

Return to: (enclose self-addressed stamped envelope)

Name: Christina Bilenki, Esq.

Address:

Miskel Backman LLP
14 S.E. 4th Street, Ste. 36
Boca Raton, Florida 33432

This Instrument Prepared by:

Christina Bilenki, Esq.
Miskel Backman LLP
14 S.E. 4th Street, Ste. 36
Boca Raton, Florida 33432

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FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS

This First Amendment to the Declaration of Restriction ("Amended Declaration") is made this 9 day of June, 2025, by Woodmont County Club, Inc., a Florida corporation, having an address of 7801 NW 80th Avenue, Tamarac, FL 33321 (referred to herein as "Owner") and Broward County, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in Broward County, Florida, and more particularly described in Exhibit "A" ("Commercial Property"); and

WHEREAS, the Commercial Property was included within a larger area as more particularly described in Exhibit "B" ("LUPA Property") for a land use plan amendment, which application was identified as Application Number PC 13-12 and referred to herein as the "Application"; and

WHEREAS, the Application was approved by the Broward County Board of County Commissioners on March 11, 2014; and

WHEREAS, in accordance with the Application approval, on October 26, 2017, Declarant entered into the Declaration of Restrictive Covenants recorded as Instrument #114696129 in the Public Records of Broward County, Florida ("Declaration") to memorialize certain restrictions on the development of the LUPA Property; and

WHEREAS, the Declaration currently restricts the development of the Commercial Property to twenty eight thousand (28,000) square feet of commercial use; and

WHEREAS, the City of Tamarac subsequently approved a local Land Use Plan Amendment and allocation of Flex units to allow for the development of fifty (50) residential units on the Commercial Property; and

WHEREAS, Owner seeks to amend the Declaration to delete the current restriction on Commercial Property in order to develop residential units on the Commercial Property in accordance with the City approval;

NOW, THEREFORE, for and in consideration of the mutual benefits and the public interest and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and County agree as follows:

1. Recitations. The recitations set forth above are true and correct and are incorporated into this Declaration by this reference
2. Unless otherwise expressly stated herein, amendments to the Agreement made pursuant to this Amendment are indicated herein by use of strikethroughs to indicate deletions and bold/underlining to indicate additions.
3. Paragraph 2 of the Declaration is amended as follows:
 2. Property Development. Owner hereby restricts development of the Residential Property to 48 single family homes—and hereby restricts development of the Commercial Property to 50 residential units ~~up to 28,000 square feet of commercial use.~~
4. Except to the extent modified herein, the Declaration is hereby ratified and reaffirmed and shall remain in full force and effect.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have made and executed this First Amendment to Declaration of Restrictive Covenants on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20__, and OWNER/DECLARANT, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator, as Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

By _____
Mayor

____ day of _____, 20__

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By **Jennifer Brown**
Assistant County Attorney

Digitally signed by
Jennifer Brown
Date: 2025.06.12 15:23:53
-04'00'

____ day of _____, 20__

OWNER/DECLARANT

Woodmont Country Club, Inc., a Florida Corporation

By:

WITNESSES:

[Signature]
 Print name: Marie D Marcel
 Address: 4601 NW 9th Ave
 Print name: _____
 Address: _____

[Signature]
 Print name: ALFREDO DELFINO
 Address: 8725 AZALEA CT
 Print name: _____
 Address: _____

By: [Signature]
 Print Name: Mark L Schmidt
 Title: President

9 day of June, 2025

STATE OF FLORIDA)
) SS:
 COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, by Mark Schmidt, the manager of Woodmont Country Club, Inc., freely and voluntarily under authority duly vested in him/her by said company. He/She is personally known to me or who has produced _____ as identification.

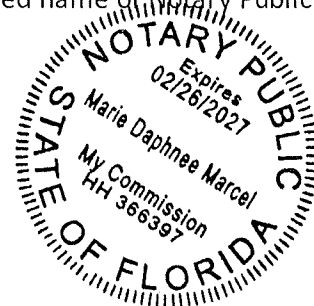
WITNESS my hand and official seal in the County and State last aforesaid this 9 day of June, 2025.

[Signature]
 Notary Public

Marie D. Marcel
 Typed, printed or stamped name of Notary Public

My Commission Expires:

02/26/2027





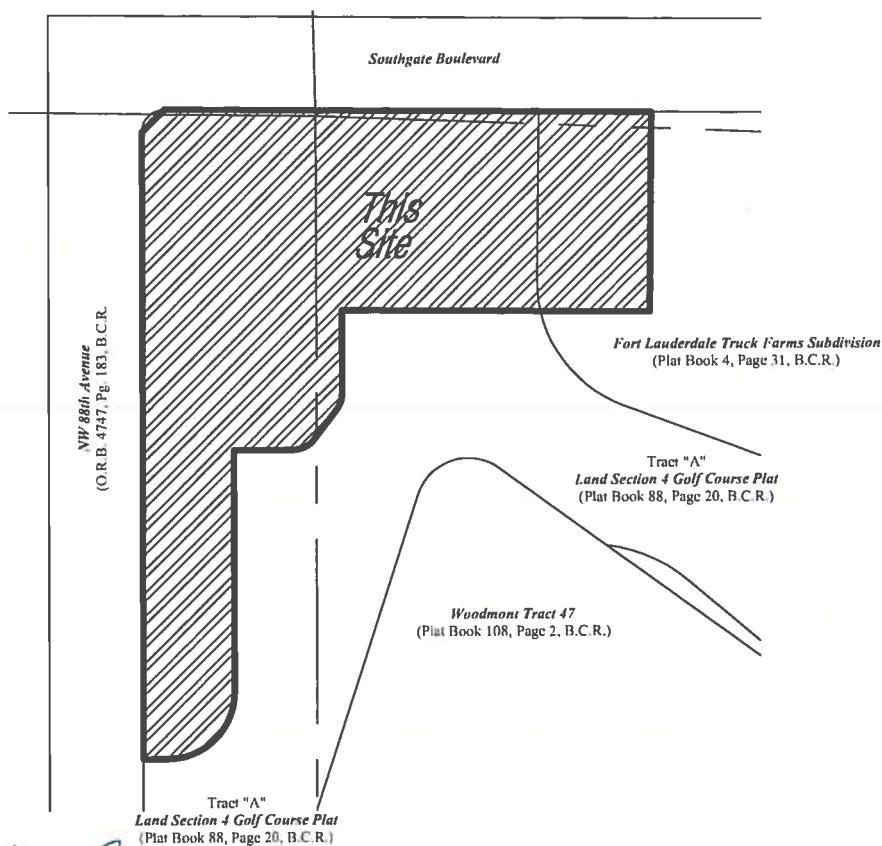
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Phone: (954) 675-7244 Email: djgsurvey@yahoo.com

Sheet 1 of 3

- Sketch and Description -

Pod D



Install

09-24-12

Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Not Valid without the signature
and original raised seal of a Florida
licensed Surveyor and Mapper

Updates and Revisions		Date	By	QC	NOTE: The undersigned and DFG SURVEYING AND MAPPING, INC. make no representations or warranties as to the completeness of the information reflected herein pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. DFG SURVEYING AND MAPPING, INC. did not and does not maintain records for matters affecting the lands shown. This instrument is the property of DFG SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of DFG SURVEYING AND MAPPING, INC.
Job No. 10-0218	Drawn By: MK	QA / QC: DG	FB.	PG.	Scale: N.T.S.

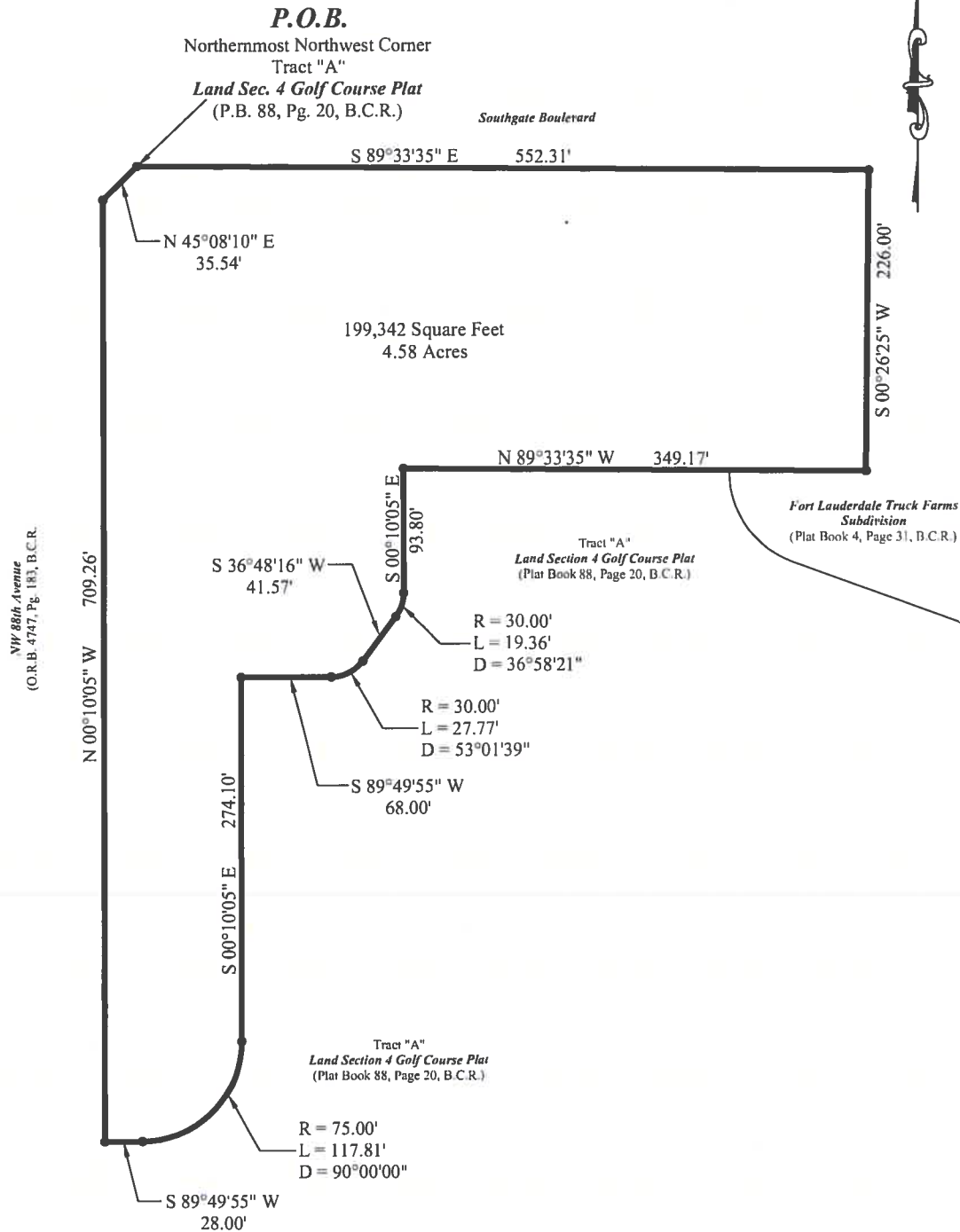


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Sheet 2 of 3

- Sketch and Description -



Survey Notes

1. Bearing Reference: Bearings shown hereon are referenced to the South Line of Tract "I", **Land Sec. 4 Golf Course Plat**, Plat Book 88, Page 20, B.C.R. Said line bears South 62°17'32" West.
2. P.B. denotes Plat Book
3. Pg. denotes Page
4. B.C.R. denotes Broward County Records
5. This is not a survey, but only a graphic depiction shown hereon.
No boundary corners were set in the field related to this sketch.

Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
O.R.B. = Official Records Book
R = Radius
L = Arc Length
D = Central Angle (Delta)
Sq. Ft. = Square Feet



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Sheet 3 of 3

- Legal Description -

A portion of Tract "A", **Land Sec. 4 Golf Course Plat**, as recorded in Plat Book 88, Page 20, of the Public Records of Broward County, Florida, and a portion of **Fort Lauderdale Truck Farms Subdivision**, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, all being more particularly described as follows:

Beginning at the Northernmost Northwest corner of said Tract "A", said point also being a point on the South line of Southgate Boulevard;
Thence, South 89°33'35" East, along said South line of Southgate Boulevard, and the North line of said Tract "A", a distance of 552.31 feet;
Thence, South 00°26'25" West, a distance of 226.00 feet;
Thence, North 89°33'35" West, a distance of 349.17 feet;
Thence, South 00°10'05" East, a distance of 93.80 feet to the point of curvature of a circular curve, concave to the West, having a radius of 30.00 feet and a central angle of 36°58'21";
Thence, Southwesterly along the arc of said curve, an arc distance of 19.36 feet to the point of tangency;
Thence, South 36°48'16" West, a distance of 41.57 feet to the point of curvature of a circular curve, concave to the North, having a radius of 30.00 feet and a central angle of 53°01'39";
Thence, Southwesterly along the arc of said curve, an arc distance of 27.77 feet to the point of tangency;
Thence, South 89°49'55" West, a distance of 68.00 feet;
Thence, South 00°10'05" East, a distance of 274.10 feet to the point of curvature of a circular curve, concave to the West, having a radius of 75.00 feet and a central angle of 90°00'00";
Thence, Southwesterly along the arc of said curve, an arc distance of 117.81 feet to the point of tangency;
Thence, South 89°49'55" West, a distance of 28.00 feet to a point on the West line of said Tract "A", and a point on the East line of NW 88th Avenue, as recorded in Official Records Book 4747, Page 183, of the Public Records of Broward County, Florida;
Thence, North 00°10'05" West, along said West line of Tract "A" and the East line of NW 88th Avenue, a distance of 709.26 feet;
Thence, North 45°08'10" East, a distance of 35.54 feet to the **Point of Beginning**.

Said lands lying and being in the City of Tamarac, Broward County, Florida, and containing 199,342 square feet (4.58 acres) more or less.



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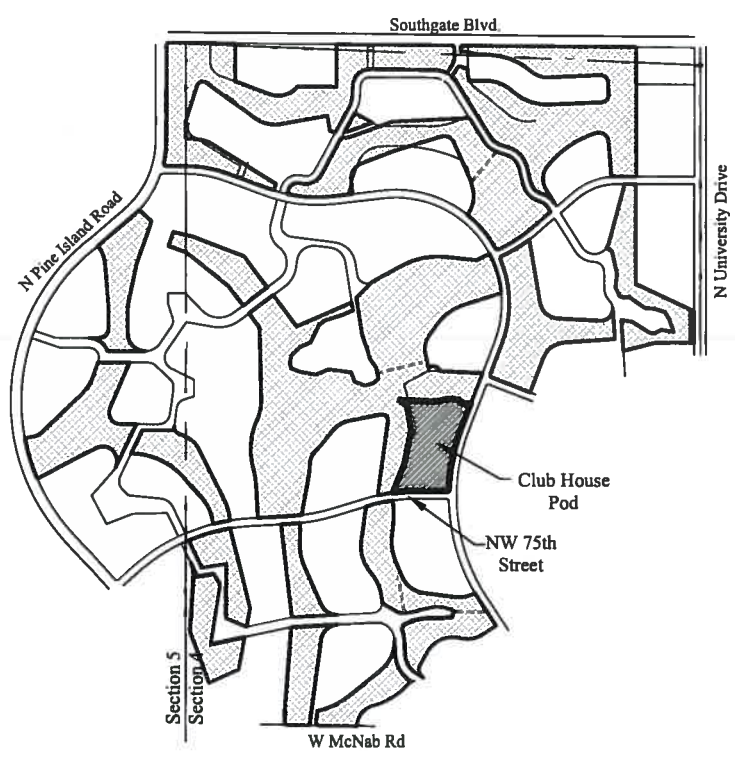
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- Sketch and Description -
Golf Course Parcel

Sheet 1 of 45




Location Map
Not to Scale



No.	REVISIONS	DATE

**NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER**


02/07/2014
DENNIS J. GABRIELE
Professional Surveyor and Mapper
NO. LS 5709
State of Florida

JOB NO. 10-0218 DRAWN BY: MRK QC: DJG SCALE: NTS



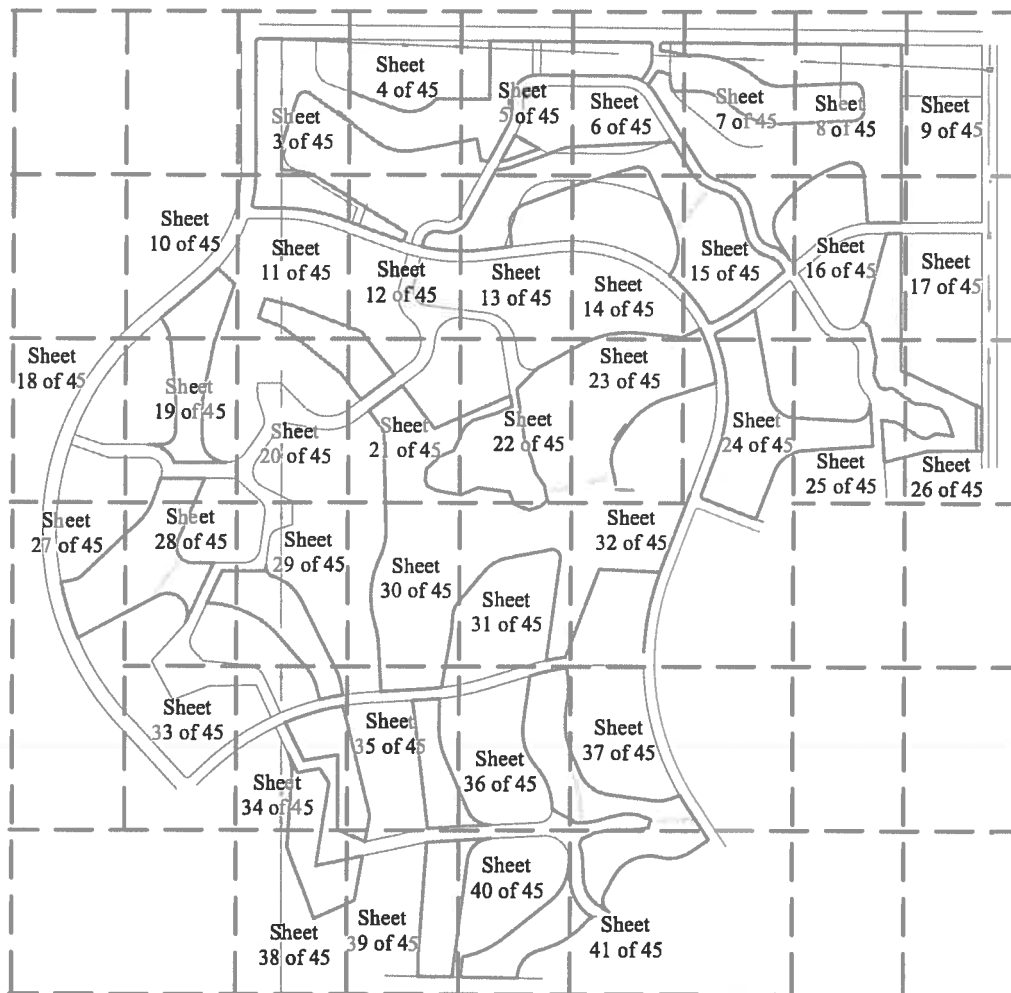
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KEY SHEET



SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are referenced to the recorded plat.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Broward County, Florida.

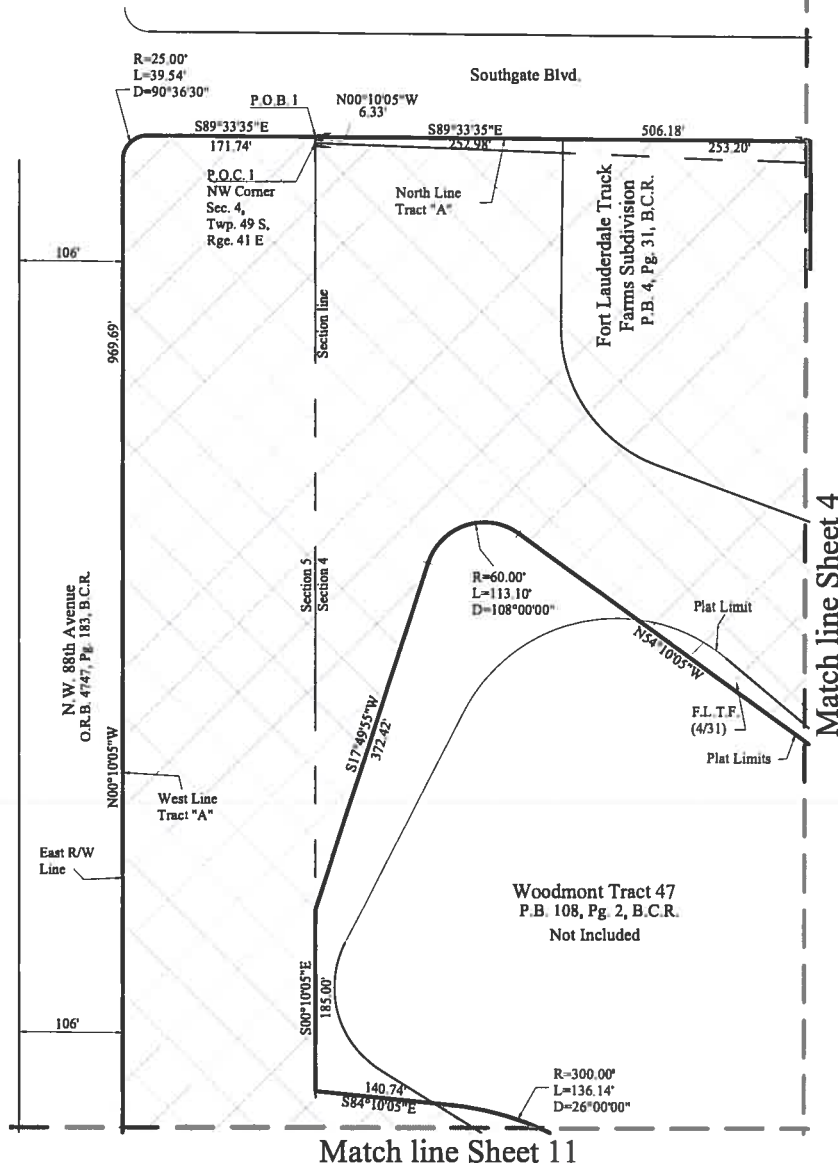


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

Pg. = Page

B.C.R. = Broward County Records

R = Radius

L = Arc Length

D = Delta (Central Angle)

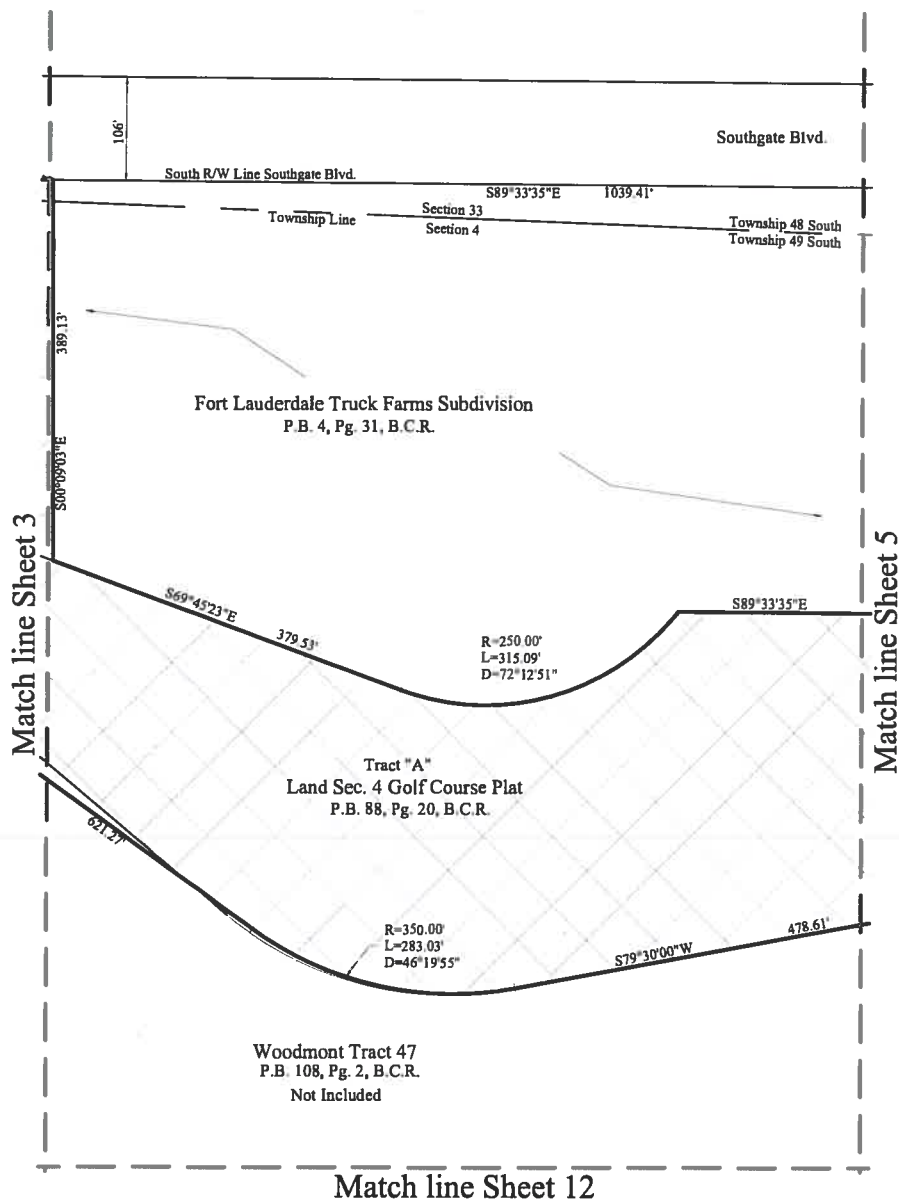


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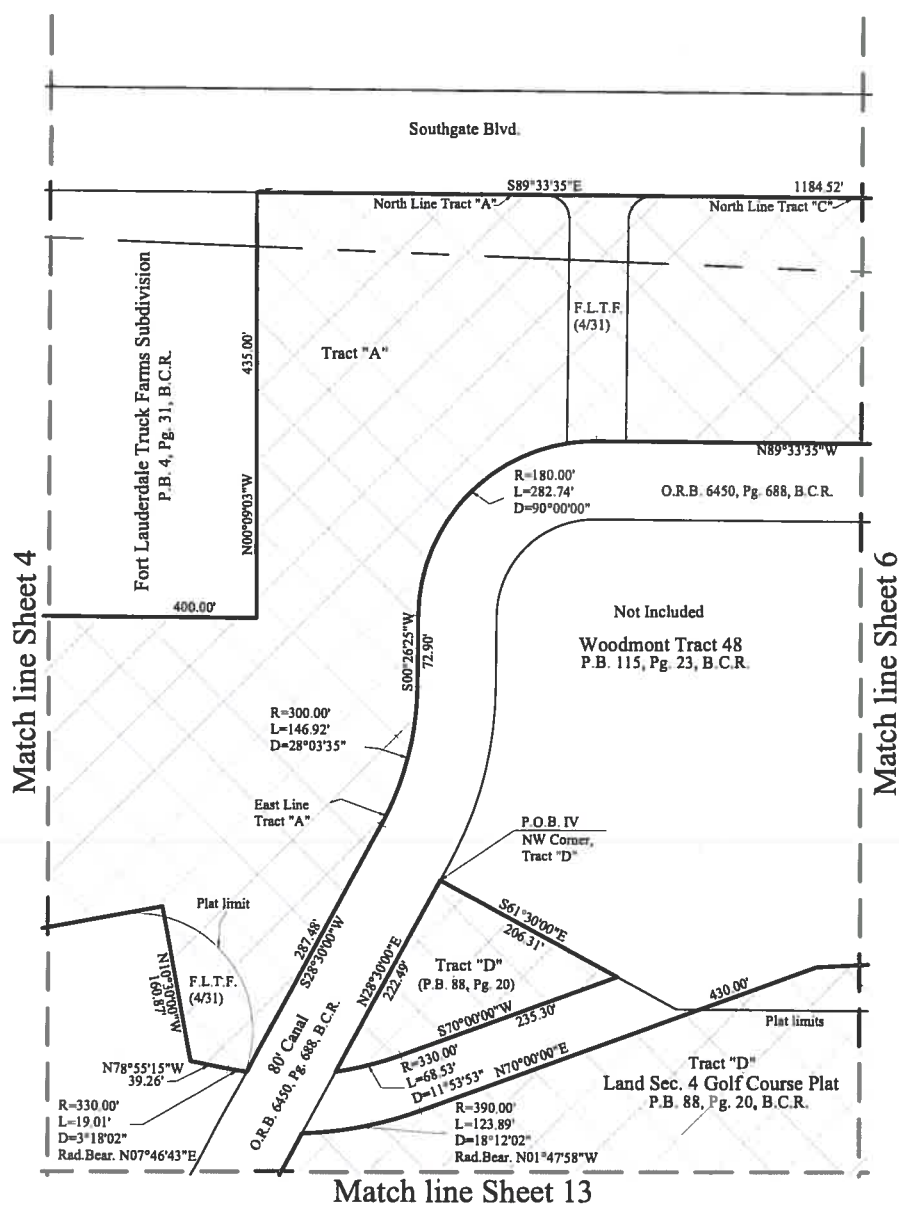


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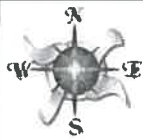
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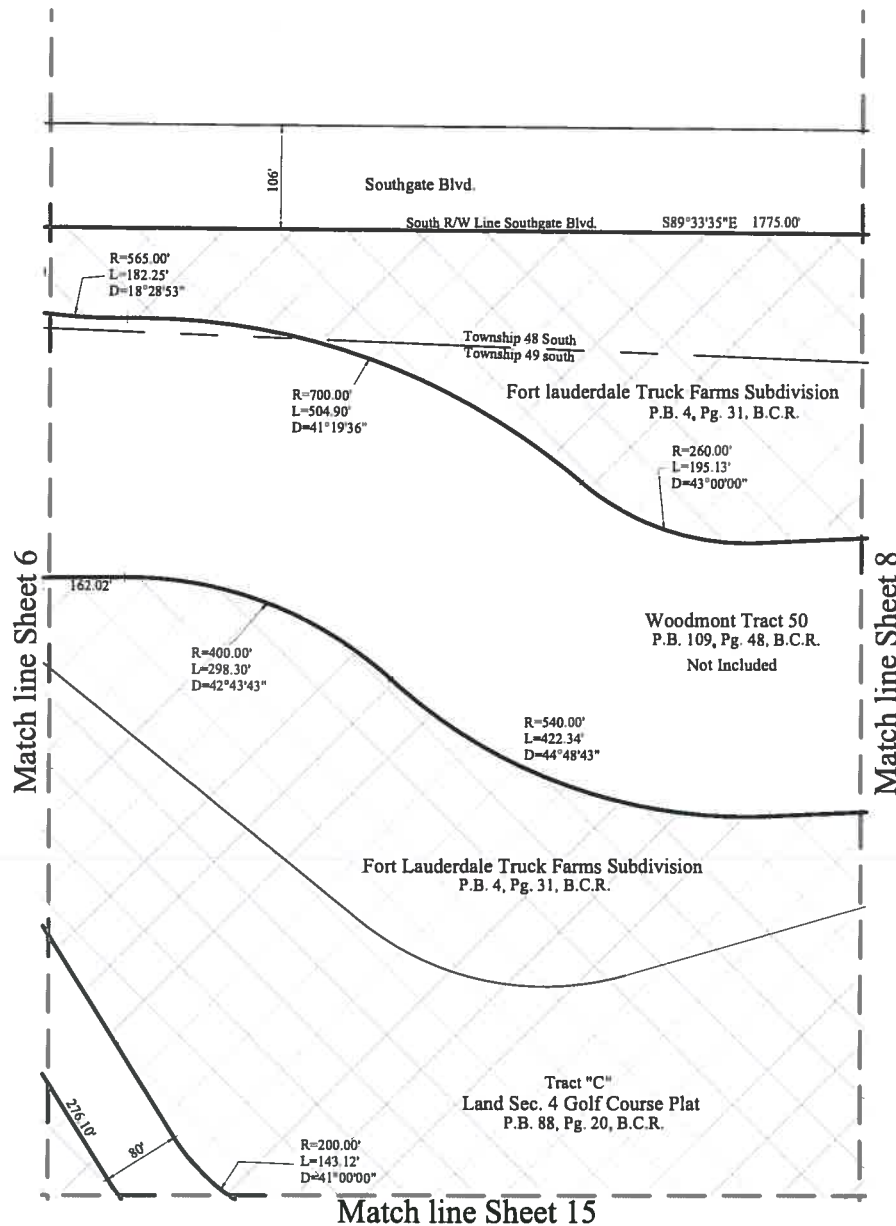


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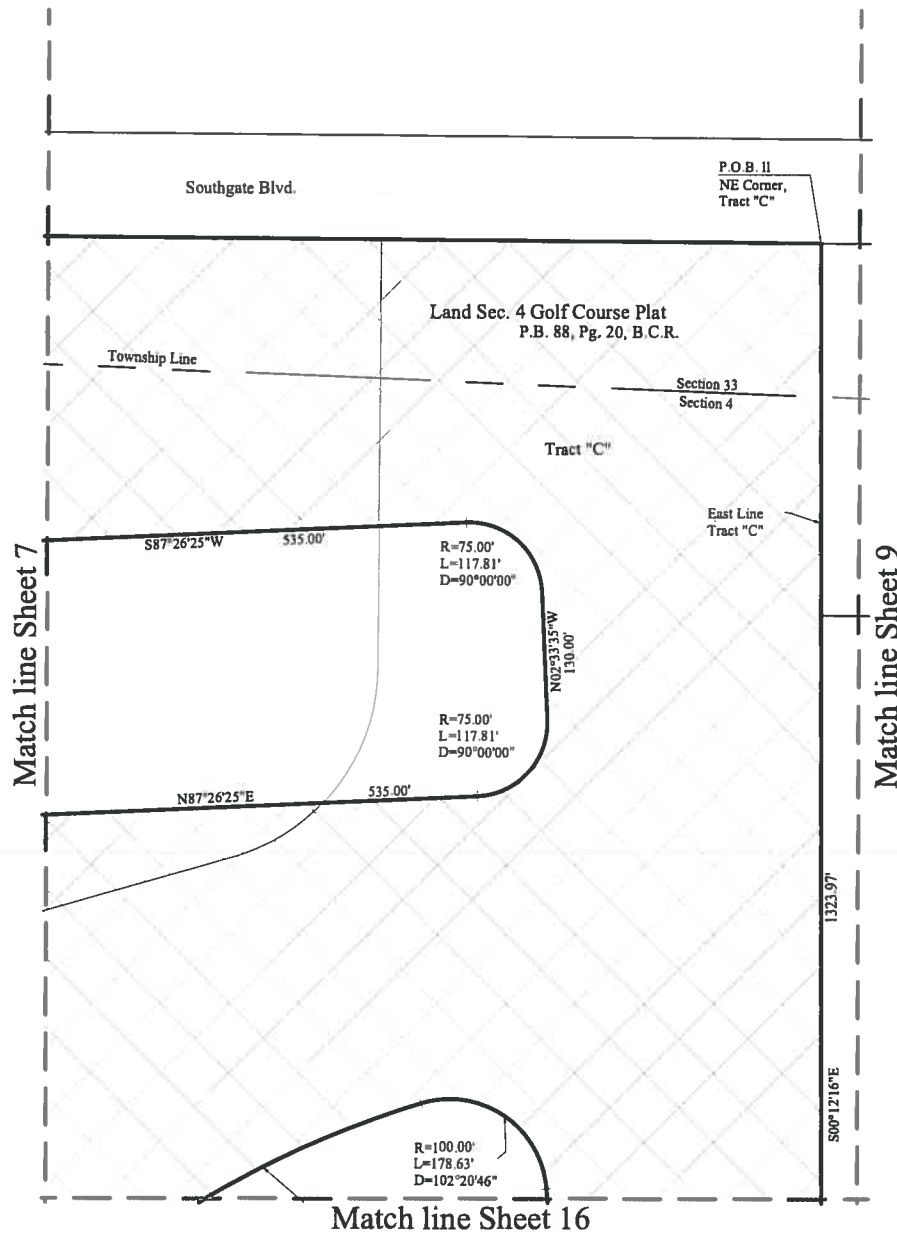
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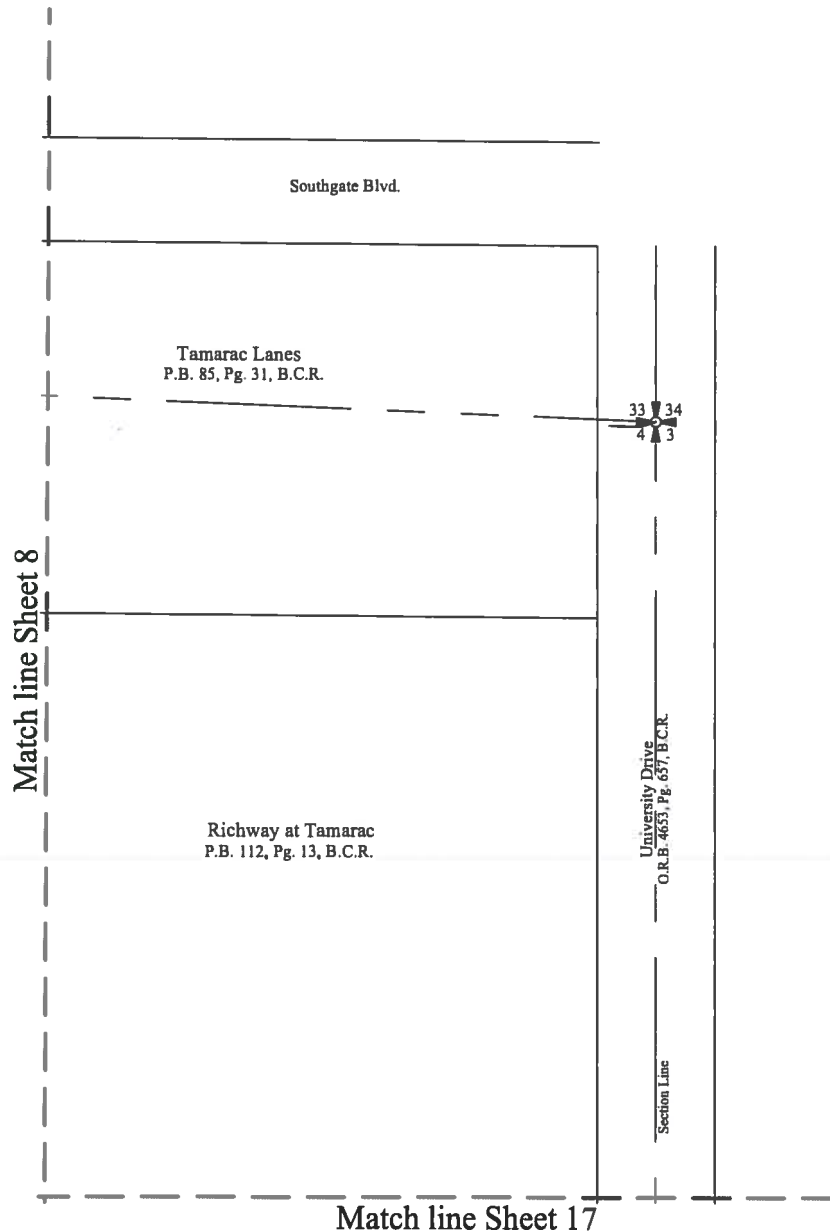


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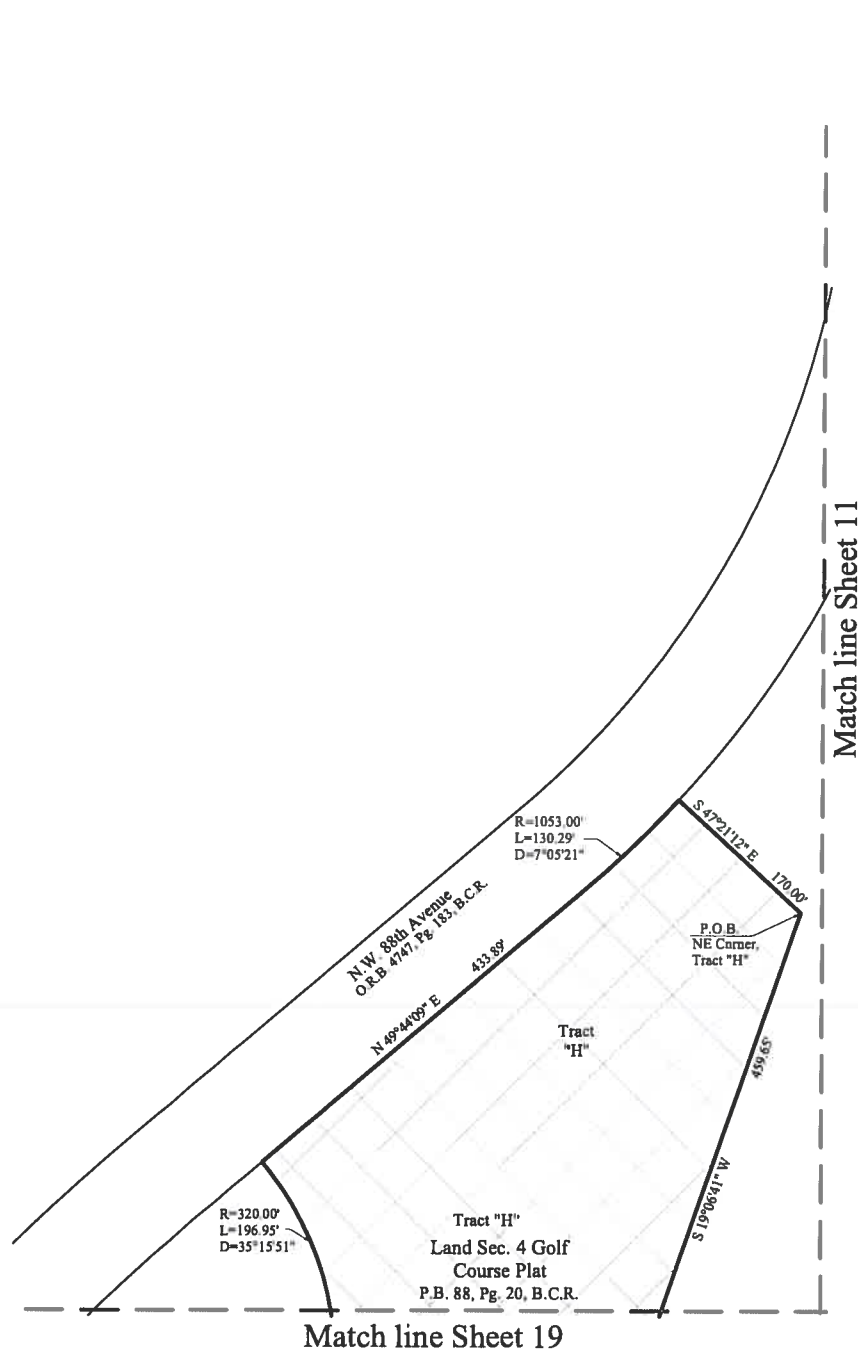
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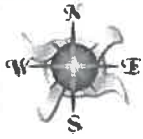
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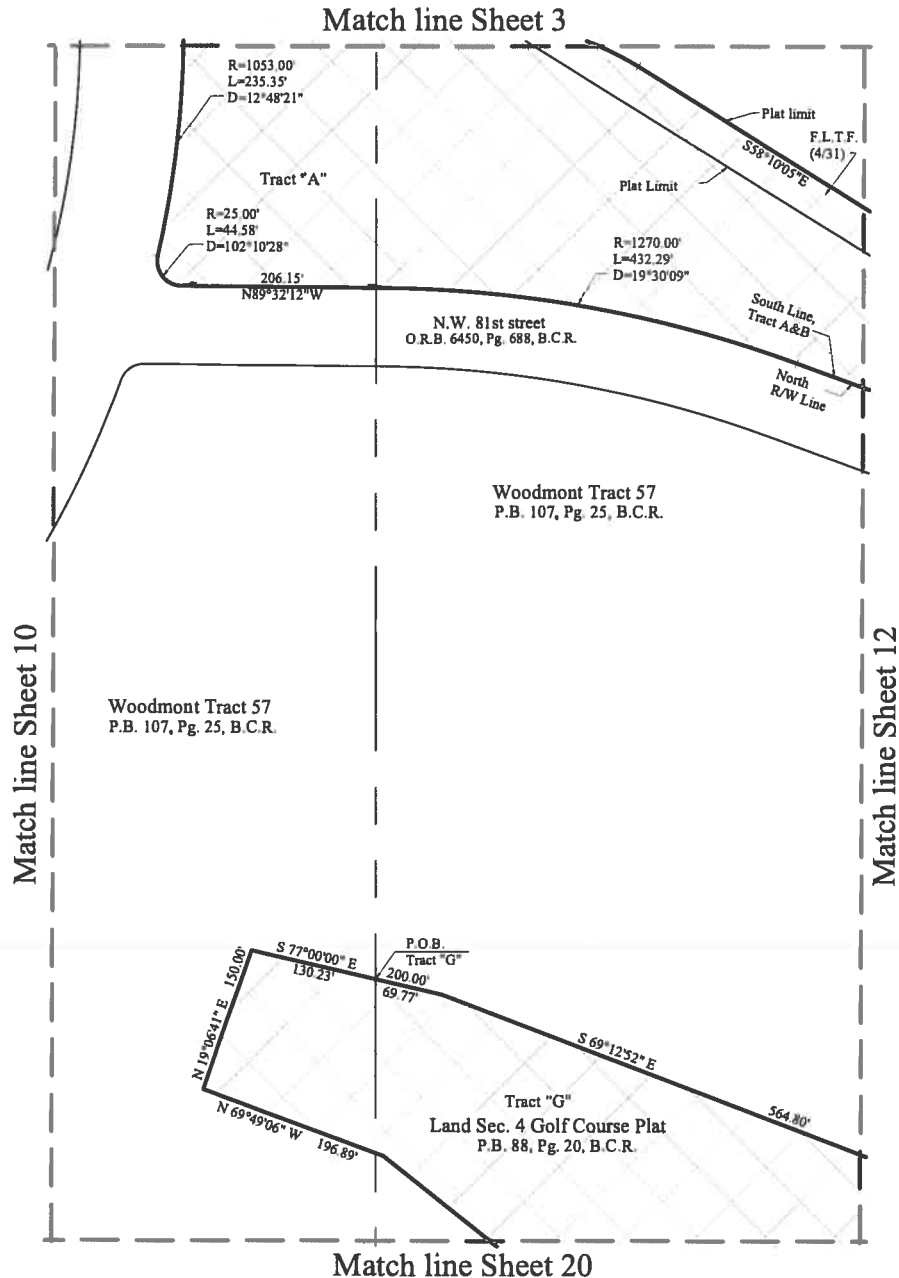
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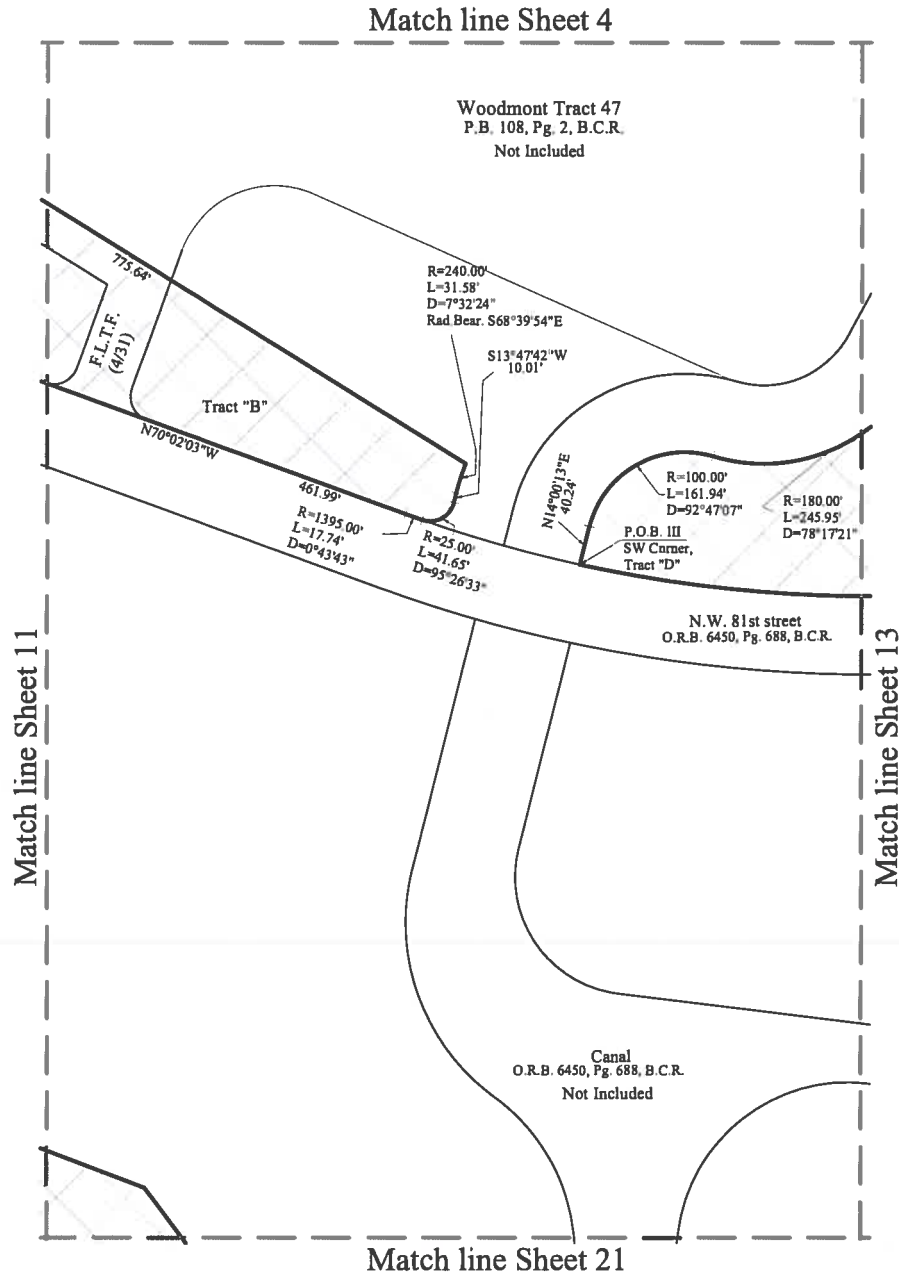
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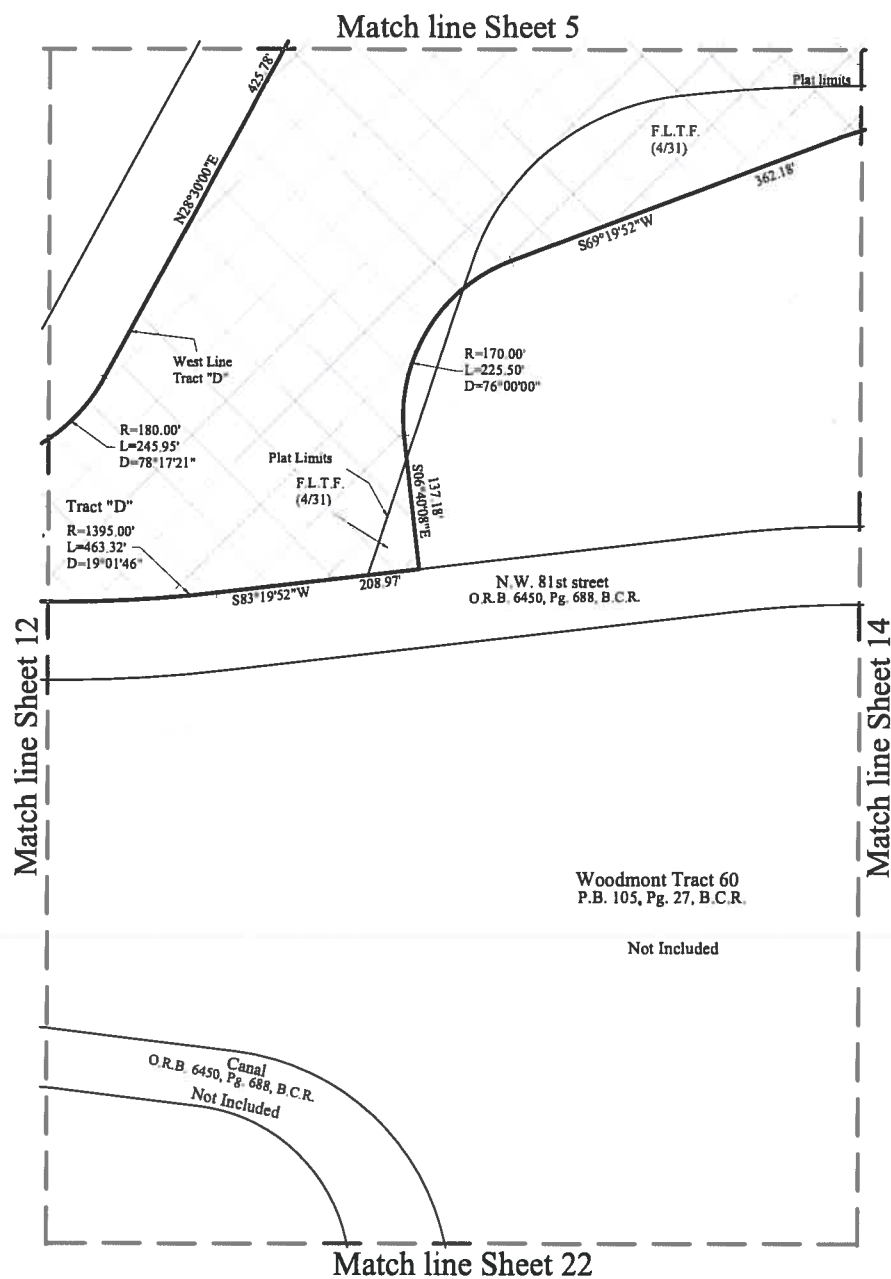
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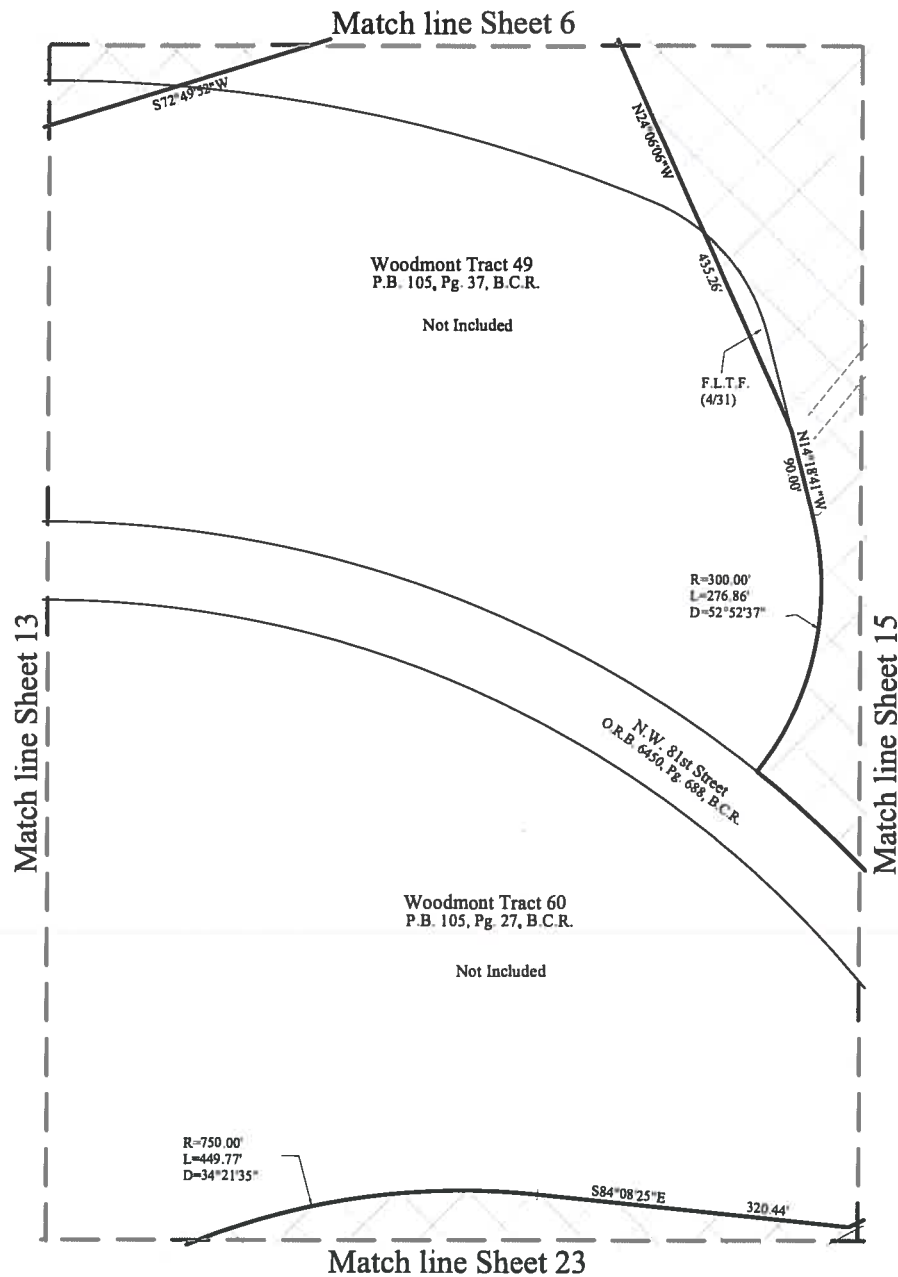
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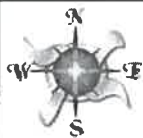
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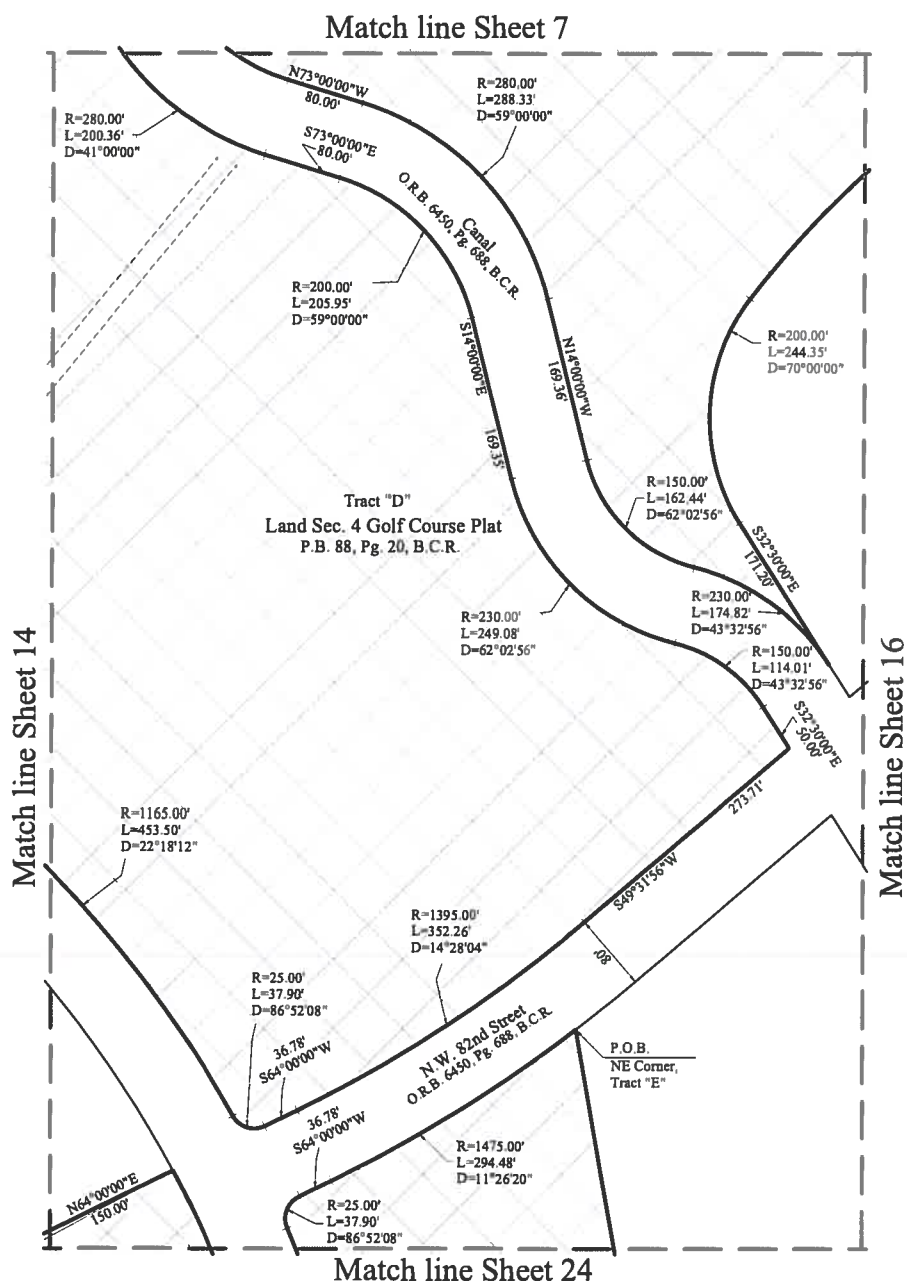
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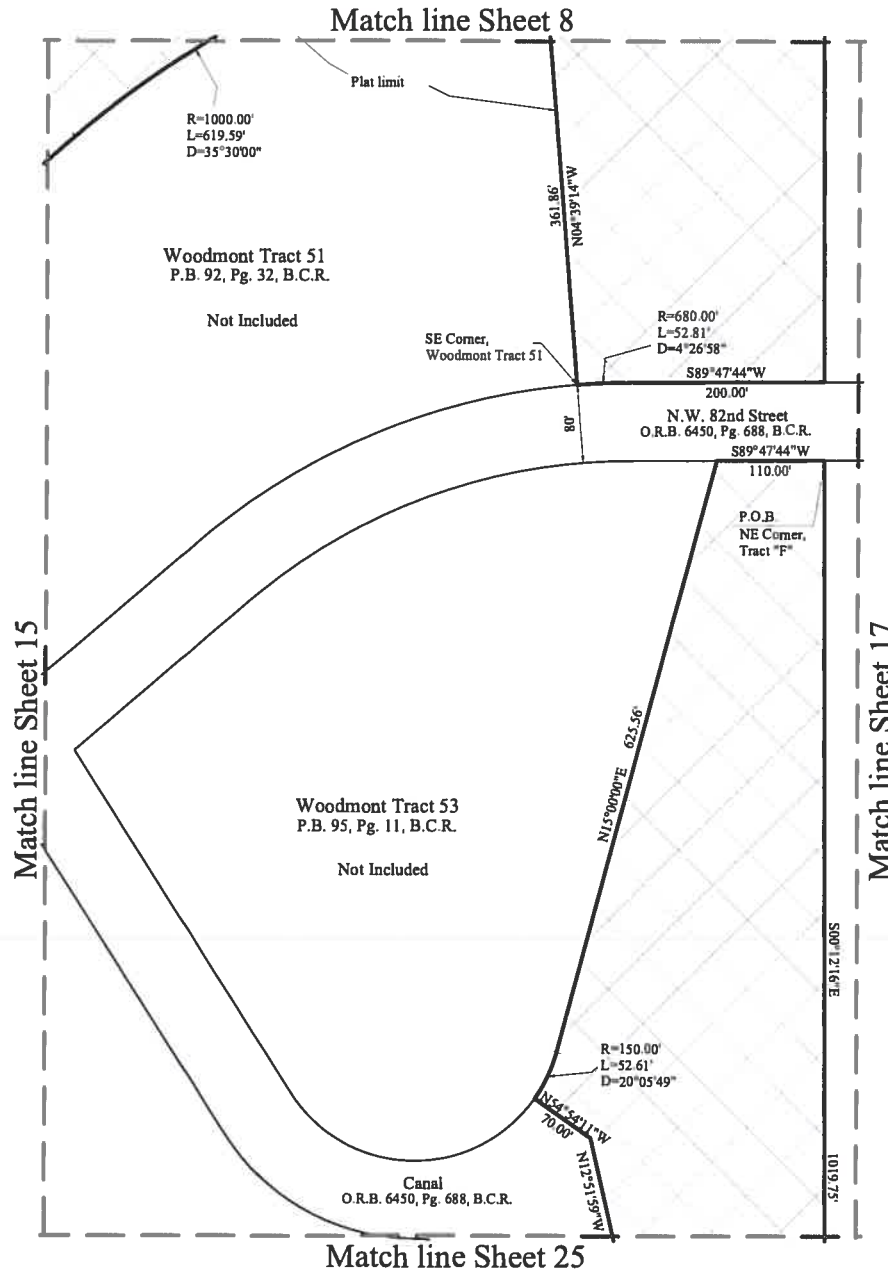
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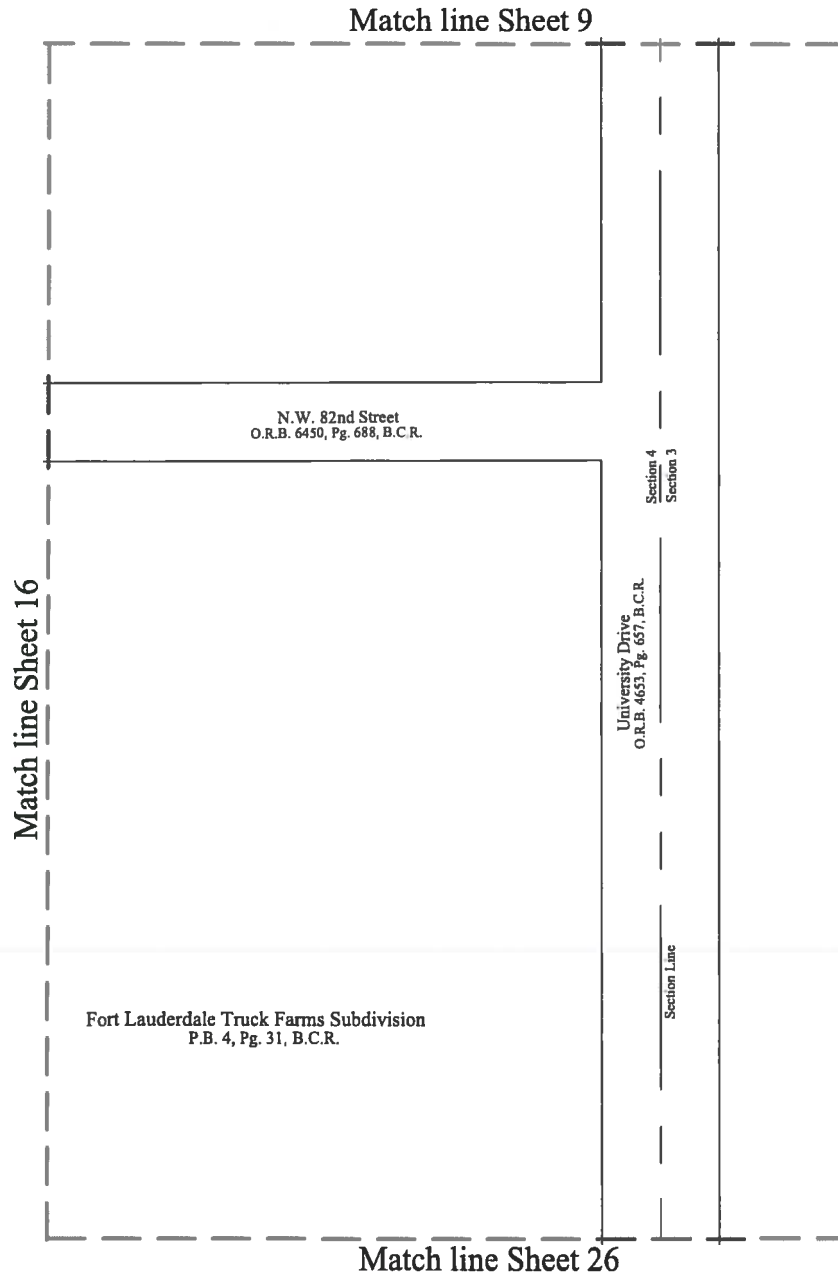


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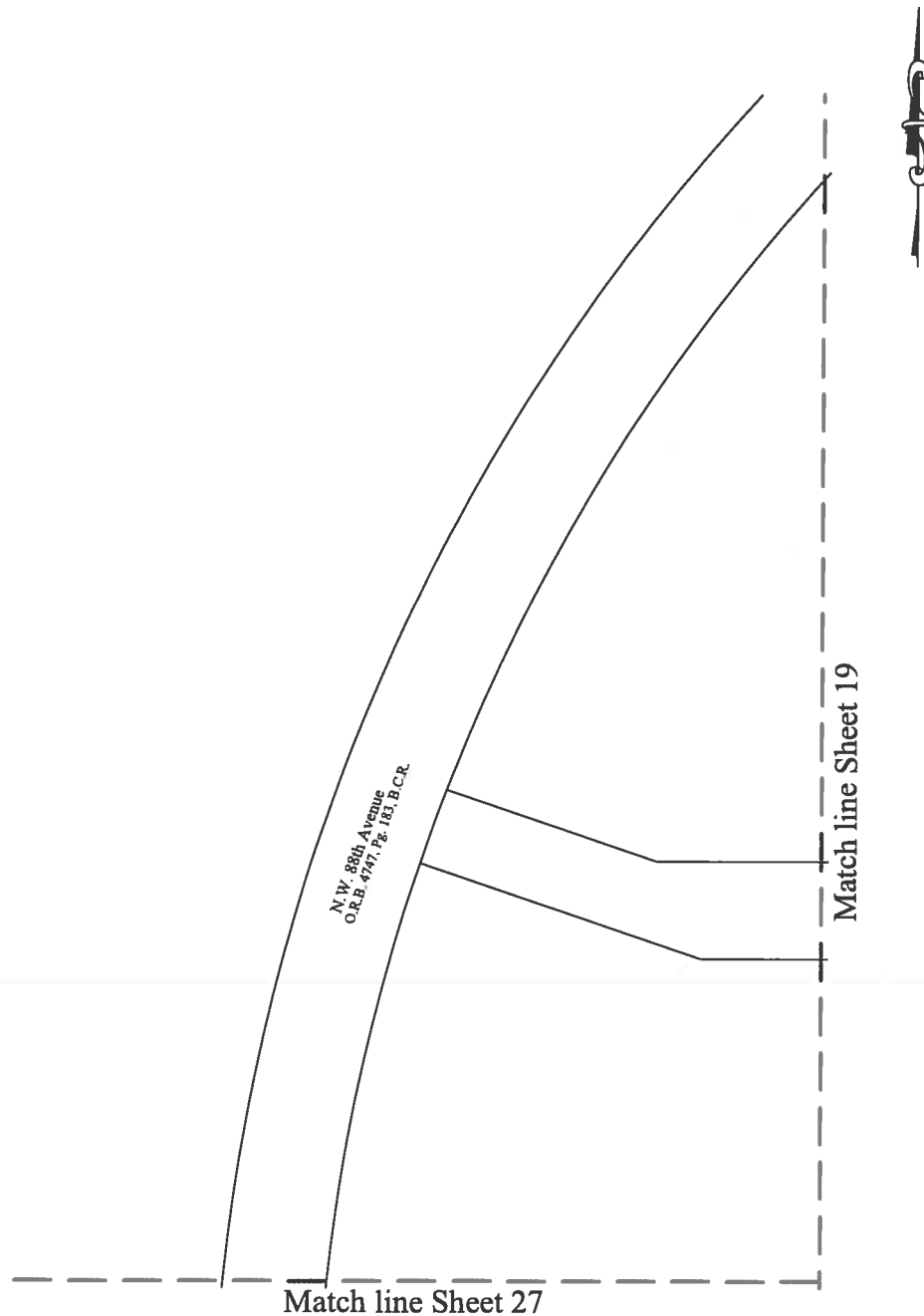


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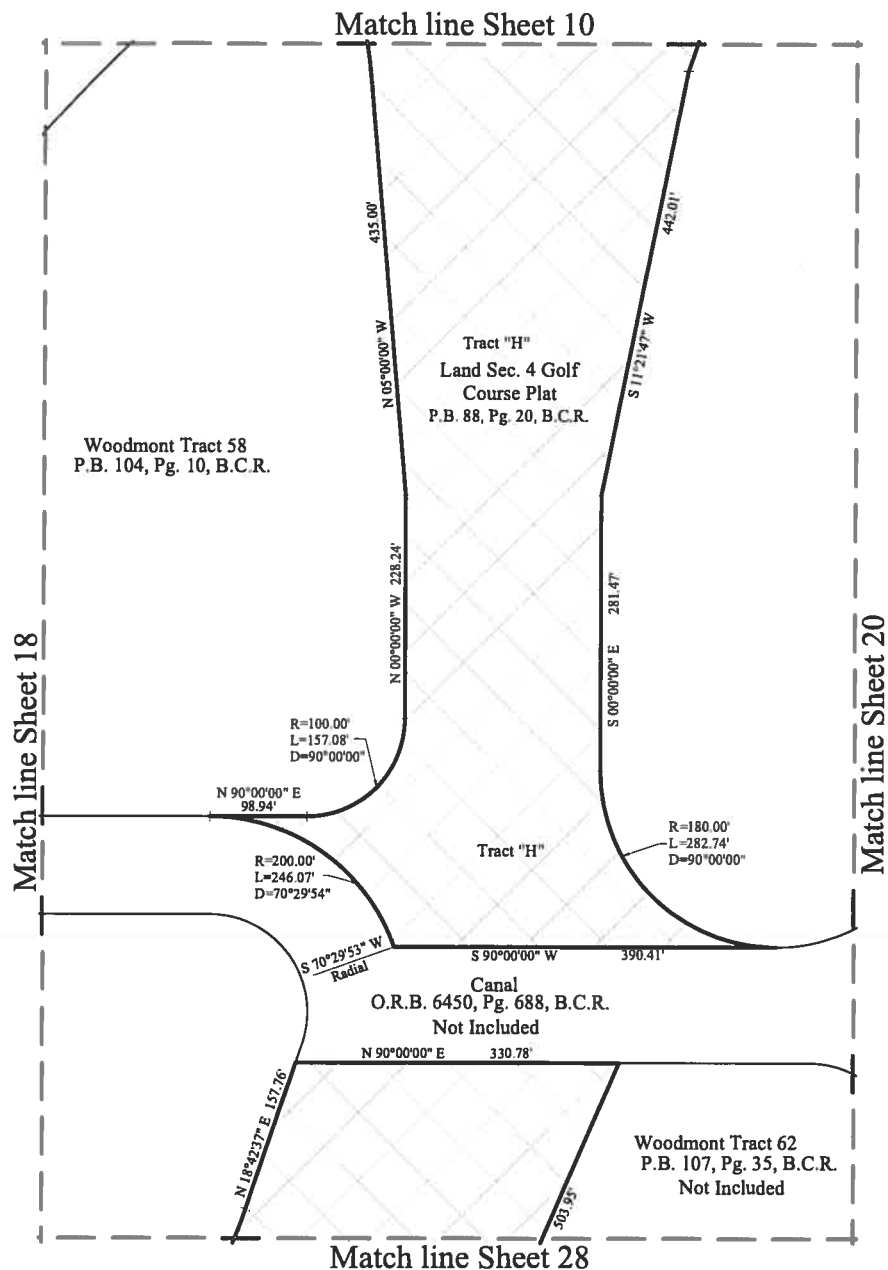
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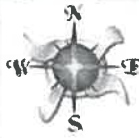
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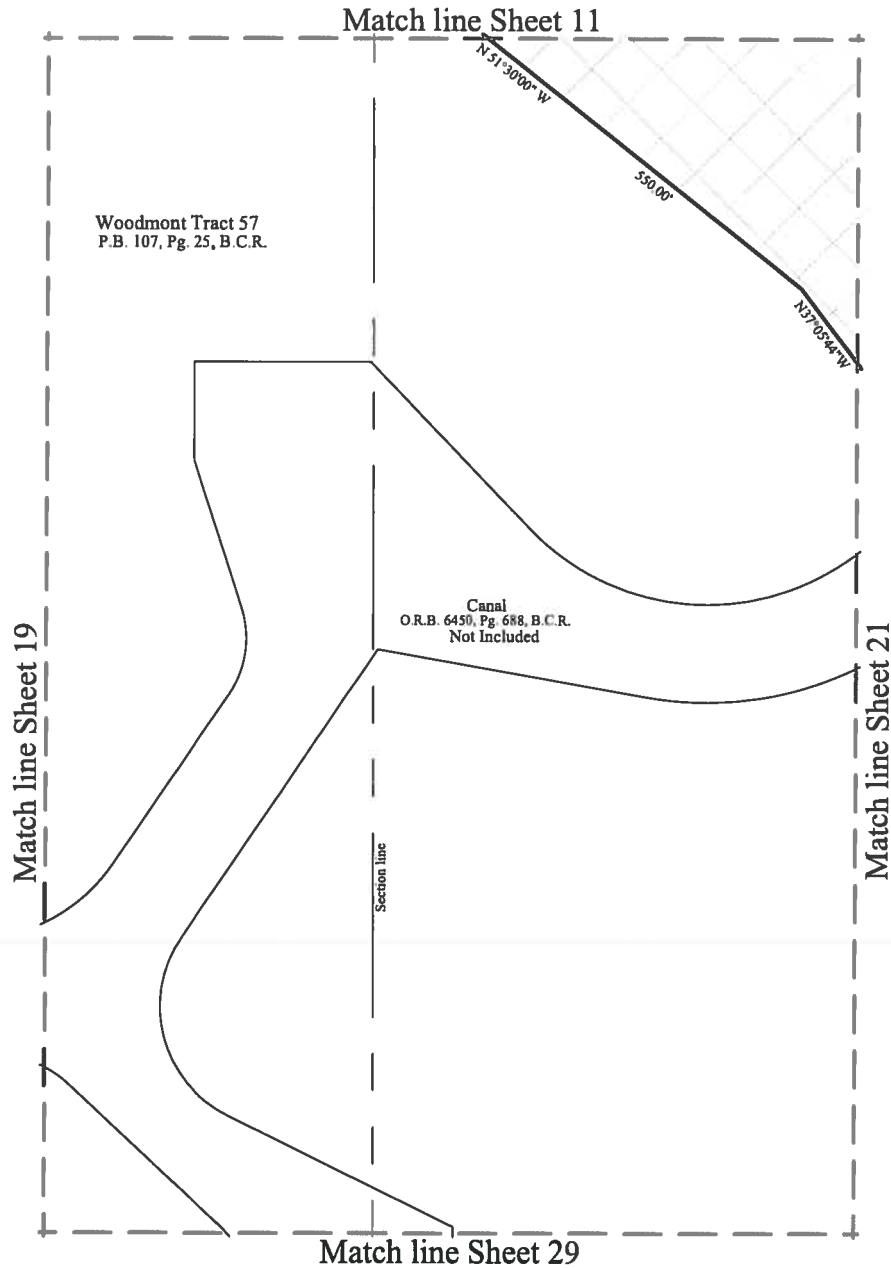


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L = Arc Length
D = Delta (Central Angle)

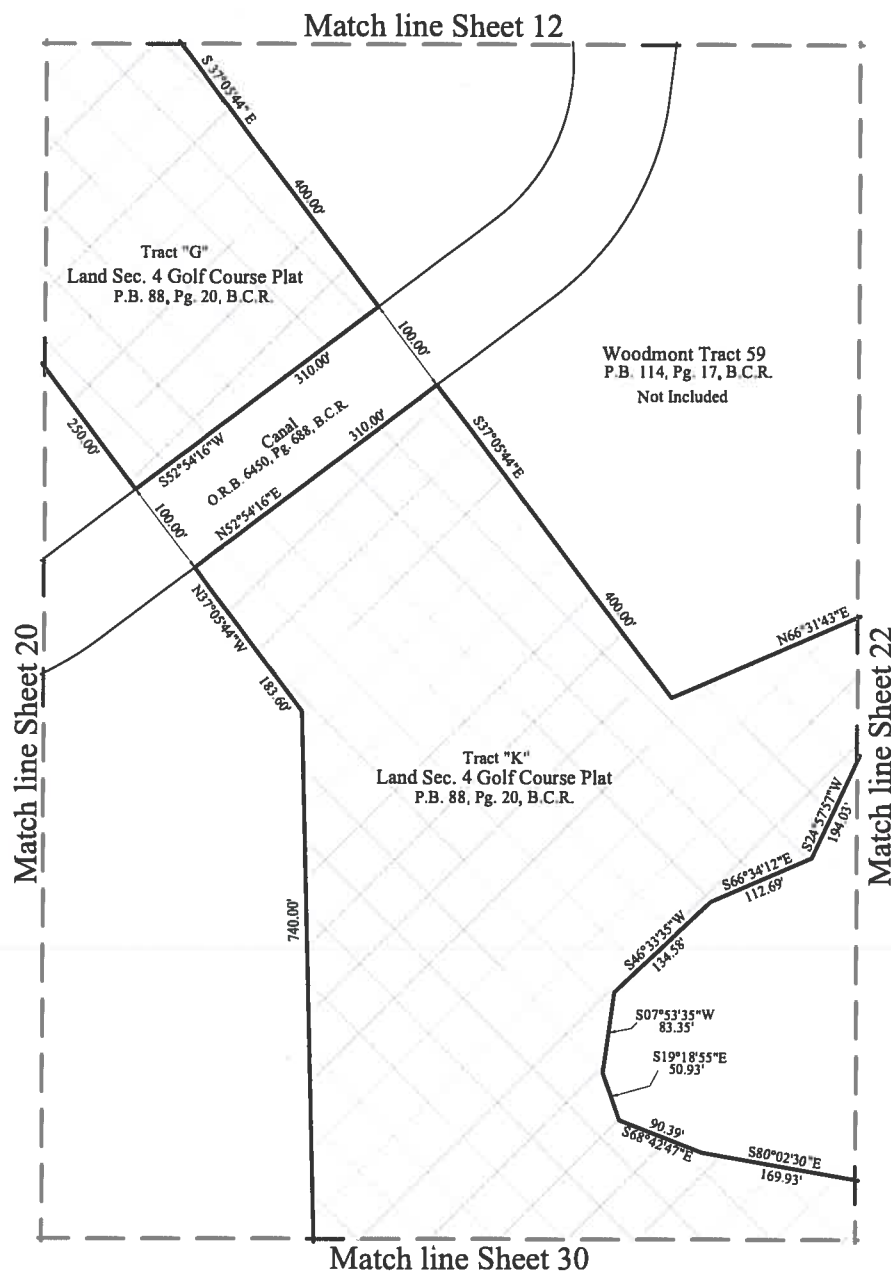


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

Pg. = Page

B.C.R. = Broward County Records

R = Radius

L = Arc Length

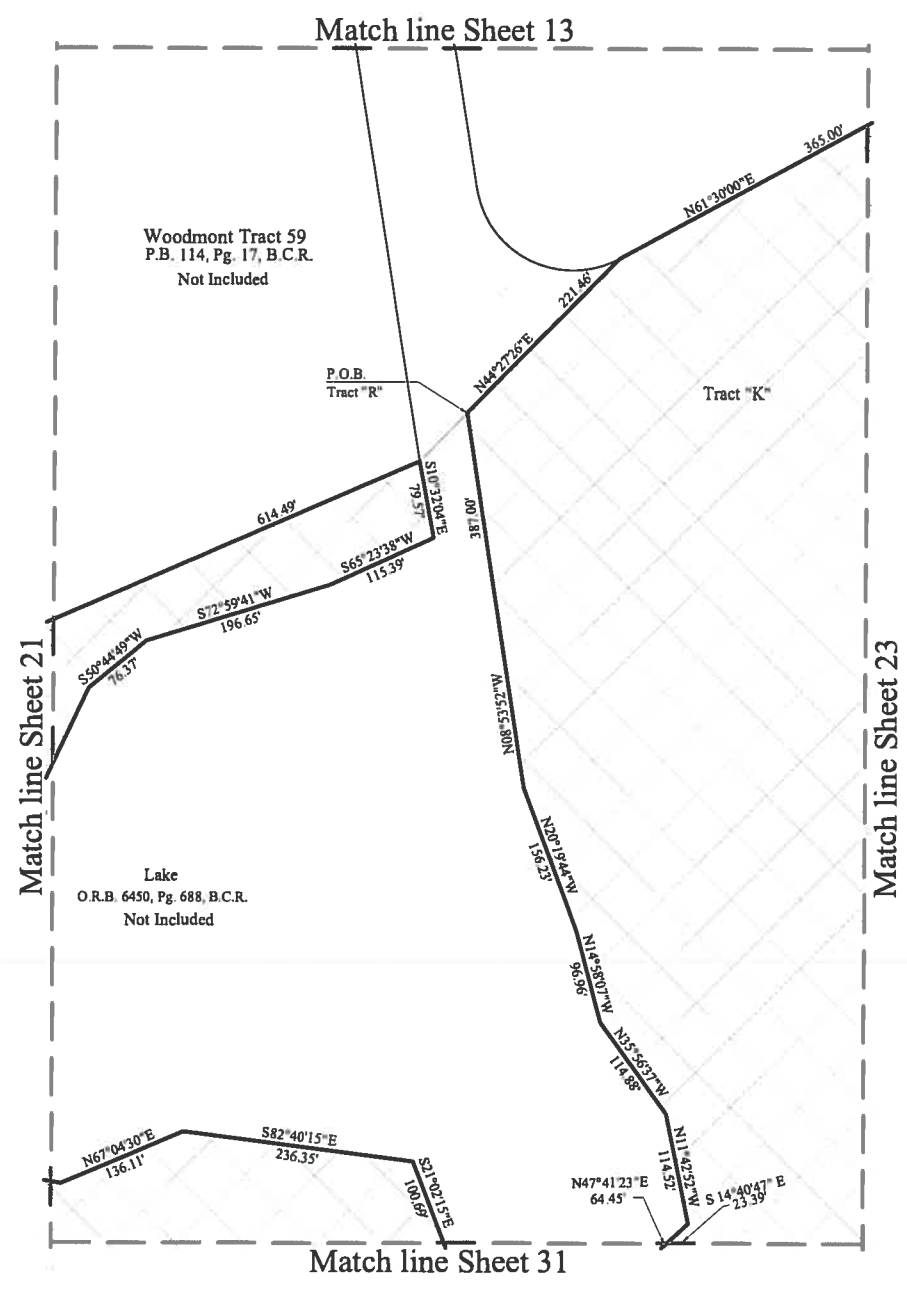
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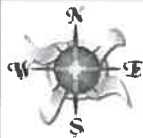
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Legend

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| P.O.B. = Point of Beginning | B.C.R. = Broward County Records |
| P.O.C. = Point of Commencement | R = Radius |
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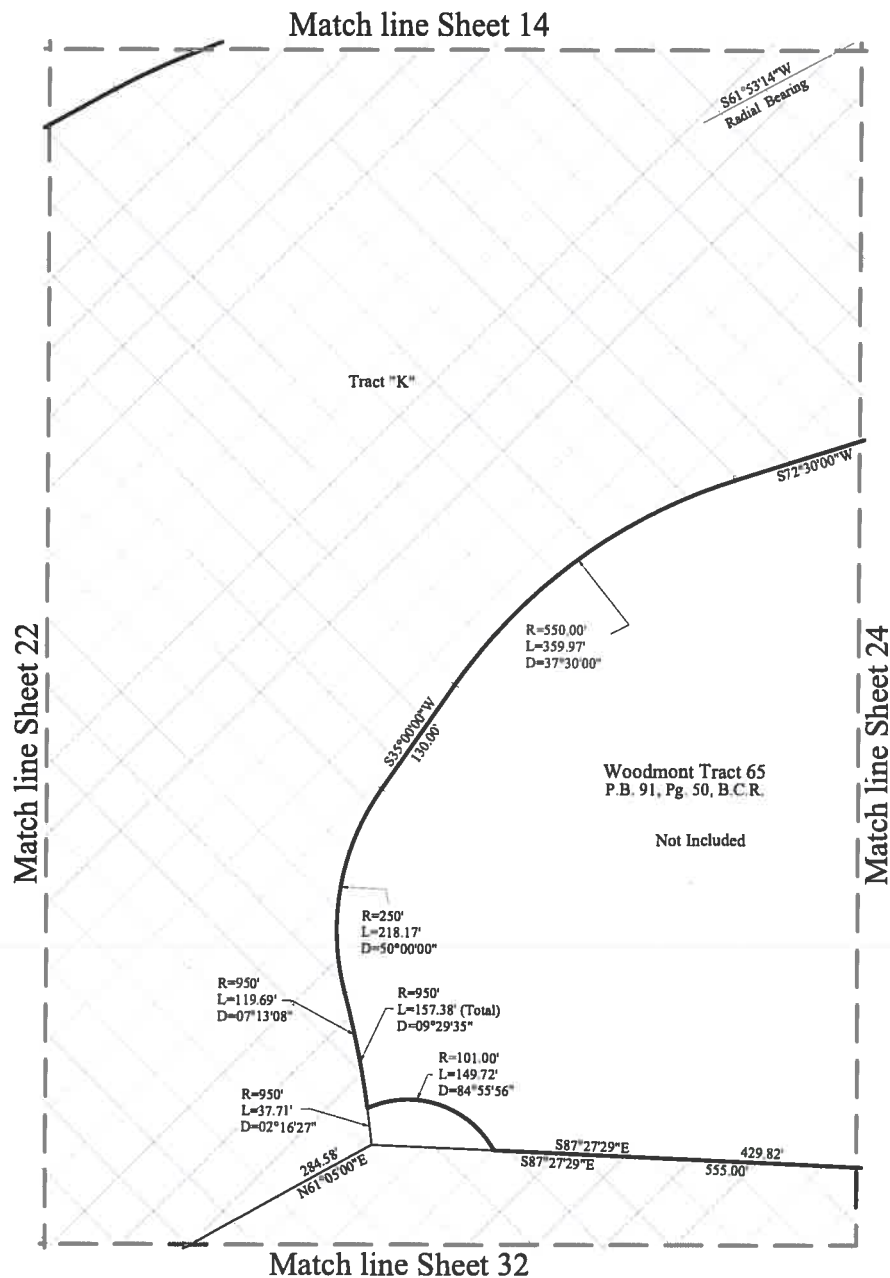


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

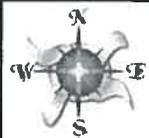
Pg. = Page

B.C.R. = Broward County Records

R = Radius

L = Arc Length

D = Delta (Central Angle)

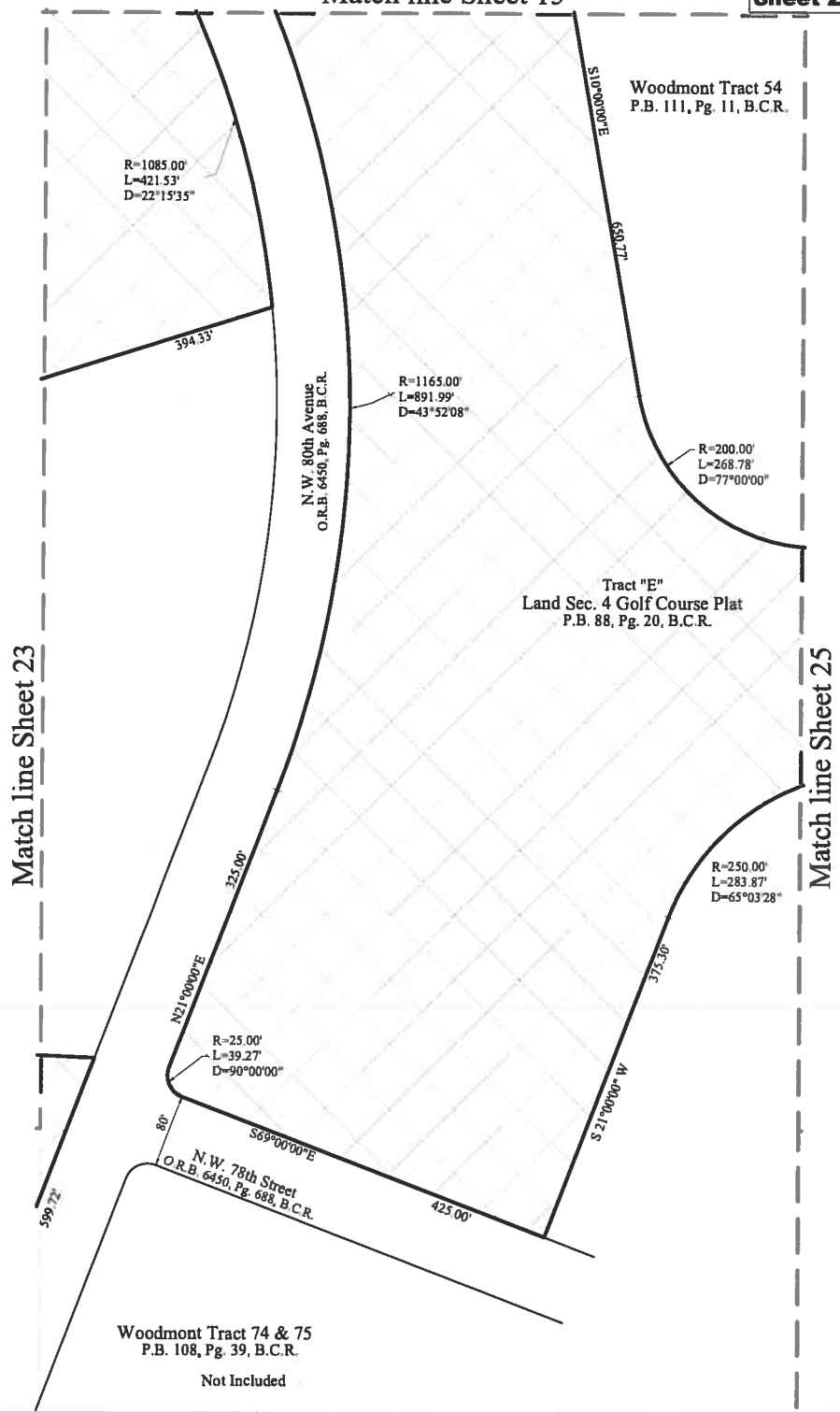


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Match line Sheet 15

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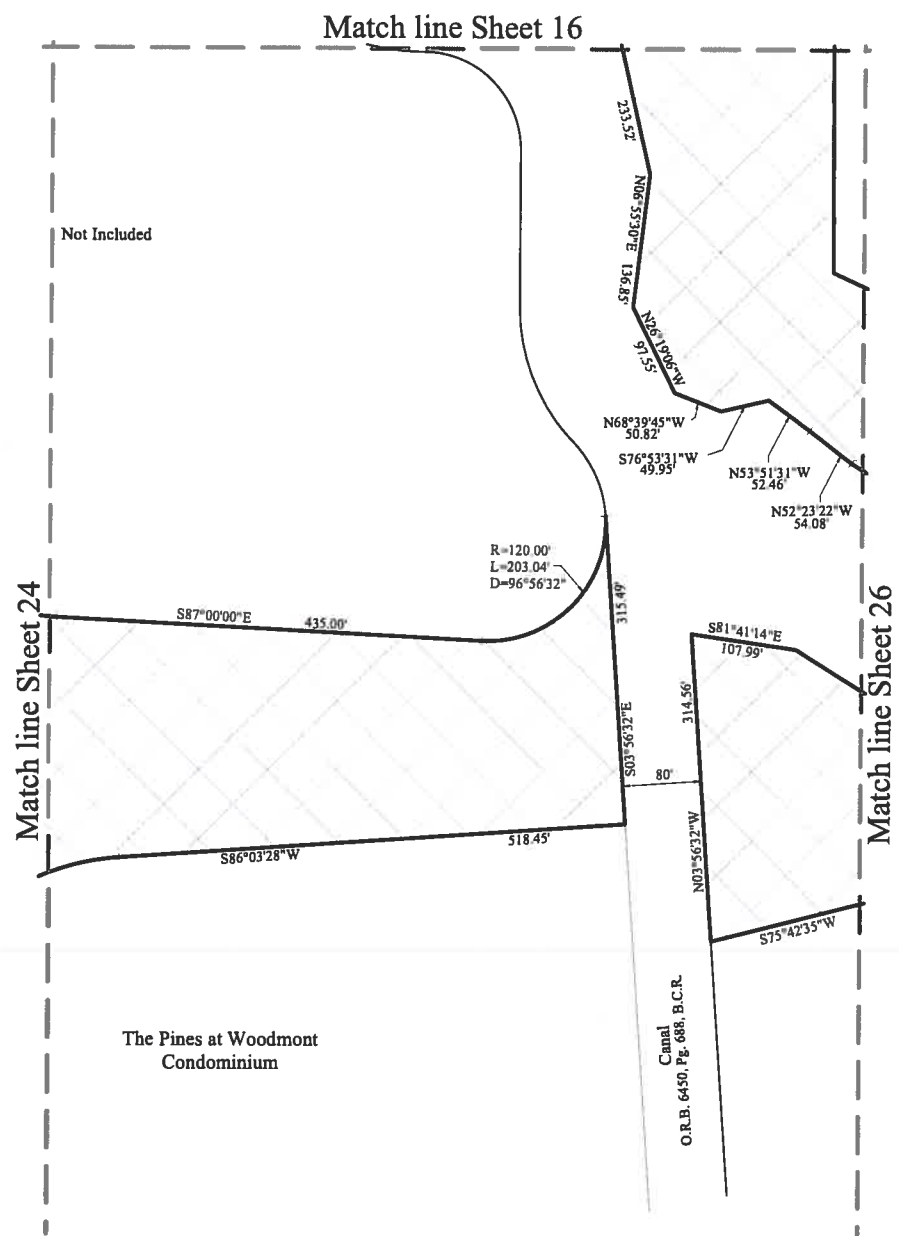
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| P.O.T. = Point of Termination | L = Arc Length |
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| Pg. = Page | |



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| P.O.B. = Point of Beginning | B.C.R. = Broward County Records |
| P.O.C. = Point of Commencement | R = Radius |
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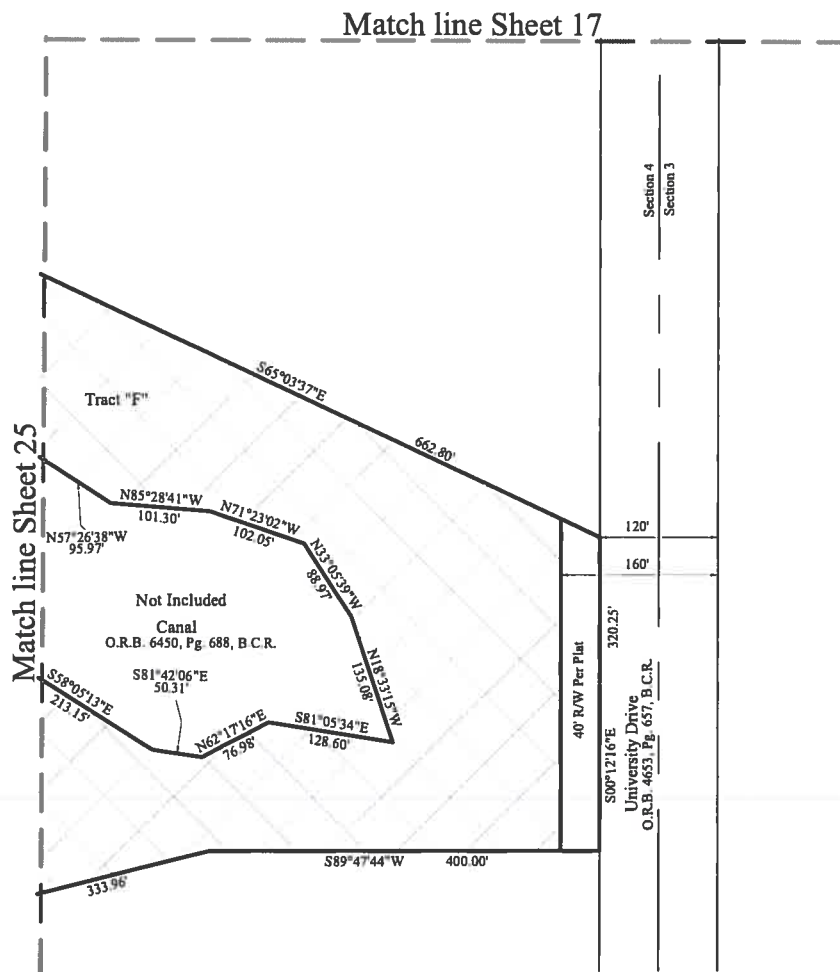


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

Pg. = Page

B.C.R. = Broward County Records

R = Radius

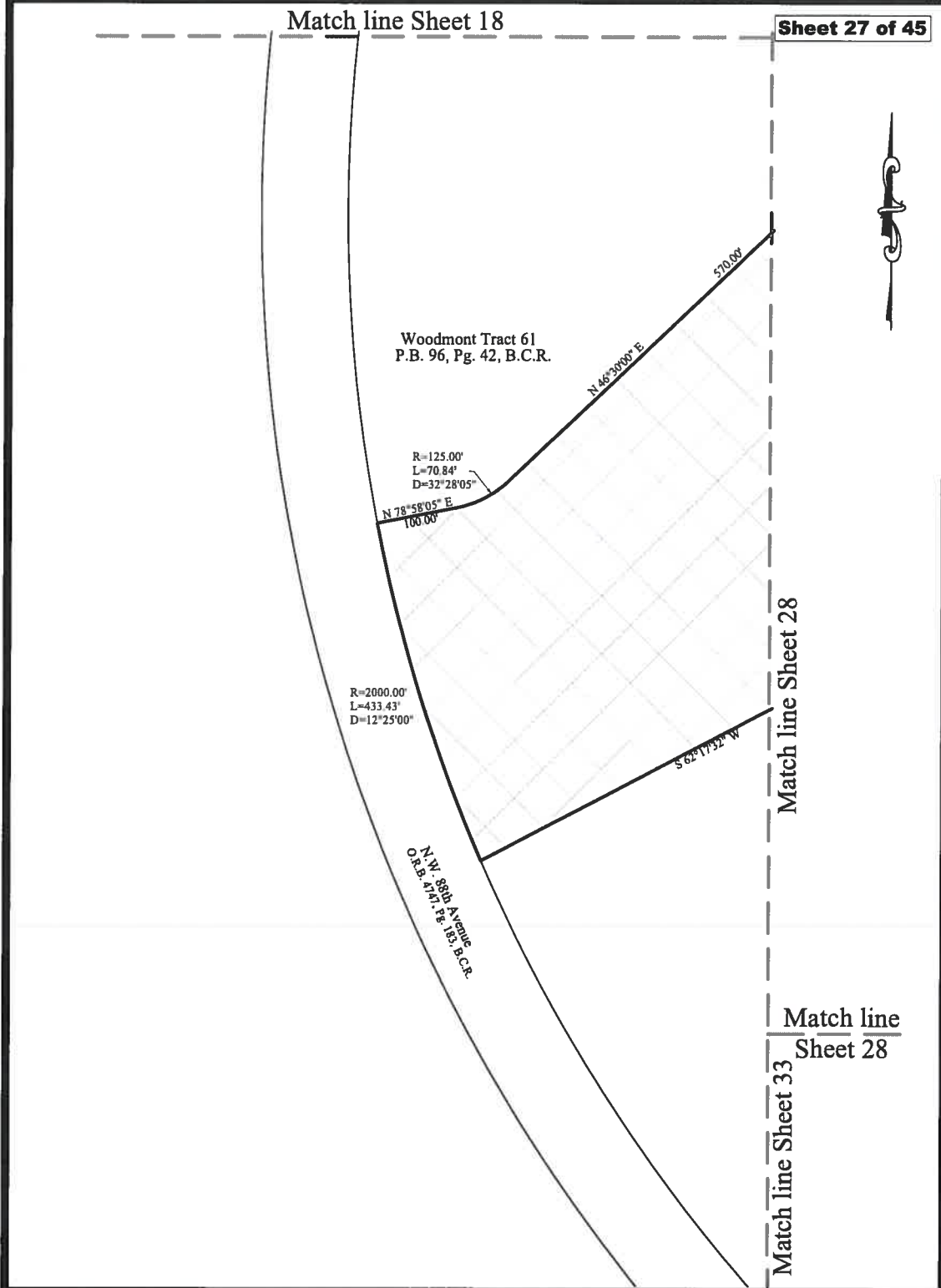
L = Arc Length

D = Delta (Central Angle)



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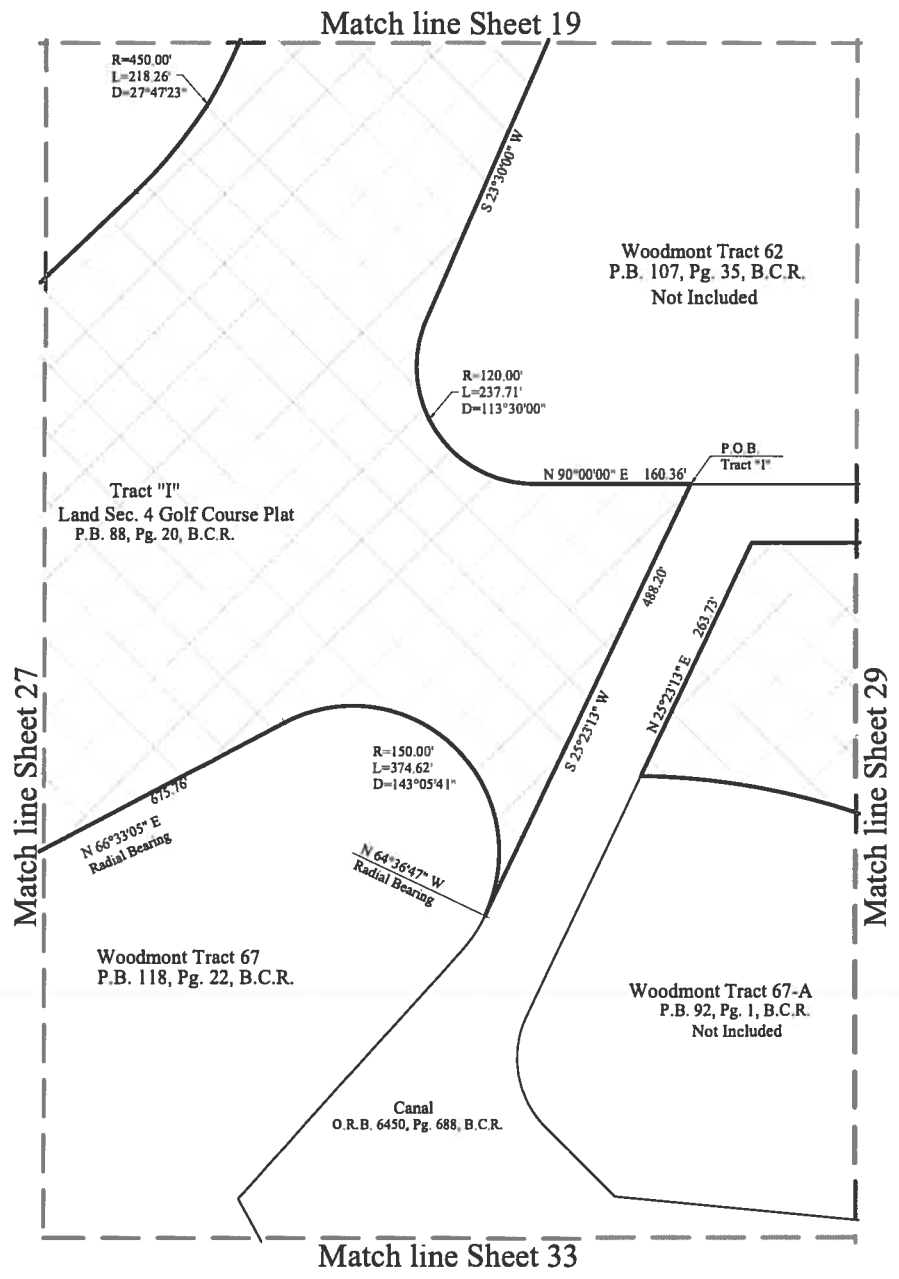
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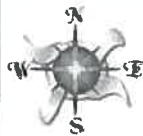
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| P.O.C. = Point of Commencement | R = Radius |
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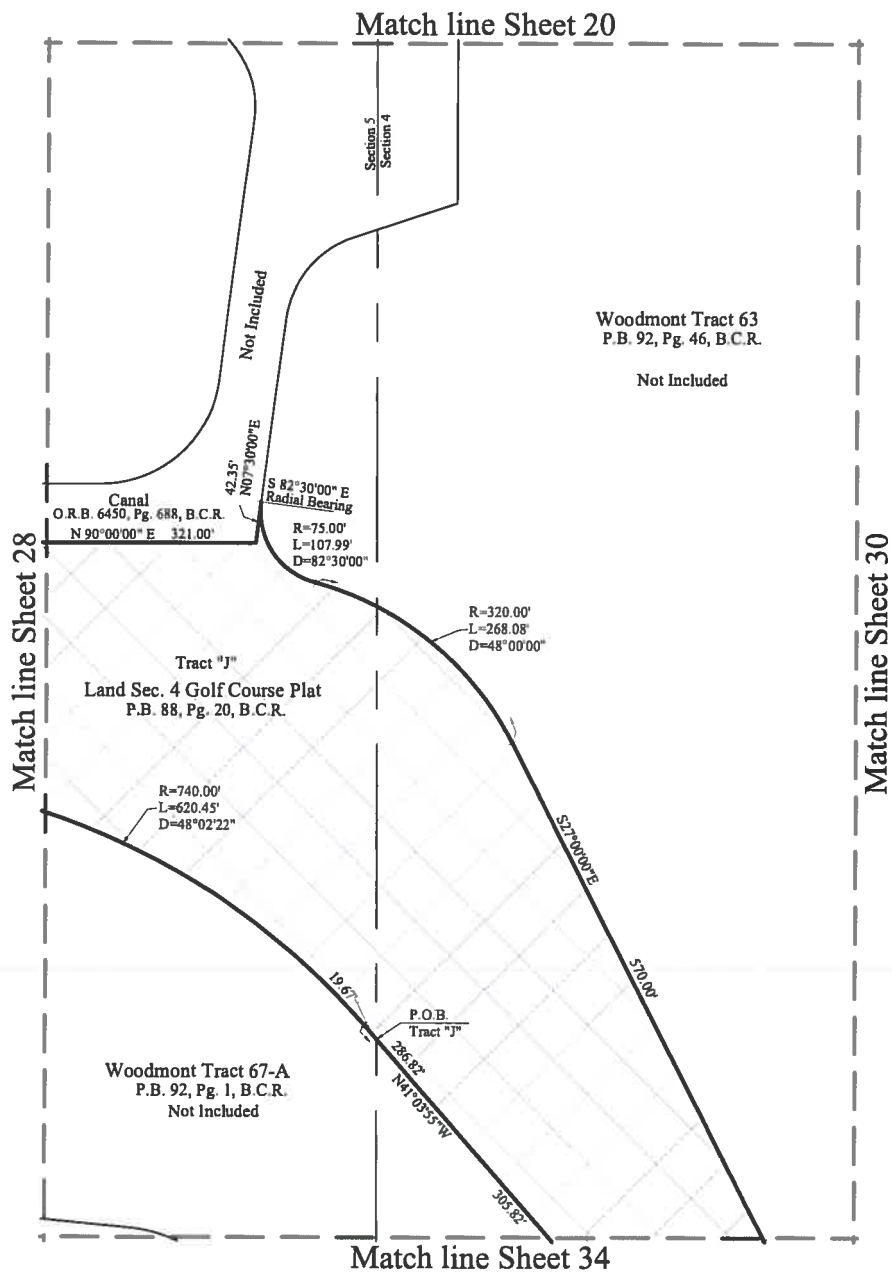


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

Pg. = Page

B.C.R. = Broward County Records

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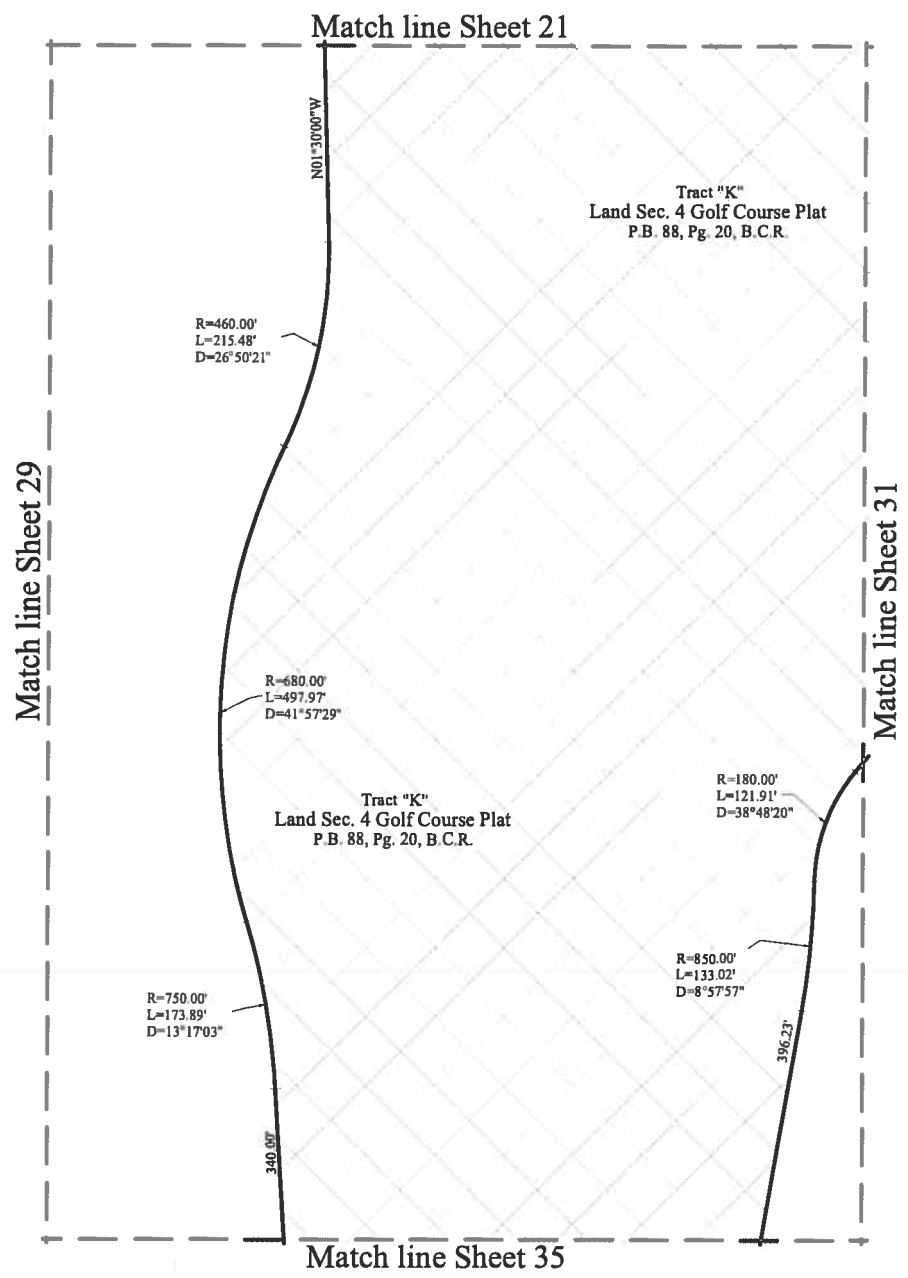
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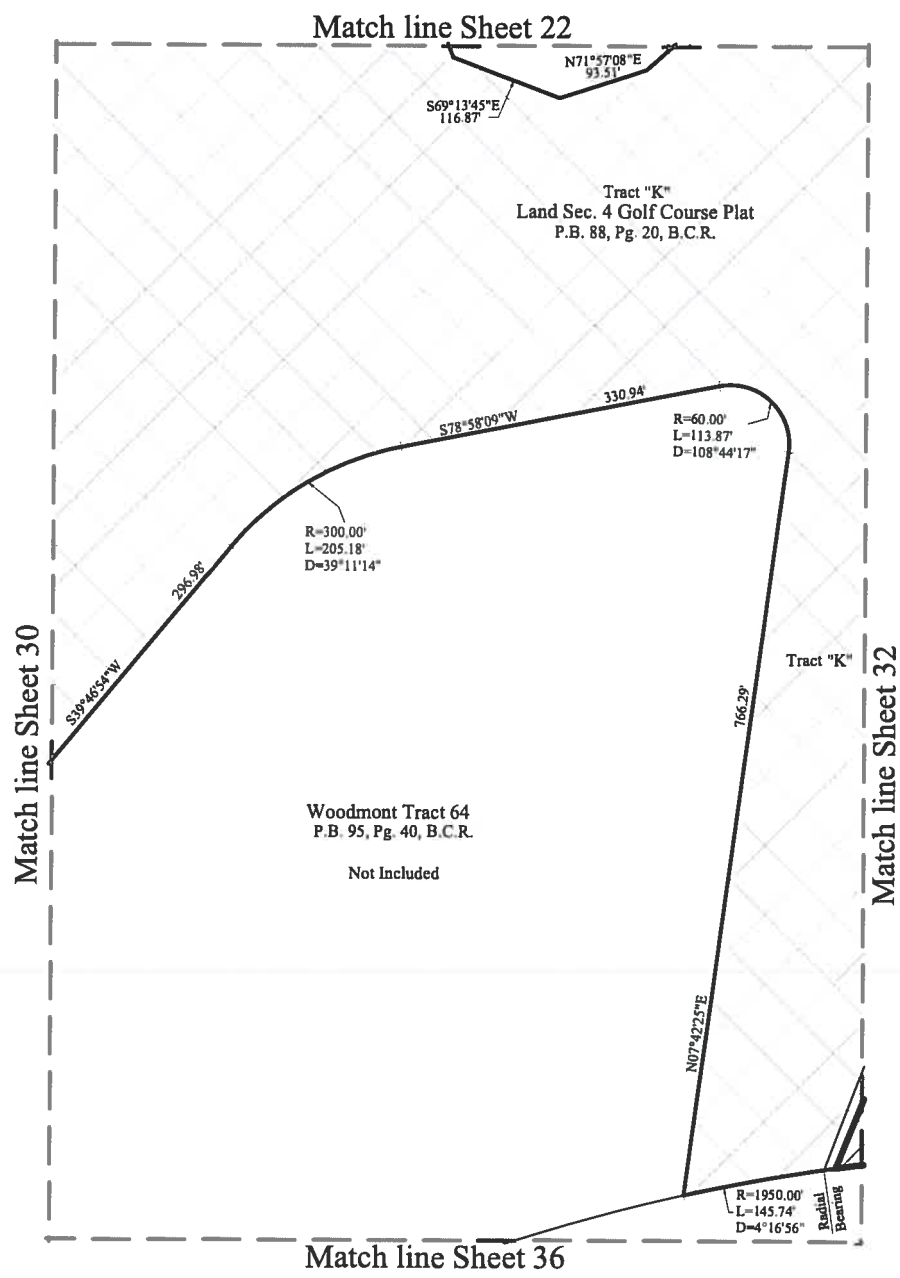
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| P.O.C. = Point of Commencement | R = Radius |
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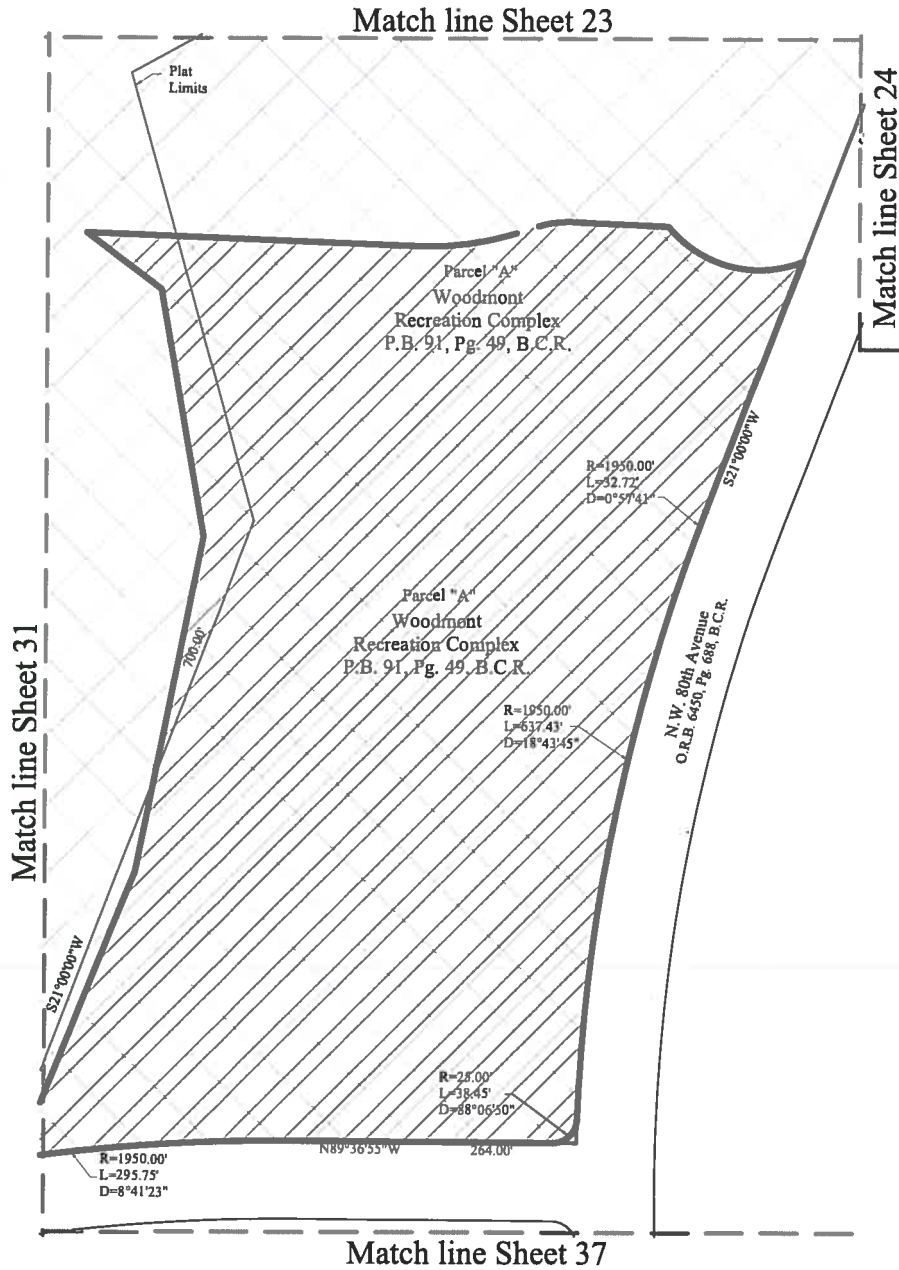


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Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Termination
P.B. = Plat Book
Pg. = Page

B.C.R. = Broward County Records
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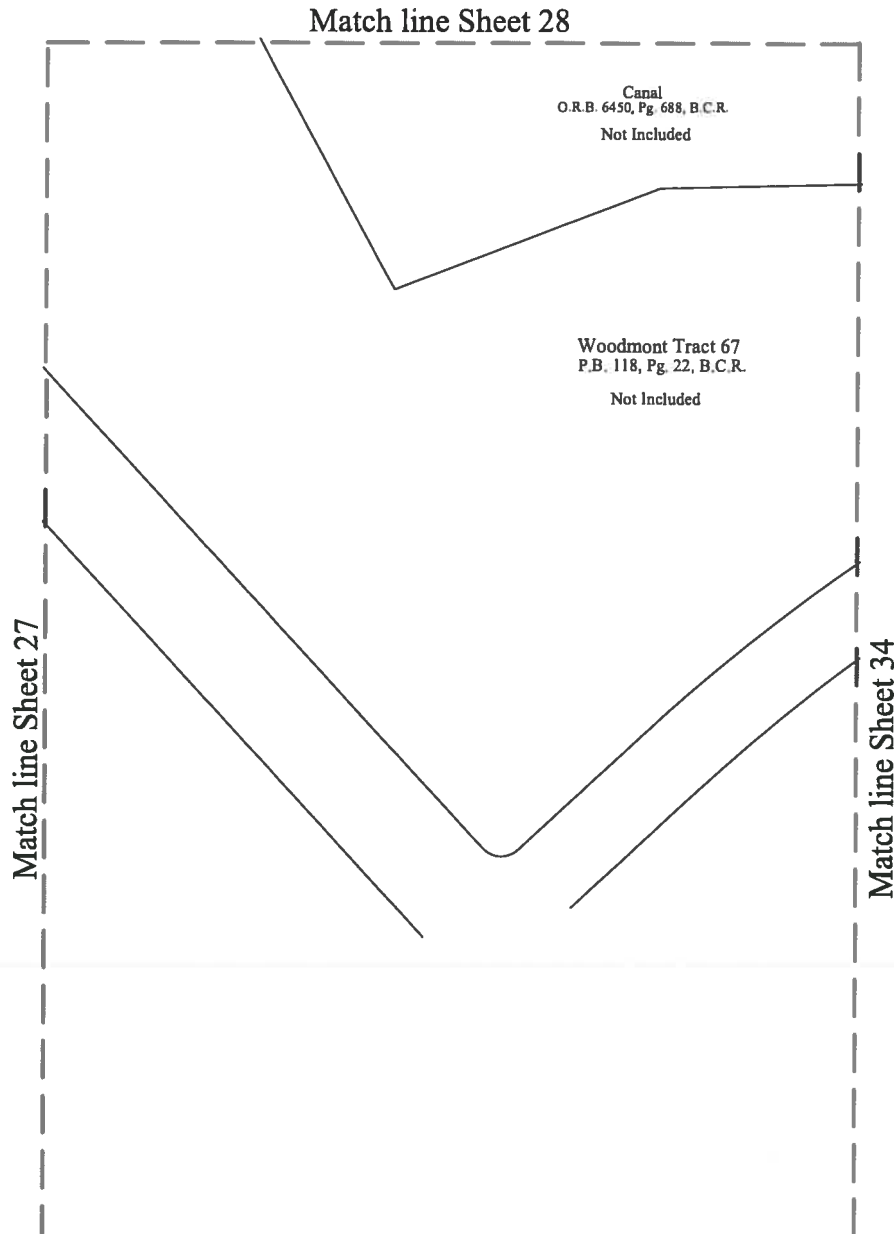


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Legend

P.O.B. = Point of Beginning
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P.B. = Plat Book
Pg. = Page

B.C.R. = Broward County Records
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D = Delta (Central Angle)

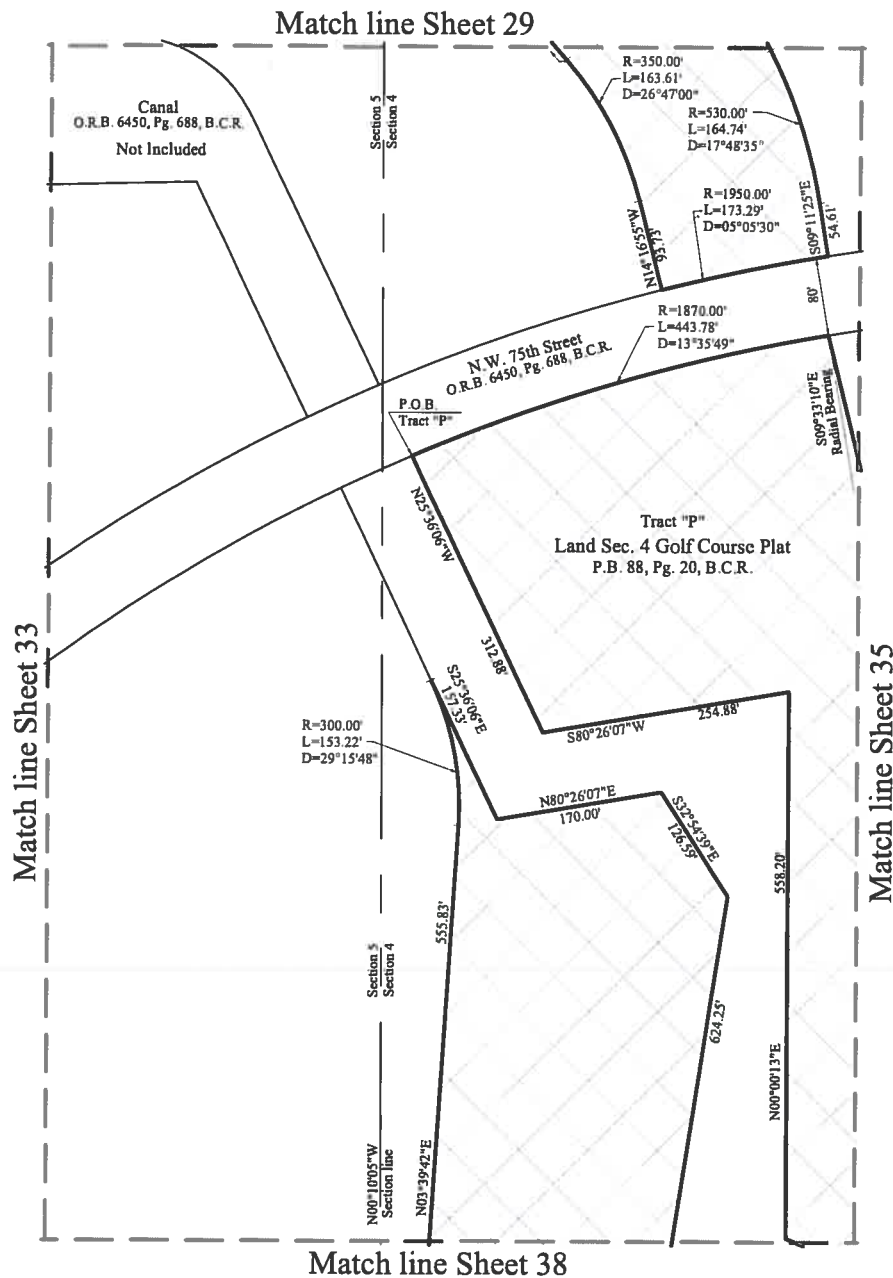


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Legend

P.O.B. = Point of Beginning

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P.B. = Plat Book

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B.C.R. = Broward County Records

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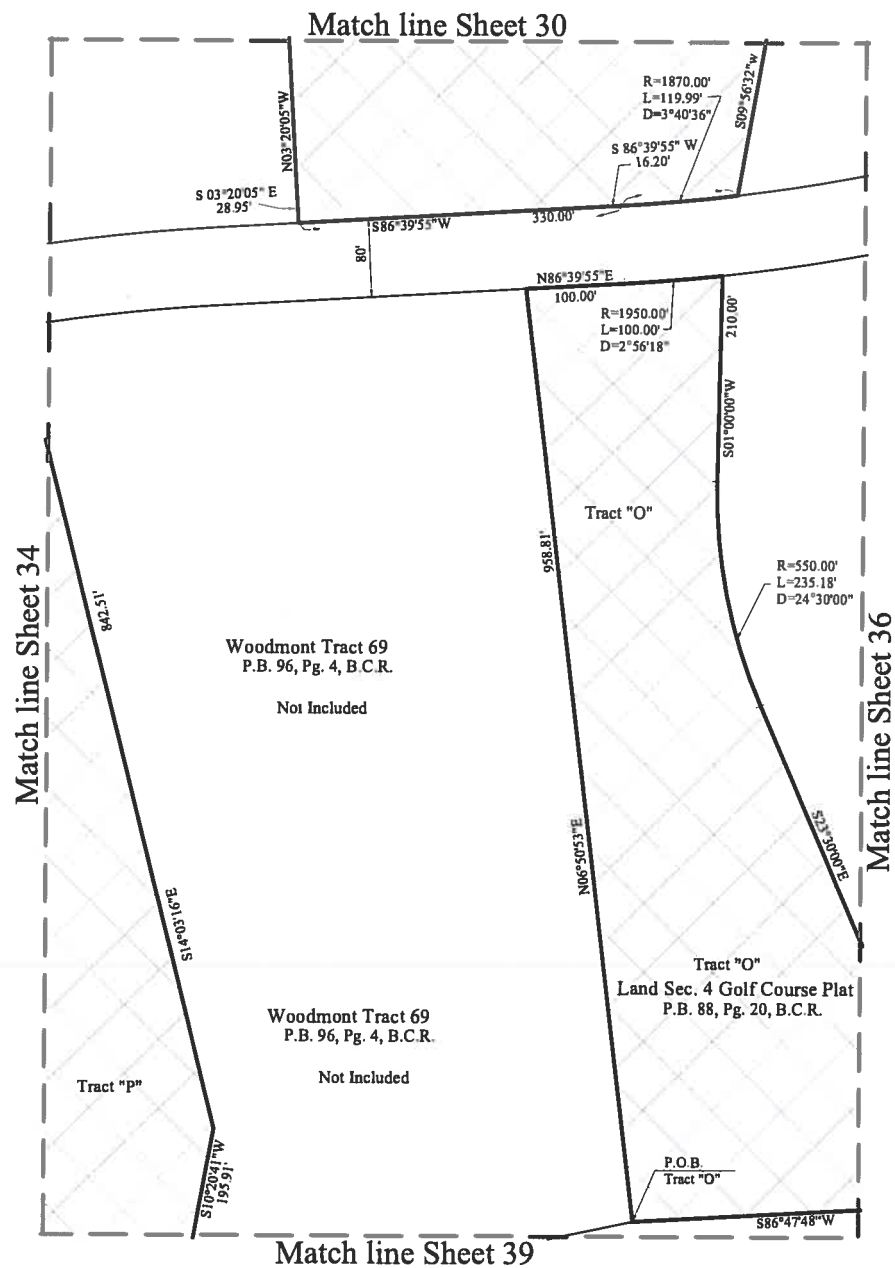


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Legend

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P.B. = Plat Book

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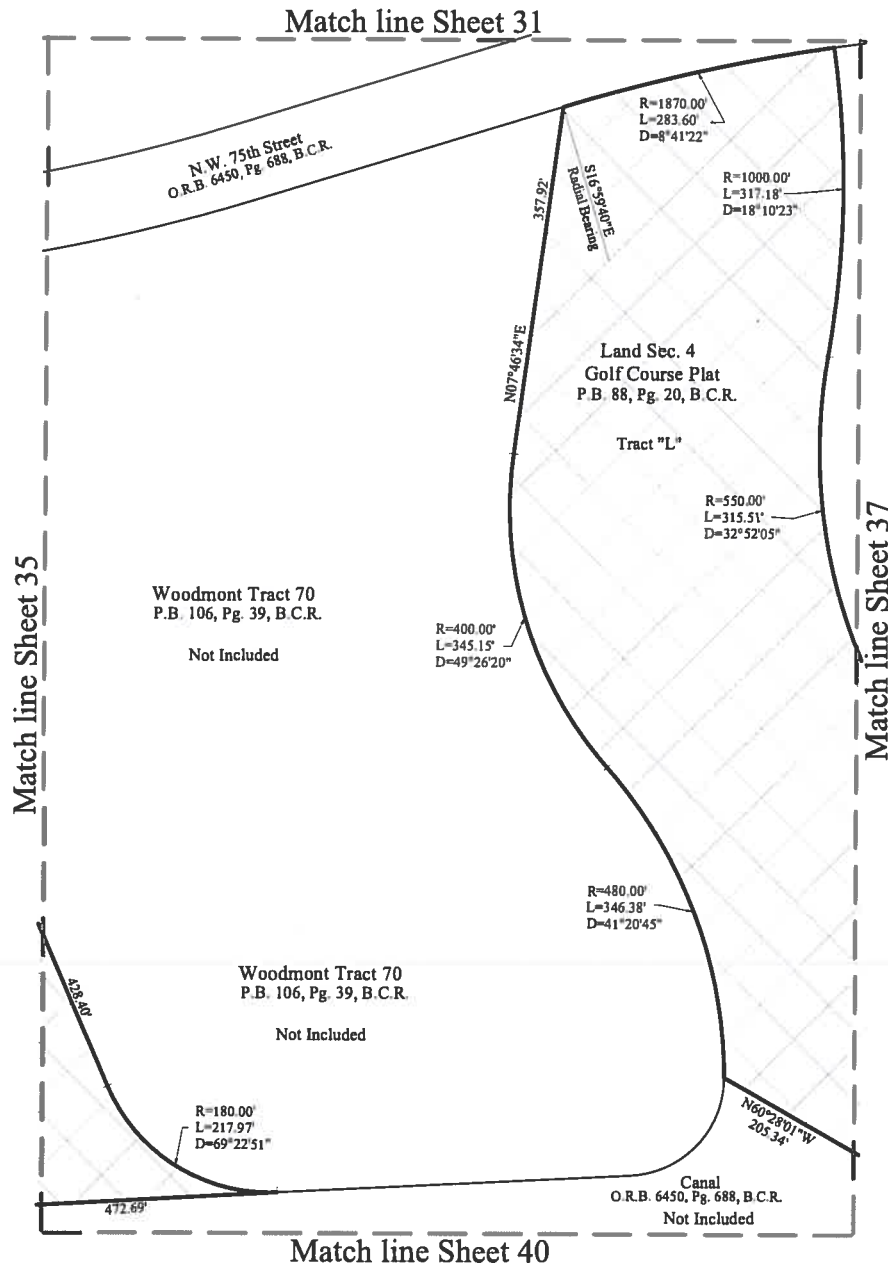


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Legend

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P.B. = Plat Book

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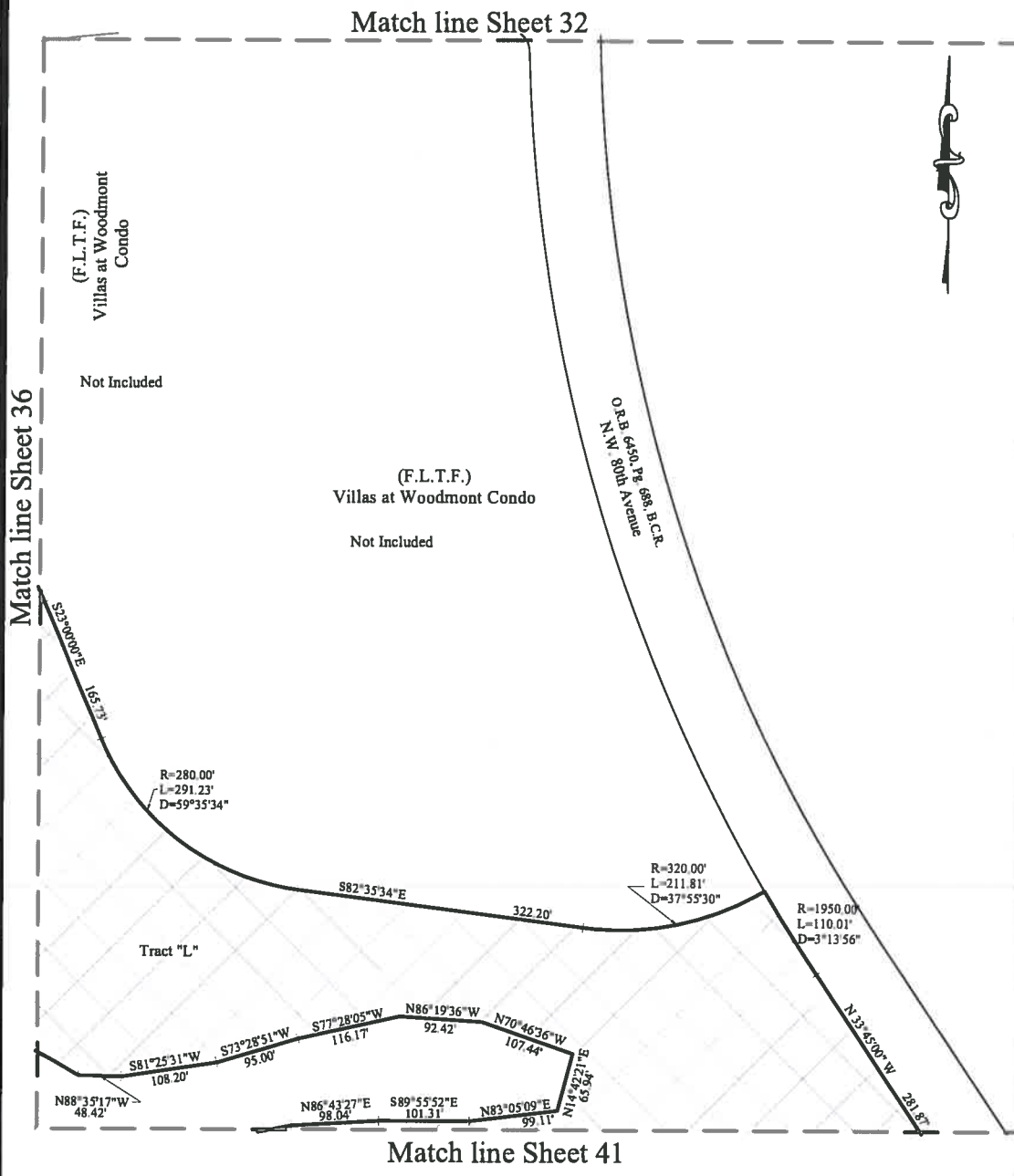
D = Delta (Central Angle)



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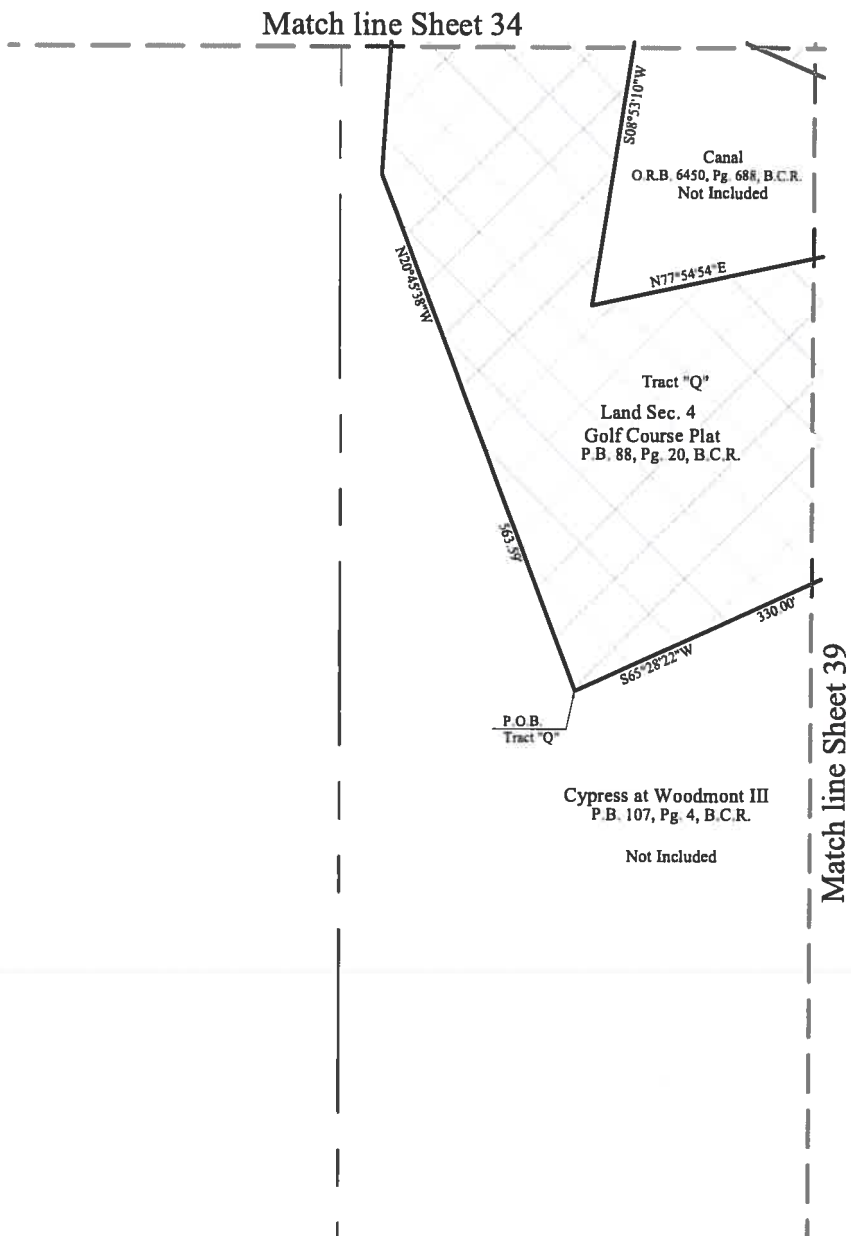
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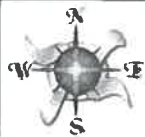
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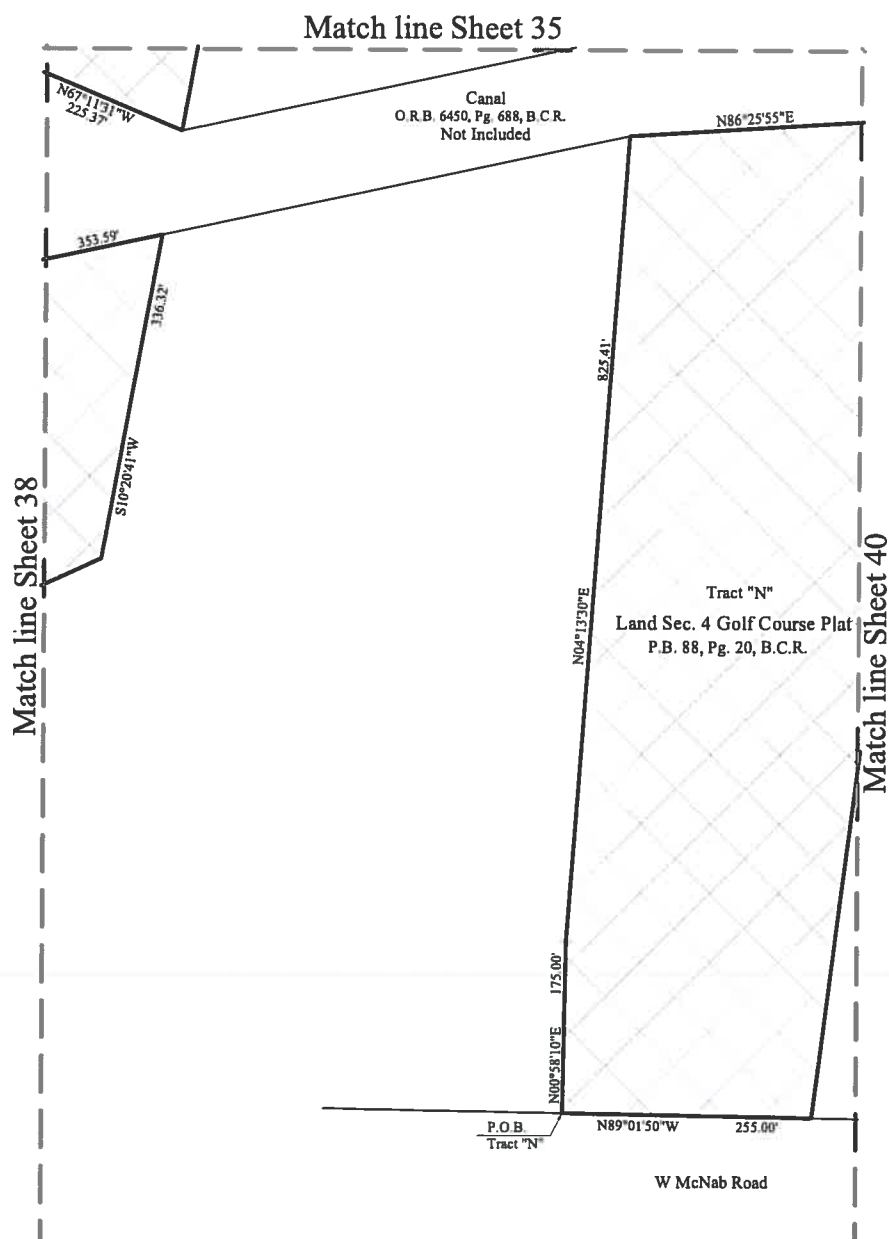


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

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B.C.R. = Broward County Records

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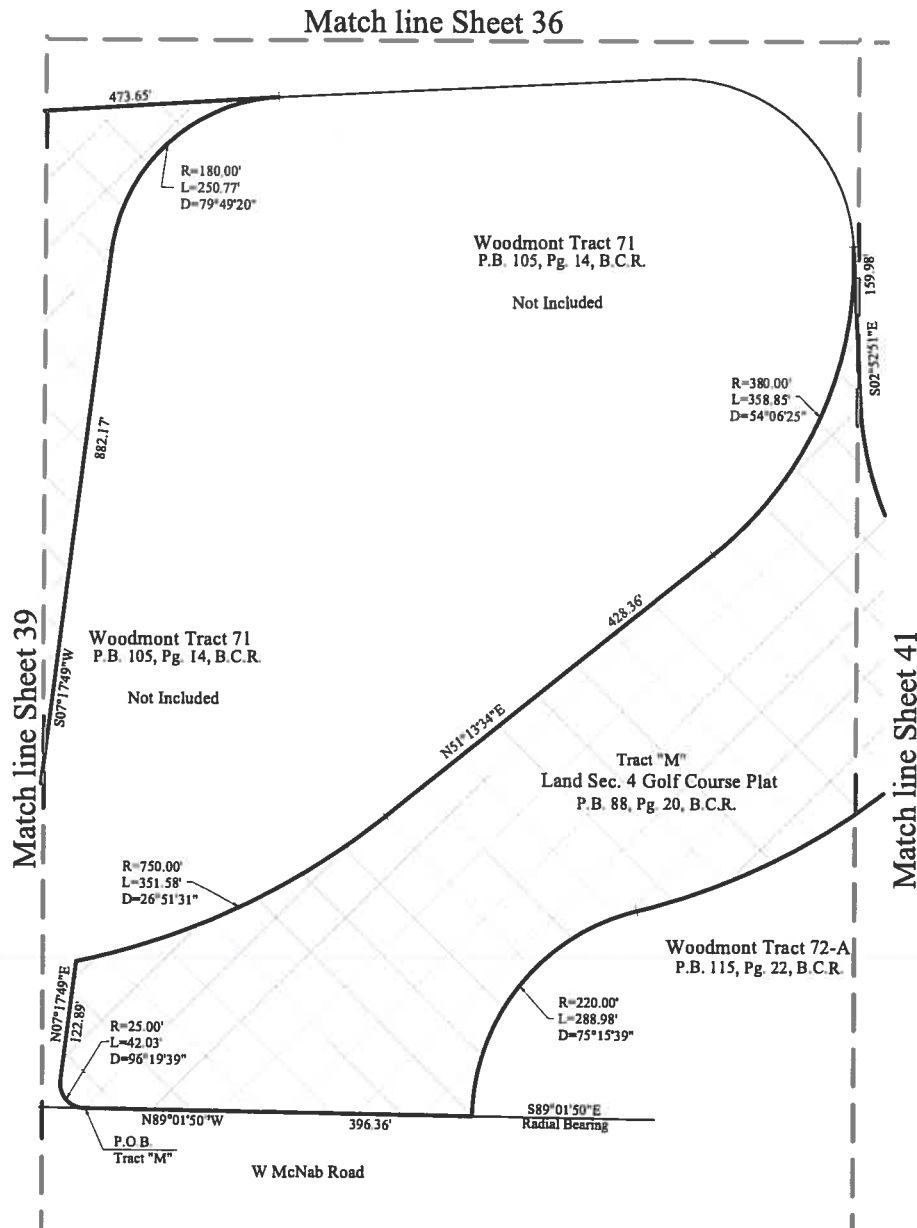


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Legend

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

P.O.T. = Point of Termination

P.B. = Plat Book

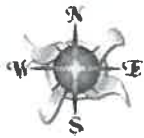
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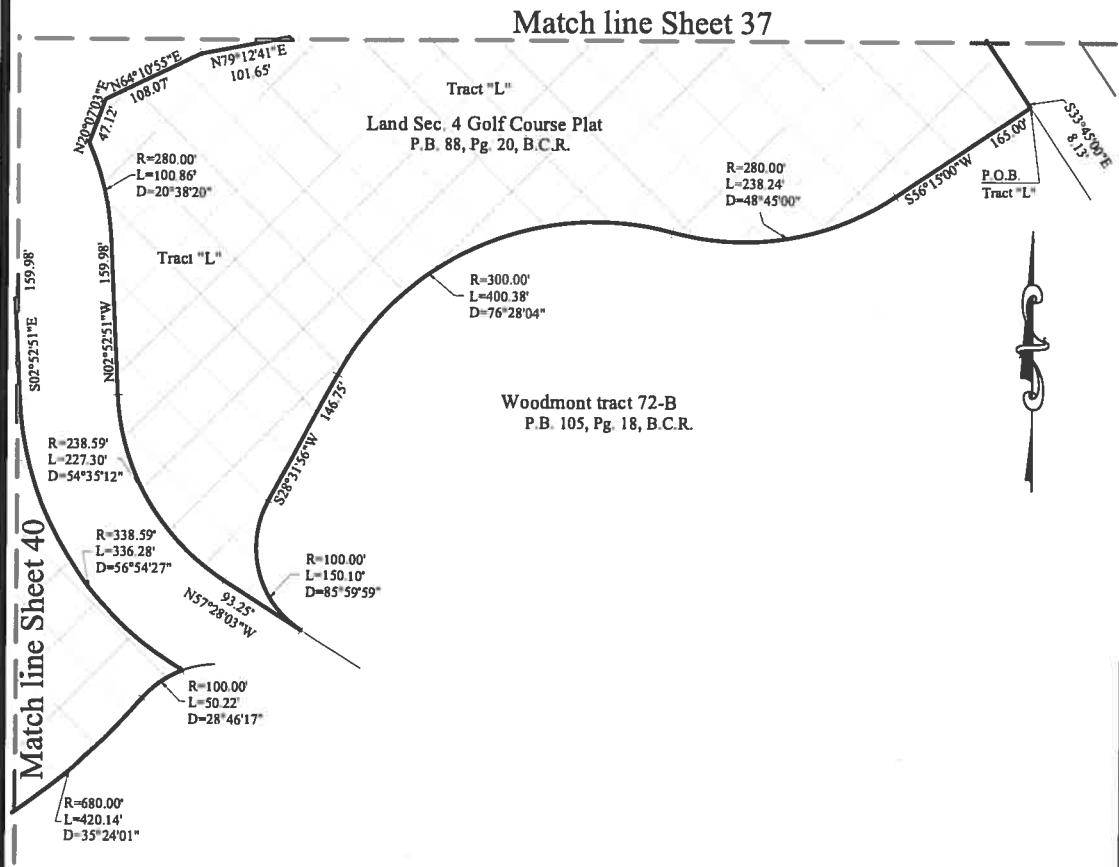
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| P.O.C. = Point of Commencement | R = Radius |
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| Pg. = Page | |



LEGAL DESCRIPTION

A portion of Tracts, A, B, and C, LAND SEC. 4 GOLF COURSE PLAT according to the plat thereof, as recorded in Plat Book 88, Page 20, of the Public Records of Broward County, Florida, and a portion of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 4, Page 31, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northwest corner of Section 4, Township 49 South, Range 41 East; thence North $00^{\circ}10'05''$ West, along the West boundary of said Section 4, 6.33 feet to the POINT OF BEGINNING, said point also being on the South right-of-way line of Southgate Boulevard and the North boundary of said Tract A; thence South $89^{\circ}33'35''$ East, along said South right-of-way line and North boundary, 506.18 feet; thence South $00^{\circ}09'03''$ East, 389.13 feet; thence South $69^{\circ}45'23''$ East, 379.53 feet; thence northeasterly along the arc of a tangent curve said curve being concave to the Northwest having a radius of 250.00 feet, a delta of $72^{\circ}12'51''$, an arc distance of 315.09 feet; thence South $89^{\circ}33'35''$ East, 400.00 feet; thence North $00^{\circ}09'03''$ West, 435.00 feet to a point of intersection with said South right-of-way line of Southgate Boulevard and said North boundary of Tract A; thence South $89^{\circ}33'35''$ East, along South right-of-way line and along the North boundary of said Tracts A and C, 1184.52 feet; thence Southeasterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 25.00 feet, a delta of $90^{\circ}00'00''$, an arc distance of 39.27 feet; thence tangent to said curve South $00^{\circ}26'25''$ West, 84.00 feet; thence southerly along the arc of a tangent curve, said curve being concave to the West having a radius of 200.00 feet, a delta of $34^{\circ}18'35''$, an arc distance of 119.76 feet; thence tangent to said curve South $34^{\circ}45'00''$ West, 75.55 feet to a point on the right-of-way line of that certain canal right-of-way recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point on the arc of a non-tangent curve (radial line thru said point bears South $28^{\circ}35'58''$ West); thence northwesterly along said right-of-way line and along the arc of said curve being concave to the Southwest having a radius of 280.00 feet, a delta of $28^{\circ}09'31''$, an arc distance of 137.61 feet; thence tangent to said curve North $89^{\circ}33'35''$ West, along said right-of-way line, 650.00 feet; thence southwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 180.00 feet, a delta of $90^{\circ}00'00''$, an arc distance of 282.74 feet; thence tangent to said curve South $00^{\circ}26'25''$ West, along said right-of-way line and along the East boundary of said Tract A, 72.90 feet; thence Southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 300.00 feet, a delta of $28^{\circ}03'35''$, an arc distance of 146.92 feet; thence tangent to said curve South $28^{\circ}30'00''$ West, along said right-of-way line and along said East boundary, 287.48 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North $07^{\circ}46'43''$ East); thence westerly along the arc of said curve being concave to the North having a radius of 330.00 feet, a delta of $3^{\circ}18'02''$, an arc distance of 19.01 feet; thence tangent to said curve North $78^{\circ}55'15''$ West, 39.26 feet; thence North $10^{\circ}30'00''$ West, 160.87 feet; thence South $79^{\circ}30'00''$ West, 478.61 feet; thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 350.00 feet, a delta of $46^{\circ}19'55''$, an arc distance of 283.03 feet; thence tangent to said curve North $54^{\circ}10'05''$ West, 621.27 feet; thence Southwesterly along the arc of a tangent curve said curve being concave to the Southeast having a radius of 60.00 feet, a delta of $108^{\circ}00'00''$, an arc distance of 113.10 feet; thence tangent to said curve South $17^{\circ}49'55''$ West, 372.42 feet to a point of intersection with the West boundary of said Section 4; thence South $00^{\circ}10'05''$ East, along said West boundary, 185.00 feet; thence South $84^{\circ}10'05''$ East, 140.74 feet; thence easterly along the arc of a tangent curve, said curve being concave to the South having a radius of 300.00 feet, a delta of $26^{\circ}00'00''$, an arc distance of 136.14 feet; thence tangent to said curve South $58^{\circ}10'05''$ East, 775.64 feet to a point on the arc of a non-tangent curve (radial line thru said point bears South $68^{\circ}39'54''$ East); thence southwesterly along the arc of said curve being concave to the Southeast having a radius of 240.00 feet, a delta of $7^{\circ}32'24''$, an arc distance of 31.58 feet; thence tangent to said curve South $13^{\circ}47'42''$ West, 10.01 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 25.00 feet, a delta of $95^{\circ}26'33''$, an arc distance of 41.65 feet to a point of intersection with the northerly right-of-way line of N.W. 81st Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, said point also being a point of compound curvature; thence westerly along said northerly right-of-way line and along the arc of a tangent curve being concave to the North having a radius of 1395.00 feet, a delta of $0^{\circ}43'43''$, an arc distance of 17.74 feet; thence tangent to said curve North $70^{\circ}02'03''$ West, along said northerly right-of-way line and along the southerly boundary of said Tracts B and A, 461.99 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 1270.00 feet, a delta of $19^{\circ}30'09''$, an arc distance of 432.29 feet; thence tangent to said curve North $89^{\circ}32'12''$ West, along said right-of-way line, 206.15 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 25.00 feet, a delta of $102^{\circ}10'28''$, an arc distance of 44.58 feet to a point of reverse curvature, said point also being on the East right-of-way line of N.W. 88th Avenue, as recorded on Official Records Book 4747, Page 183, of the Public Records of Broward County, Florida; thence northerly along said right-of-way line (said line also being the West boundary of said Tract A), and along the arc of a tangent curve, said curve being concave to the West having a radius of 1053.00 feet, a delta of $12^{\circ}48'21''$, an arc distance of 235.35 feet; thence tangent to said curve North $00^{\circ}10'05''$ West, along said West boundary of Tract A, 969.69 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of $90^{\circ}36'30''$, an arc distance of 39.54 feet to a point on said South right-of-way line of Southgate Boulevard; thence South $89^{\circ}33'35''$ East, along said South right-of-way line, 171.74 feet to the POINT OF BEGINNING.

TOGETHER WITH

A portion of Tract C of said LAND SEC. 4 GOLF COURSE PLAT and a portion of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

BEGINNING at the most northeasterly corner of said Tract C; thence South $00^{\circ}12'16''$ East, along the East boundary of said Tract C, 1323.97 feet to a point on the northerly right-of-way line of N.W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South $89^{\circ}47'44''$ West, along said northerly right-of-way line and along the South boundary of said Tract C, 200.00 feet; thence westerly along said northerly right-of-way line and along the arc of a tangent curve, said curve being concave to the South having a radius of 680.00 feet, a delta of $4^{\circ}26'58''$, an arc distance of 52.81 feet to the Southeast corner of WOODMONT TRACT 51, according to the Plat thereof, as recorded in Plat Book 92, Page 32, of the Public Records of Broward County, Florida; thence North $04^{\circ}39'14''$ West, along the easterly boundary of said WOODMONT TRACT 51, 361.86 feet; thence northwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of $102^{\circ}20'46''$, an arc distance of 178.63 feet to a point of compound curvature; thence southwesterly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 1000.00 feet, a delta of $35^{\circ}30'00''$, an arc distance of 619.59 feet to a point of compound curvature; thence southerly along the boundary of said WOODMONT TRACT 51 and along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet, a delta of $70^{\circ}00'00''$, an arc distance of 244.35 feet; thence tangent to said curve South $32^{\circ}30'00''$ East, along said boundary of WOODMONT TRACT 51, 171.20 feet to a point of cusp;



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thence northwesterly along the boundary of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, and along the arc of a tangent curve, said curve being concave to the Southwest and having a radius of 230.00 feet, a delta of $43^{\circ}32'56''$, an arc distance of 174.82 feet to a point of reverse curvature; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Northeast having a radius of 150.00 feet, a delta of $62^{\circ}02'56''$, an arc distance of 162.44 feet thence tangent to said curve North $14^{\circ}00'00''$ West, along said right-of-way line, 169.36 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve said curve being concave to the Southwest having a radius of 280.00 feet, a delta of $59^{\circ}00'00''$, an arc distance of 288.33 feet; thence tangent to said curve North $73^{\circ}00'00''$ West, along said right-of-way line, an arc distance of 80.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 200.00 feet, a delta of $41^{\circ}00'00''$, an arc distance of 143.12 feet; thence tangent to said curve North $32^{\circ}00'00''$ West, along said right-of-way line, 650.00 feet; thence northwesterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 280.00 feet, a delta of $17^{\circ}06'01''$, an arc distance of 83.57 feet; thence North $34^{\circ}45'00''$ East, 75.55 feet; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of 260.00 feet, a delta of $7^{\circ}03'03''$, an arc distance of 32.00 feet to a point of reverse curvature; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of $79^{\circ}53'45''$, an arc distance of 34.86 feet; thence tangent to said curve South $72^{\circ}24'17''$ East, 31.18 feet; thence southeasterly along the arc of a tangent curve being concave to the Northeast having a radius of 730.00 feet, a delta of $3^{\circ}37'17''$, an arc distance of 46.14 feet; thence South $00^{\circ}26'25''$ West, 31.39 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 200.00 feet; a delta of $27^{\circ}11'35''$, an arc distance of 94.92 feet; thence North $89^{\circ}31'26''$ East, 162.02 feet; thence easterly along the arc of a tangent curve being concave to the South having a radius of 400.00 feet, a delta of $42^{\circ}43'43''$, an arc distance of 298.30 feet to a point of reverse curvature; thence southeasterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 540.00 feet, a delta of $44^{\circ}48'43''$, an arc distance of 422.34 feet; thence tangent to said curve North $87^{\circ}26'25''$ East, 535.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 75.00 feet, a delta of $90^{\circ}00'00''$, an arc distance of 117.81 feet; thence tangent to said curve North $02^{\circ}33'35''$ West, 130.00 feet; thence Northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 75.00 feet, a delta of $90^{\circ}00'00''$, an arc distance of 117.81 feet; thence tangent to said curve South $87^{\circ}26'25''$ West, 535.00 feet; thence Northwesterly along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 260.00 feet, a delta of $43^{\circ}00'00''$, an arc distance of 195.13 feet to a point of reverse curvature; thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 565.00 feet, a delta of $18^{\circ}28'53''$, an arc distance of 182.25 feet; thence North $84^{\circ}22'31''$ West, 79.51 feet; thence North $00^{\circ}26'25''$ East, 35.00 feet; thence northeasterly along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 25.00 feet, a delta of $90^{\circ}00'00''$, an arc distance of 39.27 feet to a point on the South right-of-way line of Southgate Boulevard; thence tangent to said curve South $89^{\circ}33'35''$ East, along the said South right-of-way, 1775.00 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

A portion of Tract D of said LAND SEC. 4 GOLF COURSE PLAT and a portion of said FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 4, Township 49 South, Range 41 East, described as follows:

Beginning at the most southwesterly corner of said Tract D; thence North $14^{\circ}00'13''$ East, along the West boundary of said Tract D and along the right-of-way line of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida, 40.24 feet; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southeast having a radius of 100.00 feet, a delta of $92^{\circ}47'07''$, an arc distance of 161.94 feet to a point of reverse curvature; thence northeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 180.00 feet, a delta of $78^{\circ}17'21''$, an arc distance of 245.95 feet; thence tangent to said curve North $28^{\circ}30'00''$ East, 425.78 feet to a point on the arc of a non-tangent curve (radial line thru said point bears North $01^{\circ}47'58''$ West); thence northeasterly along the arc of said curve being concave to the Northwest having a radius of 390.00 feet; a delta of $18^{\circ}12'02''$, an arc distance of 123.80 feet; thence tangent to said curve North $70^{\circ}00'00''$ East, 430.00 feet; thence North $87^{\circ}00'00''$ East, 790.00 feet to a point on the aforesaid canal right of way; thence South $32^{\circ}00'00''$ East, along said right-of-way line, 276.10 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 280.00 feet, a delta of $41^{\circ}00'00''$, an arc distance of 200.36 feet; thence tangent to said curve South $73^{\circ}00'00''$ East, along said right-of-way line, 80.00 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 200.00 feet, a delta of $59^{\circ}00'00''$, an arc distance of 205.95 feet; thence tangent to said curve South $14^{\circ}00'00''$ East, along said right-of-way line, 169.36 feet; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Northeast having a radius of 230.00 feet, a delta of $62^{\circ}02'56''$, an arc distance of 249.08 feet to a point of reverse curvature; thence southeasterly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 150.00 feet, a delta of $43^{\circ}32'56''$, an arc distance of 114.01 feet; thence tangent to said curve South $32^{\circ}30'00''$ East, along said right-of-way line, 50.00 feet to a point on the northerly right-of-way line of N.W. 82nd Street, as recorded in Official Records Book 6450, Page 688, of the Public Records of Broward County, Florida; thence South $49^{\circ}31'56''$ West, along said right-of-way line 273.71 feet; thence southwesterly along the arc of a tangent curve, said curve being concave to the Northwest having a radius of 1395.00 feet, a delta of $14^{\circ}28'04''$, an arc distance of 352.26 feet; thence tangent to said curve South $64^{\circ}00'00''$ West, along said right-of-way line, 36.78 feet thence westerly along the arc of a tangent curve, said curve being concave to the North having a radius of 25.00 feet, a delta of $86^{\circ}52'08''$, an arc distance of 37.90 feet to a point of reverse curvature; thence northwesterly along the northerly right-of-way line of N.W. 81st Street, as recorded in said Official Records Book 6450, Page 688 and along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 1165.00 feet, a delta of $22^{\circ}18'12''$, an arc distance of 453.50 feet to a point on the arc of a radially tangent curve; thence northerly along the arc of a tangent curve, said curve being concave to the West having a radius of 300.00 feet, a delta of $52^{\circ}52'37''$, an arc distance of 276.88 feet; thence tangent to said curve North $14^{\circ}18'41''$ West, 90.00 feet; thence North $24^{\circ}06'06''$ West, 435.26 feet; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 100.00 feet, a delta of $83^{\circ}04'02''$, an arc distance of 144.98 feet; thence tangent to said curve South $72^{\circ}49'52''$ West, 501.42 feet; thence South $69^{\circ}19'52''$ West, 362.18 feet; thence southerly along the arc of a tangent curve, said curve being concave to the East having a radius of 170.00 feet, a delta of $76^{\circ}00'00''$, an arc distance of 225.50 feet; thence tangent to said curve South $06^{\circ}40'08''$ East 137.18 feet to a point on said northerly right-of-way line of N.W. 81st Street; thence South $83^{\circ}19'52''$ West, along said right-of-way line, 208.97 feet; thence westerly along said right-of-way line and along the arc of a tangent curve, said curve being concave to the North having a radius of 1395.00 feet, a delta of $19^{\circ}01'46''$, an arc distance of 463.32 feet to the POINT OF BEGINNING.



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ALSO TOGETHER WITH

A portion of said Tract D described as follows:

BEGINNING at the most northerly and westerly corner of said Tract D; thence South $61^{\circ}30'00''$ East, 206.31 feet; thence South $70^{\circ}00'00''$ West, 235.30 feet; thence southwesterly along the arc of a tangent curve being concave to the Northwest having a radius of 330.00 feet, a delta of $11^{\circ}53'53''$, an arc distance of 68.53 feet to a point on the right-of-way of that certain canal right-of-way as recorded in Official Records Book 6450, Page 688 of the Public Records of Broward County, Florida; thence North $28^{\circ}30'00''$ East, along said right-of-way line, 222.49 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH

Tracts E and F of said LAND SEC. 4 GOLF COURSE PLAT.

AND

Tracts G, H, I, J, K, L, M, N, O, P, and Q, LAND SEC. 4 GOLF COURSE PLAT, according to the Plat thereof as recorded in Plat Book 88, Page 20 of the Public Records of Broward County, Florida.

AND

Parcel "A", WOODMONT RECREATION COMPLEX, according to the plat thereof, as recorded in Plat Book 91, Page 49, of the Public Records of Broward County, Florida.

Said lands lying and being in the City of Tamarac, Broward County, Florida, and containing 285.00 acres, more or less.

LESS THE FOLLOWING CLUB HOUSE POD

A portion of Tract "K", *Land Sec. 4 Golf Course Plat*, as recorded in Plat Book 88, Page 20, of the Public Records of Broward County, Florida, and a portion of *Parcel "A", Woodmont Recreation Complex*, as recorded in Plat Book 91, Page 49, of the Public Records of Broward County, Florida, all being more particularly described as follows:

Commencing at the Easternmost Southeast corner of said Tract "K", said point being a point on the North line of NW 75th Street as described in Official Records Book 6450, Page 688, and a point on the arc of a circular curve, concave to the South, having a radius of 1,950.00 feet and a central angle of $00^{\circ}21'32''$, a radial line bears from said point South $08^{\circ}18'18''$ East; Thence, Easterly along the arc of said curve, an arc distance of 12.21 feet to the *Point of Beginning*; Thence, North $22^{\circ}04'10''$ East, a distance of 315.71 feet; Thence, North $11^{\circ}17'44''$ East, a distance of 349.63 feet; Thence, North $09^{\circ}58'39''$ West, a distance of 256.57 feet; Thence, North $52^{\circ}45'41''$ West, a distance of 95.76 feet; Thence, South $87^{\circ}44'10''$ East, a distance of 337.92 feet to the point of curvature of a circular curve, concave to the North, having a radius of 300.00 feet and a central angle of $19^{\circ}38'59''$; Thence, Northeasterly along the arc of said curve, an arc distance of 102.89 feet to the point of tangency; Thence, North $72^{\circ}36'51''$ East, a distance of 23.61 feet to the point of curvature of a circular curve, concave to the South, having a radius of 100.00 feet and a central angle of $19^{\circ}55'40''$; Thence, Northeasterly along the arc of said curve, an arc distance of 34.78 feet to the point of tangency; Thence, South $87^{\circ}27'29''$ East, a distance of 98.13 feet to a point on the arc of a circular curve, concave to the North, having a radius of 120.00 feet and a central angle of $72^{\circ}29'41''$; a radial line bears from said point North $50^{\circ}42'59''$ East; Thence, Southeasterly along the arc of said curve, an arc distance of 151.83 feet to a point on the West line of NW 80th Avenue; Thence, South $21^{\circ}00'00''$ West, along said West line, a distance of 273.62 feet to the point of curvature of a circular curve, concave to the East, having a radius of 1,950.00 feet and a central angle of $18^{\circ}43'45''$; Thence, Southerly along the arc of said curve, and the West line of NW 80th Avenue, an arc distance of 637.43 feet to the point of reverse curvature of a circular curve concave Northwesterly having a radius of 25.00 feet and a central angle of $88^{\circ}06'50''$; Thence, Southwesterly along the arc of said curve, and the North line of 75th Street, an arc distance of 38.45 feet to the point of tangency; Thence, North $89^{\circ}36'55''$ West, along the North line of 75th Street, a distance of 264.00 feet to the point of curvature of a circular curve, concave to the South, having a radius of 1,950.00 feet and a central angle of $08^{\circ}19'52''$; Thence, Southwesterly along the arc of said curve, and the North line of NW 75th Street, an arc distance of 283.54 feet to the *Point of Beginning*.

Said lands lying and being in the City of Tamarac, Broward County, Florida, and containing 489,437 square feet (11.24 acres) more or less.