 67 of the Public Records of Dade County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of said Section 33; thence, North 87°54'58" East along the South Line of the said Section 33, a distance of 1319.84 feet; thence, North 1°47'32" West along the Center Line of University Drive, a distance of 109.04 feet; thence, North 88°12'28" East, a distance of 60.00 feet to a point of

intersection with the East Right of Way Line of University Drive, said point also being the POINT OF BEGINNING; thence South $1^{\circ}47'32''$ East along said Right of Way Line a distance of 8.47 feet to the point of beginning of a curve concave Northeasterly; thence run Southeasterly, Easterly and Northeasterly along said curve having a radius of 50.00 feet, through an angle of $90^{\circ}17'30''$ an arc distance of 78.79 feet to a point of tangency, said point being in the North Right of Way Line of S.R. 848 (Stirling Road); thence, North $87^{\circ}54'58''$ East along said Right of Way Line a distance of 174.74 feet; thence North $1^{\circ}47'32''$ West a distance of 14.01 feet; thence, South $87^{\circ}54'58''$ West a distance of 180.27 feet to the point of beginning of a curve concave Northeasterly; thence, run Southwesterly, Westerly and Northwesterly along said curve having a radius of 44.50 feet through an angle of $90^{\circ}17'30''$ an arc distance of 70.13 feet to the POINT OF BEGINNING.

Containing 3037 Square Feet, more or less.

Parcel 4:

Folio Number

504133010890

Legal Description

That part of Tract 64-A of the EVERGLADES SUGAR AND LAND COMPANY'S Subdivision in Section 33, Township 50 South, Range 41 East, Broward County, Florida, as recorded in Plat Book 3 at page 67, Public Records of Dade County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Section 33, Township 50 South, Range 41 East; thence North $1^{\circ}46'59''$ West along the east line of said Section 33, a distance of 83.24 feet to a point; thence South $88^{\circ}13'01''$ West, a distance of 20.00 feet to the POINT OF BEGINNING; thence South $43^{\circ}35'34''$ West, a distance of 39.13 feet; thence South $87^{\circ}54'58''$ West, a distance of 218.69 feet; thence South $88^{\circ}35'35''$ West, a distance of 393.37 feet; thence South $1^{\circ}47'16''$ East, a distance of 10.65 feet; thence North $87^{\circ}54'58''$ East along the north right-of-way line of State Road 848 (Stirling Road), a distance of 639.91 feet; thence North $1^{\circ}46'59''$ West, a distance of 33.34 feet to the POINT OF BEGINNING.

Containing 5,137 square feet, more or less.

And

That part of Tract 63-A of THE EVERGLADES SUGAR AND LAND COMPANY'S Subdivision of Section 33, Township 50 South, Range 41 East, Broward County, Florida, as recorded in Plat Book 3 at page 67 of the Public Records of Dade County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Section 33; thence South 87°54'58" West along the South line of said Section 33, a distance of 659.65 feet; thence North 2°05'02" West, a distance of 50.00 feet to the POINT OF BEGINNING; thence South 87°54'58" West along the north right of way line of State Road 848 (Stirling Road), a distance of 374.91 feet; thence North 1°47'32" West, a distance of 14.01 feet; thence North 87°54'58" East, a distance of 91.29 feet; thence North 88°35'35" East, a distance of 283.63 feet; thence South 1°47'16" East along the east line of said Tract 63-A, a distance of 10.65 feet to the POINT OF BEGINNING.

Containing 4,774 Square Feet, more or less.

Parcel 5:

Folio Number

504134010261

Legal Description

That part of the South 220 feet of the East one-half (E ½) of Tract 16, and the East one-half (E ½) of Tract 17, EVERGLADE LAND SALES COMPANY, a subdivision of Section 34, Township 50 South, Range 41 East, according to the plat thereof, recorded in Plat Book 2 at Page 34 of the Public Records of Dade County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of said Section 34, Township 50 South, Range 41 East; thence North 1°46'47" West along said Section Line, a distance of 98.41 feet; thence, South 88°13'13" West to the West Right of Way Line of Davie Road Extension, a distance of 20.00 feet for the POINT OF BEGINNING; thence, South 1°46'47" East along the West Right of Way Line of Davie Road Extension, a distance of 78.75 feet; thence, South 87°51'36" West along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 520.11 feet; thence, North 1°44'05" West, a distance of 35.98 feet; thence, North 87°51'36" East a distance of 481.86 feet; thence, North 39°51'13" East, a distance of 57.54 feet to the POINT OF BEGINNING.

Containing 19,533 Square Feet, more or less.

Parcel 6:

Folio Number

504134010940

Legal Description

All of Tract 69, also known as Lot 69, according to the Plat of EVERGLADES LAND SALES COMPANY, as recorded in Plat Book 2, Page 34, in the Public Records of Dade County, Florida, in Section 34, Township 50 South, Range 41 East.

Parcel 7:

Folio Number

504134010950

Legal Description

That part of Tract 51 of EVERGLADES LAND SALES COMPANY SUBDIVISION of Section 34, Township 50 South, Range 41 East, according to the plat thereof recorded in Plat Book 2 at page 34 of the Public Records of Dade County, Florida, said lands situate, lying, and being in Broward County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of Section 34, Township 50 South, Range 41 East; thence North 1°35'57" West along the quarter section line, a distance of 82.94 feet; thence South 88°24'03" West, a distance of 20.00 feet to a point on the West right-of-way line of Southwest 70 Avenue, said point being the POINT OF BEGINNING; thence South 44°37'40" West, a distance of 39.58 feet; thence South 87°52'25" West, a distance of 1,271.58 feet; thence South 1°35'57" East, a distance of 17.25 feet; thence North 88°19'22" East along the South line of said Tract 51, a distance of 1,300.12 feet; thence North 1°35'57" West along the West right-of-way line of Southwest 70 Avenue, a distance of 54.56 feet to the POINT OF BEGINNING.

Containing 0.676 Acres, more or less,

AND

All of Tract 70 of EVERGLADES LAND SALES COMPANY SUBDIVISION of Section 34, Township 50 South, Range 41 East, according to the plat thereof recorded in Plat Book 2 at page 34 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of Section 34, Township 50 South, Range 41 East; thence North 1°35'57" West along the West line of said Southeast

quarter, a distance of 82.94 feet; thence South 88°24'03" West, a distance of 20.00 feet to the West right-of-way line of Southwest 70 Avenue; thence South 1°35'57" East along said right-of-way line, a distance of 54.56 feet to the POINT OF BEGINNING; thence continue South 1°35'57" East, a distance of 8.56 feet to the Southeast corner of said Tract 70; thence South 87°52'25" West along the South line of said Tract 70, a distance of 1,300.17 feet to the Southwest corner of said Tract 70; thence North 1°35'57" West, along the West line of said Tract 70, a distance of 18.75 feet; thence North 88°19'22" East along the North line of said Tract 70, a distance of 1,300.12 feet to the POINT OF BEGINNING.

Containing 17,753 square feet, more or less.

Parcel 8:

Folio Number

504134010960

Legal Description

That portion of Tract 52 of Section 34, Township 50 South, Range 41 East, according to the plat thereof as recorded in Plat Book 2 at page 34 of the Public Records of Dade County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 34;

THENCE North 87°52'25" East along the South Line of said Section 34, a distance of 61.95 feet;

THENCE North 02°07'35" West, a distance of 56.00 feet to the POINT OF BEGINNING;

THENCE North 87°52'25" East, a distance of 1,258.58 feet;

THENCE South 01°35'57" East, a distance of 17.25 feet;

THENCE South 88°19'22" West, a distance of 1,300.12 feet;

THENCE North 01°46'59" West along the East Right-of-Way Line of S.W. 76 Avenue, a distance of 156.57 feet;

THENCE North 88°13'01" East, a distance of 5.00 feet;

THENCE South 07°56'12" East, a distance of 65.49 feet;

THENCE South 01°30'40" East, a distance of 56.90 feet;

THENCE South 49°24'11" East, a distance of 40.43 feet to the POINT OF BEGINNING;

Said lands lying, situate, and being located in Broward County, Florida, and containing 0.408 Acres, more or less.

TOGETHER WITH

That portion of Tract 71 of Section 34, Township 50 South, Range 41 East, according to the plat thereof as recorded in Plat Book 2 at page 34 of the Public Records of Dade County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 34;

THENCE North 01°46'59" West along the West line of said Section 34, a distance of 205.63 feet;

THENCE North 88°13'01" East, a distance of 20.00 feet to the East Right-of-Way line of Southwest 76 Avenue;

THENCE South 01°46'59" East along said last mentioned East Right-of-Way line, a distance of 156.57 feet to the POINT OF BEGINNING;

THENCE North 88°19'22" East, a distance of 1,300.12 feet;

THENCE South 01°35'57" East, a distance of 18.75 feet;

THENCE South 87°52'25" West along the North Right-of-Way line of State Road 848 (Stirling Road), a distance of 1,300.08 feet;

THENCE North 01°46'59" West along the said East Right-of-Way line of Southwest 76 Avenue, a distance of 28.94 feet to the POINT OF BEGINNING;

Said lands lying, situate, and being located in Broward County, Florida, and containing 0.712 Acres, more or less.

Parcel 9:

Folio Number

504135010300

Legal Description

That part of Tract 16 of JOHN W. NEWMAN SURVEY of section 35, Township 50 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, at Page 26, of the Public Records of Dade County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter (SW ¼) of said Section 35, Township 50 South, Range 41 East; THENCE, North 87°53'20" East along the South Line of said Section 35, a distance of 1619.87 feet; THENCE, North 2°06'40" West, a distance of 56.00 feet for the POINT OF BEGINNING; THENCE, North 44°19'11" East, a distance of 39.37 feet; THENCE, South 1°52'45" East along the West Right of Way Line of S.W. 54th Avenue, a distance of 45.14 feet, thence, South 87°53'20" West along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 192.34 feet; THENCE, South 85°11'32" West along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 130.51 feet, THENCE; North 1°50'21" West a distance of 24.14 feet; THENCE, North 87°53'20" East, a distance of 294.25 feet to the POINT OF BEGINNING.

Containing 6,594 Square Feet, more or less.

Parcel 10:

Folio Number

504135010310

Legal Description

That part of Tract 16 of JOHN W. NEWMAN SURVEY of Section 35, Township 50 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 2, at Page 26, of the Public Records of Dade County, Florida, said part being more particularly described as follows:

Commence at the Southeast corner of Section 35, Township 50 South, Range 41 East; THENCE South 87°53'20" West along the South Line of said Section 35, a distance of 597.55 feet; THENCE, continue South 87°53'20" West along the South Line of said Section 35, a distance of 22.46 feet; THENCE, North 2°06'40" West, a distance of 50.00 feet for the POINT OF BEGINNING; THENCE, South 87°53'20" West along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 322.50 feet; THENCE, North 1°52'45" West along the East Right-of-Way Line of S.W. 54th Avenue, a distance of 32.74 feet, thence, South 38°33'53" East, a distance of 33.25 feet; THENCE, North 87°53'20" East, a distance of 302.64 feet; thence, South 1°52'45" East, a distance of 6.00 feet to the POINT OF BEGINNING.

Containing 2,201 Square Feet, more or less.

Parcel 11:

Folio Number

504135020259

Legal Description

That part of the East 175 feet of Tract 52, Section 35, Township 50 South, Range 41 East, according to the Plat of EVERGLADES LAND SALES COMPANY, recorded in Plat Book 2 at Page 34 of the Public Records of Dade County, Florida, said lands situate, lying, and being in Broward County, Florida, said part being more particularly described as follows:

Commence at the Southwest corner of said Section 35, Township 50 South, Range 41 East; thence, North 87°52'45" East along the South Line of said Section 35, a distance of 589.92 feet; thence, North 2°07'15" West, a distance of 20.00 feet; thence, North 1°46'47" West, a distance of 36.00 feet; thence North 87°52'45" East, a distance of 555.00 feet for the POINT OF BEGINNING; thence, South 1°47'56" East, a distance of 36.00 feet; thence, North 87°52'45" East along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 175.00 feet; thence, North 1°47'56" West, a distance of 36.00 feet; thence, South 87°52'45" West, a distance of 175.00 feet to the POINT OF BEGINNING.

Containing 6,300 Square Feet, more or less.

Parcel 12:

Folio Number

504135020262

Legal Description

A portion of Tract 52, EVERGLADE LAND SALES COMPANY'S subdivision lying within Section 35, Township 50 South, Range 41 East, according to the Plat thereof as recorded in Plat Book 2 at Page 34 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 35, Township 50 South, Range 41 East; thence N01°57'34"W along the West Line of said Section 35 for 203.00; thence N87°45'11"E along a line parallel with the South line of said Section 35 for 50.00 feet to a point on the easterly right-of-way line of Davie Road (S.W. 64th Avenue) per maintenance map (Misc. Map Book 3, Page 24); thence run S01°57'34"E along said easterly right-of-way line of Davie Road (S.W. 64th Avenue) for a distance of 111.82 feet to the POINT OF BEGINNING; thence continue S01°57'34"E along said easterly right-of-way line of Davie Road (S.W. 64th Avenue) for a distance of 71.18 feet to a point on the South Line of said tract 52; thence run N87°45'11"E along said line being a line parallel with and 20.00 feet North of as measured at right angles to the South Line of Section 35, Township 50 South, Range 41 East for a distance of 153.00 feet; thence run N01°57'34"W for 36.00 feet; thence run S87°45'11"W along a line parallel with and 56.00 feet North of as measure at right angles to the South line of said Section 35 for a distance of 117.82 feet to a point of curvature; thence run along the arc off a circular curve to the right and concave to the Northeast having a radius of 35.00 feet and a central angle of 90°17'15" for an arc distance of 55.15 feet to the POINT OF BEGINNING.

Said lands situate within the Town of Davie, Broward County, Florida.

Containing 0.1326 acre more or less.

Parcel 13:

Folio Number

504135020263

Legal Description

That part of the West 130 feet of the East 305 feet of Tract 52 of EVERGLADES LAND SALES COMPANY SUBDIVISION of Section 35, Township 50 South, Range 41 East, as recorded in Plat Book 2 at page 34 of the Public Records of Dade County, Florida, said lands situate, lying, and being in Broward County, Florida, said part being more particularly described as follows:

Commence at the Southwest corner of Section 35, Township 50 South, Range 41 East; thence, North 87°52'45" East along the South Line of said Section 35, a distance of 589.92 feet; thence, North 2°07'15" West, a distance of 20.00 feet; thence, North 1°46'47" West a distance of 36.00 feet; thence, North 87°52'45" East, a distance of 350.00 feet; thence, continue North 87°52'45" East, a distance of 75.00 feet for the POINT OF BEGINNING; thence, South 1°47'56" East, a distance of 36.00 feet; thence, North 87°52'45" East along the North Right of Way Line of S.R. 848 (Stirling Road), a distance of 130.00 feet; thence, North 1°47'56" West, a distance of 36.00 feet; thence, South 87°52'45" West, a distance of 130.00 feet to the POINT OF BEGINNING.

Containing 4,680 Square Feet, more or less.

Parcel 14:

Folio Number

514102000025

Legal Description

That part of the West 150.00 feet of the East 177.50 feet of the Northwest One-quarter (NW¼) of the Northeast One-quarter (NE¼) of the Northeast One-quarter (NE¼) of Section 2, Township 51 South Range 41 East, said lands situate in Broward County, Florida, said part being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 2, Township 51 South, Range 41 East;

THENCE South 87°53'20" West along with the North line of said Section 2, a distance of 687.60 feet;

THENCE South 2°06'40" East, a distance of seven (7.0') feet for the POINT OF BEGINNING;

THENCE South 1°49'36" East, a distance of 43.00 feet;

THENCE South 87°53'20" West, a distance of 150.21 feet;

THENCE North 1°49'36" West, a distance of 38.00 feet;

THENCE North 85°58'58" East, a distance of 150.32 feet to the POINT OF BEGINNING;

Containing 6,083 square feet, more or less.

Parcel 15:

Folio Number

514102000026

Legal Description

That part of the Northeast One-quarter (NE $\frac{1}{4}$) of the Northeast One-quarter (NE $\frac{1}{4}$) of Section 2, Township 51 South, Range 41 East, Broward County, Florida, said part being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 2, Township 51 South, Range 41 East;

THENCE South 87°53'20" West along the North line of said Section 2, a distance of 687.60 feet;

THENCE South 2°06'40" East, a distance of seven (7') feet for the POINT OF BEGINNING;

THENCE North 87°53'20" East along a line seven (7') feet South of and parallel with the North line of said Section 2, a distance of 178.75 feet;

THENCE South 1°49'36" East, a distance of 43.17 feet to a point on a curve concave Southerly;

THENCE from a tangent bearing of South 88°11'58" West, run Westerly along said curve having a radius of 11,406.16 feet through an angle of 0°18'41", an arc distance of 61.99 feet to a point of tangency;

THENCE South 87°53'20" West, a distance of 116.76 feet;

THENCE North 1°49'36" West, a distance of 43.00 feet to the POINT OF BEGINNING;

Containing 7,689 square feet, more or less.

Parcel 16:

Folio Number

514102000027

Legal Description

That part of the Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of Section 2, Township 51 South, Range 41 East, Broward County, Florida, said part being more particularly described as follows:

Commence at the Northeast corner of said Section 2, Township 51 South, Range 41 East; thence, South 87°53'20" West along the North Line of said Section 2, a distance of 330.22 feet; thence, South 2°06'40" East, a distance of 20.00 feet for the POINT OF BEGINNING; thence, South 87°53'20" West along the South Right of Way Line of S.R. 848 (Stirling Road), a distance of 178.63 feet; thence, South 1°49'36" East, a distance of 30.17 feet to a point on a curve concave Southerly; thence, from a tangent bearing of North 88°11'58" East run Easterly along said curve having a radius of 11,406.16 feet, through an angle of 0°53'47", an arc distance of 178.44 feet to a point; thence, North 1°29'11" West, a distance of 32.54 feet to the POINT OF BEGINNING.

Containing 5,557 Square Feet, more or less.

Parcel 17:

Folio Number

514102000028

Legal Description

That part of the East 330 feet of the N ½ of the NE ¼ of the NE ¼ of the NE ¼ of Section 2, Township 51 South, Range 41 East; said land situate, lying and being in Broward County, Florida, said part being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 2, Township 51 South, Range 41 East;

THENCE South 87°53'20" West along the North Line of said Section 2 a distance of 330.22 feet;

THENCE South 2°06'40" East a distance of 20.00 feet for the POINT OF BEGINNING;

THENCE South $1^{\circ}29'11''$ East a distance of 32.54 feet to a point on a curve concave Southerly;

THENCE, from a tangent bearing of North $89^{\circ}05'45''$ East run Easterly along said curve having a radius of 11,406.16, through an angle of $1^{\circ}20'14''$ an arc distance of 266.20 feet to a point;

THENCE South $46^{\circ}00'15''$ East a distance of 40.87 feet;

THENCE North $1^{\circ}29'11''$ West a distance of 37.17 feet;

THENCE North $87^{\circ}10'36''$ West along the South Right-of-Way Line of S.R. 848 (Stirling Road), a distance of 99.27 feet;

THENCE North $2^{\circ}06'40''$ West a distance of 25.00 feet;

THENCE South $87^{\circ}53'20''$ West along the South Right-of-Way Line of S.R. 848 (Stirling Road) a distance of 195.51 feet to the POINT OF BEGINNING.