

## CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY

### Land Description

The parcel of land lying Sections 15, 16, 21 and 22, Township 48 South, Range 41 East, City of Coral Springs, Broward County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of Parcel A, CORAL SPRINGS CHARTER SCHOOL, as recorded at Plot Book 173, Page 118, Broward County Records; thence  $S01^{\circ}01'57''E$ , 70.02 feet to the north line of NW 31st Court; thence  $N89^{\circ}34'01''W$ , along said north line 775.27 feet to the centerline of University Drive; thence  $S01^{\circ}01'57''E$ , along said centerline, 800.26 feet; thence  $N89^{\circ}34'01''W$ , 350.11 feet, to the centerline of a 20.00 alley; thence  $N01^{\circ}01'57''W$ , along the centerline of said alley, 800.26 feet to the north line of said NW 31st Court; thence  $N89^{\circ}34'01''W$ , along said north line of N.W. 31st. Court, 970.76 feet to the centerline of Coral Hills Drive; thence  $N01^{\circ}02'25''W$ , along said centerline, 79.36 feet; thence  $N89^{\circ}33'21''W$ , 984.66 feet; thence  $N00^{\circ}26'39''E$ , 54.64 feet; thence  $N89^{\circ}33'21''W$ , along the south line of Lot 1, CORAL SPRINGS MEDICAL PARK, as recorded at Plot Book 109, Page 10, Broward County Records, 569.44 feet to a point on the centerline of N.W. 99th Woy, said point on a curve, said curve being concave to the northwest, said point having a radial bearing of  $S56^{\circ}47'39''E$ , a radius of 436.57 feet and a central angle of  $32^{\circ}45'42''$ ; thence northerly along said centerline, an arc distance of 249.63 feet to a point of tangency; thence  $N00^{\circ}26'39''E$ , along said centerline, 252.00 feet; thence  $N89^{\circ}33'21''W$ , along the south line of Parcel D, CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION TWO, as recorded at Plot Book 63, Page 43, Broward County Records, 216.57 feet; thence  $N00^{\circ}26'39''E$ , along the west line of said CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION TWO, and the west line of CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION ONE, 896.00 feet; thence  $S89^{\circ}33'21''E$ , along the north line of said CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION ONE and the centerline of NW 35th Street, 1361.70 feet to a point of curvature, of a curve concave to the northwest, having a radius of 510.05 feet and a central angle of  $30^{\circ}10'04''$ ; thence northeasterly along said centerline; 268.55 feet to the intersection of the centerline, of Coral Hills Drive; said point being on a curve concave to the southwest, said point having a radial bearing of  $N73^{\circ}00'01''E$ , a radius of 1155.00 feet and a central angle of  $03^{\circ}50'18''$ ; thence southerly, along said centerline, an arc distance of 77.38 feet; thence  $S89^{\circ}43'18''E$ , 484.37 feet; thence  $N44^{\circ}27'50''E$ , 61.58 feet, to the northwest corner of the VILLAGE SQUARE PLAT, as recorded at Plot Book 73, Page 4, Broward County Records; thence  $N89^{\circ}04'13''E$ , along a northerly line of the said VILLAGE SQUARE PLAT, 495.74 feet; thence  $N00^{\circ}55'47''W$ , along a boundary line of said VILLAGE SQUARE PLAT, 185.00 feet to the centerline of Brokenwoods Drive; thence  $N89^{\circ}04'13''E$ , along said centerline, 459.84 feet to a point of curvature of a curve, concave to the southwest, having a radius of 350.00 feet and a central angle of  $46^{\circ}21'46''$ ; thence southeasterly an arc distance of 283.21 feet to a point of tangency; thence  $S44^{\circ}34'01''E$ , 110.45 feet to a point of curvature of a curve, concave to the west, having a radius of 500.00 feet and a central angle of  $45^{\circ}00'03''$ ; thence southerly an arc distance of 392.71 feet to a point of tangency; thence  $S00^{\circ}26'02''W$ , 161.99 feet to the centerline of Sample Road; thence  $S89^{\circ}34'01''E$ , along said centerline, 474.22 feet to a point, said point being the intersection of the west line of N.W. 90th. Avenue and the said centerline of Sample Road; thence  $S00^{\circ}57'49''E$ , along said west line of N.W. 90th. Avenue, 313.09 feet; thence  $N89^{\circ}34'01''W$ , along the south line of Lot 2, CORAL SPRINGS, VILLAGE GREEN, RESUB., as recorded at Plot Book 67, Page 16, Broward County Records, 155.77 feet to the easterly line of the Plot of CORAL SPRINGS CHARTER SCHOOL as recorded at Plot Book 173, Page 118, Broward County Records; thence  $S00^{\circ}25'59''W$ , 251.99 feet; thence  $S25^{\circ}18'44''W$ , 308.70 feet; thence  $S01^{\circ}01'57''E$ , 154.98 feet to the POINT OF BEGINNING. The preceding 3 bearings and distances being along the said east line of said plot. Said lands lying and being in the City of Coral Springs, Broward County, Florida, containing 138.0327 acres more or less.