

POD	NET ACREAGE	ADJACENT LANDS	GROSS ACREAGE
POD A (PORTION OF PARCEL 1)	250,529±SF OR 5.7513±AC	81,312±SF OR 1.8667±AC	331,841±SF OR 7.6180±AC
POD B (PORTION OF PARCEL 1)	1,616,955±SF OR 37.1202±AC	33,627±SF OR 0.7720±AC	1,650,582±SF OR 37.8922±AC
POD C (PORTION OF PARCEL 2)	1,537,976±SF OR 35.3071±AC	40,366±SF OR 0.9266±AC	1,578,342±SF OR 36.2337±AC
POD D (ALL OF PARCEL 4)	1,275,418±SF OR 29.2796±AC	34,439±SF OR 0.7906±AC	1,309,857±SF OR 30.0702±AC
POD E (ALL OF PARCEL 3)	809,086±SF OR 18.5741±AC	6,134±SF OR 0.1408±AC	815,220±SF OR 18.7149±AC
POD F (PORTION OF PARCEL 1)	223,225±SF OR 5.1245±AC	24,640±SF OR 0.5657±AC	247,865±SF OR 5.6902±AC
POD G (PORTION OF PARCEL 2)	382,672±SF OR 8.7849±AC	3,731±SF OR 0.0857±AC	386,403±SF OR 8.8706±AC
POD H (PORTION OF PARCEL 2)	155,358±SF OR 3.5665±AC	5,077±SF OR 0.1166±AC	160,435±SF OR 3.6831±AC
TOTAL ACREAGE	143.5082	5.2647	148.7729

ALSO KNOWN AS
PODS A THROUGH H

POD A

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2194.00 FEET; THENCE SOUTH 01 DEGREES 10' 22" WEST 100.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 29'45" EAST, 214.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2009.86 FEET, A DELTA OF 06 DEGREES 32' 50", AN ARC DISTANCE OF 229.67 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD AS DEDICATED BY SAID PLAT OF HOLIDAY SPRINGS EAST, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06 DEGREES 02' 35" WEST); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- SOUTH 49 DEGREES 44'46" EAST, 50.61 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 86 DEGREES 33' 04" EAST);
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1060.00 FEET, A DELTA OF 17 DEGREES 11' 19", AN ARC DISTANCE OF 318.00 FEET TO A POINT OF TANGENCY;
- SOUTH 27 DEGREES 32'05" EAST, 28.55 FEET;
- SOUTH 16 DEGREES 51' 26" EAST, 77.94 FEET TO AN INTERSECTION WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63 DEGREES 39' 18" EAST);
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1067.00 FEET, A DELTA OF 03 DEGREES 50' 19", AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY;
- SOUTH 30 DEGREES 11' 01" EAST, 75.35 FEET TO THE INTERSECTION WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- SOUTH 18 DEGREES 02'57" WEST, 52.21 FEET;
- SOUTH 66 DEGREES 16' 55" WEST, 44.20 FEET;
- SOUTH 62 DEGREES 46'46" WEST, 163.67 FEET;
- SOUTH 66 DEGREES 16'54" WEST, 15.65 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY AND THE EASTERLY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AS RECORDED IN PLAT BOOK 82, PAGE 47, BROWARD COUNTY PUBLIC RECORDS;

THENCE ALONG SAID EASTERLY LINE FOR THE NEXT THREE (3) COURSES AND DISTANCES:

- NORTH 30 DEGREES 10'02" WEST, 400.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA 45 DEGREES 37' 13", AN ARC DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY;
- NORTH 75 DEGREES 47'15" WEST, 97.41 FEET

THENCE DEPARTING SAID EASTERLY LINE, THENCE NORTH 20 DEGREES 49' 37" EAST A DISTANCE OF 73.65 FEET; THENCE NORTH 01 DEGREES 10' 22" EAST A DISTANCE OF 140.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD A ADJACENT LAND

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 1,654.79 FEET; THENCE S00°30'15"W, A DISTANCE OF 21.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'15"W, A DISTANCE OF 18.80 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°10'55"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°41'16", A DISTANCE OF 535.60 FEET TO A POINT OF NON-TANGENCY; THENCE S3011°01'E, A DISTANCE OF 167.98 FEET; THENCE S66°16'54"W, A DISTANCE OF 334.45 FEET; THENCE N23°43'06"W, A DISTANCE OF 30.00 FEET; THENCE N66°16'54"E, A DISTANCE OF 16.17 FEET; THENCE N62°46'46"E, A DISTANCE OF 163.15 FEET; THENCE N66°16'55"E, A DISTANCE OF 44.20 FEET; THENCE N18°02'57"E, A DISTANCE OF 52.21 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: THENCE N3011°01"W, A DISTANCE OF 75.35 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,067.00 FEET AND A CENTRAL ANGLE OF 03°50'19"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 71.49 FEET TO A POINT OF NON-TANGENCY; THENCE N16°51'26"W, A DISTANCE OF 77.94 FEET; THENCE N27°32'05"W, A DISTANCE OF 28.55 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N69°21'52"E, A RADIAL DISTANCE OF 1,060.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°11'18", A DISTANCE OF 318.00 FEET TO A POINT OF NON-TANGENCY; THENCE N49°44'46"W, A DISTANCE OF 50.61 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N06°02'35"W, A RADIAL DISTANCE OF 2,009.86 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°32'50", DISTANCE OF 229.67 FEET TO A POINT OF TANGENCY; THENCE N89°29'45"W, A DISTANCE OF 214.82 FEET; THENCE N01°10'22"E, A DISTANCE OF 75.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°27'26"E, A DISTANCE OF 207.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,714.81 FEET AND A CENTRAL ANGLE OF 07°27'28"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 223.20 FEET TO A POINT OF NON-TANGENCY; THENCE N83°37'13"E, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,274 SQUARE FEET OR 1.8888 ACRES, MORE OR LESS.

POD B

(PORTION OF PARCEL 1)

ALL OF PARCEL 4-A AND OF HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH CAROLINA GOLF COURSE BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1749.15 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST 806.02 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING LOCATED ON THE NORTHERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE NORTH 30 DEGREES 10'02" WEST, 400.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA 45 DEGREES 37' 13", AN ARC DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; NORTH 75 DEGREES 47'15" WEST, 97.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF TRACT 12 THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- NORTH 75 DEGREES 47'15" WEST, 120.95 FEET;
- SOUTH 26 DEGREES 52'22" WEST, 119.85 FEET;
- SOUTH 06 DEGREES 05'24" WEST, 478.62 FEET;
- SOUTH 12 DEGREES 40'04" WEST, 801.11 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
- SOUTHERLY SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA 105 DEGREES 15' 17", AN ARC DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY;
- NORTH 61 DEGREES 54'39" WEST, 197.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET, A DELTA OF 56 DEGREES 33' 51", AN ARC DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVE;
- CONTINUING NORTHWESTERLY ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.53 FEET, A DELTA 61 DEGREES 38' 34", AN ARC DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY;
- NORTH 66 DEGREES 59'22" WEST, 298.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
- NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA 95 DEGREES 58'55", AN ARC DISTANCE 586.32 FEET TO A POINT OF TANGENCY;
- SOUTH 17 DEGREES 01'44" WEST, 415.48 FEET;
- THENCE DEPARTING THE WEST LINE OF TRACT 12, NORTH 87 DEGREES 50'42" WEST, 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 69 DEGREES 25' 03" WEST, 333.55 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF HOLIDAY SPRINGS BOULEVARD AS SHOWN ON SAID PLAT OF HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE NORTH 01 DEGREES 01' 47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 163.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 868.27 FEET, A DELTA OF 11 DEGREES 48' 59", AN ARC DISTANCE OF 179.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF TRACT 4 OF SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79 DEGREES 12' 48" EAST); THENCE SOUTH 87 DEGREES 00' 21" EAST ALONG THE SAID SOUTH LINE OF TRACT 4, A DISTANCE OF 866.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 146.72 FEET, A DELTA 76 DEGREES 20' 09", AN ARC DISTANCE OF 195.48 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 4; THENCE NORTH 16 DEGREES 39' 13" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF PARCEL 4-A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 435.51 FEET TO THE WEST LINE OF PARCEL 4-A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID WEST, NORTH AND EAST LINE OF TRACT 4-A FOR THE FOLLOWING 2 COURSES,

- NORTH 5 DEGREES 11'05" WEST, 653.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4-A;

- NORTH 84 DEGREES 46'28" WEST, 321.26 FEET TO THE NORTHEAST CORNER OF SAID TRACT 4-A;

THENCE DEPARTING SAID NORTHEAST CORNER OF TRACT 4-A AND SOUTHERLY ALONG THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID TRACT 5, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- SOUTH 14 DEGREES 02' 22" EAST, 645.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 75 DEGREES 52' 02", AN ARC DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY;
- SOUTH 89 DEGREES 54' 18" EAST, 23.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
- NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 86 DEGREES 35'09", AN ARC DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY;
- NORTH 03 DEGREES 30' 28" EAST, 444.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A DELTA OF 81 DEGREES 08'45", AN ARC DISTANCE OF 145.87 FEET TO THE INTERSECTION OF A TANGENT LINE; THENCE NORTH 0 DEGREES 30' 15" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 45 DEGREES 30' 15" EAST, A DISTANCE OF 49.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAMPLE ROAD AS DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 29' 45" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 388.65 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 01 DEGREES 10' 22" WEST A DISTANCE OF 140.44 FEET; THENCE SOUTH 20 DEGREES 49' 37" WEST A DISTANCE OF 73.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD B – ADJACENT LAND #1

BEING A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 100.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, AS SHOWN ON SAID HOLIDAY SPRINGS EAST AND TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THENCE N89°29'45"W, A DISTANCE OF 388.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 51.02 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, S89°27'26"E, A DISTANCE OF 388.64 FEET; THENCE S01°10'22"W, A DISTANCE OF 50.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,774 SQUARE FEET OR 0.4540 ACRES, MORE OR LESS.

POD B – ADJACENT LAND #2

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF HOLIDAY SPRINGS BOULEVARD(WOODSIDE ROAD), AS SHOWN IN HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER TRACT 3 OF SAID PLAT, THENCE SOUTH 88' 58" 13" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 01' 01' 47" WEST, A DISTANCE OF 163.13 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 187.32 FEET, THROUGH A CENTRAL ANGLE OF 11' 48' 59", HAVING A RADIUS OF 908.27 FEET, AND WHOSE LONG CHORD BEARS NORTH 04' 52' 42" EAST FOR A DISTANCE OF 186.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 79' 12' 48" EAST, A DISTANCE OF 40.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 179.07 FEET, THROUGH A CENTRAL OF 11' 48' 59", HAVING A RADIUS OF 868.27 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04' 52' 49" WEST A DISTANCE OF 178.75 FEET; THENCE SOUTH 01' 01' 47" EAST, A DISTANCE OF 163.13 FEET TO THE POINT OF BEGINNING.

POD C

(PORTION OF PARCEL 2 AND ALL OF PARCEL 0-1)

ALL OF PARCEL "0-1" OF HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH CAROLINA GOLF COURSE BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "0-1" OF SAID PLAT OF HOLIDAY SPRINGS EAST; THENCE ALONG THE NORTH LINE OF SAID TRACT 0-1, SOUTH 74 DEGREES 01'15" EAST, A DISTANCE OF 418.96 FEET TO A POINT OF INTERSECTION OF A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 73 DEGREES 59' 23" EAST) AND ALSO BEING THE WEST RIGHT OF WAY LINE OF ROCK ISLAND ROAD, AS SHOWN IN SAID PLAT OF HOLIDAY SPRING EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1755.00 FEET, A DELTA OF 15 DEGREES 59' 55", AN ARC DISTANCE OF 490.04 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, SOUTH 89 DEGREES 58' 46" WEST, 388.47 FEET ALONG THE SOUTH LINE OF SAID TRACT 0-1 TO THE SOUTHWEST CORNER OF SAID TRACT 0-1; THENCE SOUTH 87 DEGREES 47' 11" WEST, A DISTANCE OF 335.48 FEET; THENCE SOUTH 77 DEGREES 24' 39" WEST, 97.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 76 DEGREES 39' 37" WEST, 460.60 FEET;
- NORTH 78 DEGREES 26' 13" WEST, 79.78 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PARCEL L-4 OF SAID PLAT OF HOLIDAY SPRINGS EAST AND WITH THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 36 DEGREES 57' 51" WEST);

THENCE ALONG THE SAID NORTHERLY LINE OF PARCEL L-4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 26 DEGREES 31' 12", AN ARC DISTANCE OF 370.29 FEET TO A POINT OF TANGENCY;
- NORTH 79 DEGREES 33' 21" WEST, 251.00 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTH;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA OF 14 DEGREES 50' 04", AN ARC DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVE;
- NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 27 DEGREES 34' 26", AN ARC DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE NORTH 66 DEGREES 48' 58" WEST, ALONG SAID NORTHERLY LINE OF TRACT 13, A DISTANCE OF 162.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07 DEGREES 29' 53" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 211.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 620.00 FEET, A DELTA OF 22 DEGREES 32' 51", AN ARC DISTANCE OF 243.99 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AND WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1755.00 FEET, A DELTA OF 14 DEGREES 50' 04" EAST (620.00 FOOT RADIUS) AND SOUTH 24 DEGREES 30'43" EAST (50.00 FOOT RADIUS); THENCE ALONG SAID SOUTHERLY LINE OF TRACT 12, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTHEASTERLY ALONG THE ARC OF SAID NON-RADIAL CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 17 DEGREES 10' 43", AN ARC DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY;
- NORTH 62 DEGREES 40'00" EAST, 885.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
- SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A DELTA OF 27 DEGREES 56'57", AN ARC DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY;
- SOUTH 69 DEGREES 23'04" EAST, 383.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT 12, NORTH 84 DEGREES 51' 17" EAST, A DISTANCE OF 434.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD C ADJACENT LAND #1

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD NORTH, AND ALSO BEING A PORTION OF TRACT 13, AS SHOWN IN HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT 13 OF SAID PLAT; THENCE SOUTH 07' 30' 08" EAST, A DISTANCE OF 79.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07' 29' 53" EAST, A DISTANCE OF 211.31 FEET; THENCE SOUTH 82' 30' 07" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 07' 29' 53" WEST, A DISTANCE OF 211.31 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 255.79 FEET, THROUGH A CENTRAL ANGLE OF 22' 32' 50", HAVING A RADIUS OF 650.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 03' 46' 32" WEST A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL LINE. THENCE SOUTH 74' 57' 03" EAST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 243.99 FEET, THROUGH A CENTRAL ANGLE OF 22' 32' 50", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 03' 46' 32" WEST FOR A DISTANCE OF 242.41 FEET TO THE POINT OF BEGINNING....

POD C ADJACENT LAND #2

AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 0-1 OF SAID PLAT; THENCE SOUTH 73' 59' 23" EAST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 474.69 FEET, THROUGH A CENTRAL ANGLE OF 15' 59' 55", HAVING A RADIUS OF 1700.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 08' 00' 39" WEST FOR A DISTANCE OF 473.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 89' 59' 18" WEST, A DISTANCE OF 55.00 FEET TO A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 490.04 FEET, THROUGH A CENTRAL ANGLE OF 15' 59' 55", HAVING A RADIUS OF 1755.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 08' 00' 39" EAST FOR A DISTANCE OF 488.45 FEET TO THE POINT OF BEGINNING.

POD D

(ALL OF PARCEL 4)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1155.08 FEET; THENCE NORTH 00 DEGREES 31' 16" EAST, 340.00 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 11, HOLIDAY SPRINGS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 11, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 89 DEGREES 28'43" WEST, 150.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
- NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A DELTA OF 39 DEGREES 52'54", AN ARC DISTANCE OF 125.29 FEET TO A POINT OF COMPOUND CURVE;
- NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 66 DEGREES 15' 13", AN ARC DISTANCE OF 867.26 FEET TO A POINT OF REVERSE CURVE;
- NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET, A DELTA OF 54 DEGREES 52'30", AN ARC DISTANCE OF 191.55 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 51 DEGREES 46' 53" WEST) AND THE NORTHERLY

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

5. UTILITY EASEMENTS, FLOWAGE EASEMENTS, RIGHT TURN DECELERATION LANE EASEMENTS, AND NON VEHICULAR ACCESS LINES, AND USE RESTRICTIONS, ALL AS RESERVED AND LOCATED ON THE RECORDED PLAT OF HOLIDAY SPRINGS EAST, AS FILED IN PLAT BOOK 133, AT PAGE 49, [AFFECTS – SHOWN HEREON] AS AFFECTED BY AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT IN OFFICIAL RECORDS BOOK 17362, PAGE 39, [AFFECTS – NOT PLOTTABLE] OFFICIAL RECORDS BOOK 18824, PAGE 621,[AFFECTS – NOT PLOTTABLE] OFFICIAL RECORDS BOOK 22425, PAGE 384 [AFFECTS – NOT PLOTTABLE] AND OFFICIAL RECORDS BOOK 22567, PAGE 290 [AFFECTS – SHOWN HEREON] , AND OFFICIAL RECORDS BOOK 22617, PAGE 684, [AFFECTS – SHOWN HEREON] OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (AFFECTS PARCEL 4-A AND 0-1 IN PARCEL 1)

6.RESTRICTIONS CONTAINED IN PARAGRAPHS 2 AND 4 OF EXHIBIT "C" OF DEED RECORDED IN OFFICIAL RECORDS BOOK 15948, PAGE 990; (AFFECTS GOLF COURSE PROPERTY AND PARCEL 4-A WITHIN PARCELS 1 TO 4).
[AFFECTS – SHOWN HEREON]

7.RESTRICTIONS CONTAINED IN DEED FILED SEPTEMBER 3, 1992, IN OFFICIAL RECORDS BOOK 19835, PAGE 37, (EASEMENT PARCELS)
[AFFECTS – SHOWN HEREON]

8.TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT, FILED FEBRUARY 4, 1994, IN OFFICIAL RECORDS BOOK 21722, PAGE 546. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 7)
[AFFECTS – SHOWN HEREON]

9.TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT, FILED JULY 19, 1994, IN OFFICIAL RECORDS BOOK 22394, PAGE 54. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 10)
[AFFECTS – SHOWN HEREON]

10. TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT FILED DECEMBER 1, 1994, IN OFFICIAL RECORDS BOOK 22862, PAGE 620. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 11)
[AFFECTS – SHOWN HEREON]

11. CITY OF MARGATE DEVELOPER AGREEMENT, FILED JANUARY 26, 1988, IN OFFICIAL RECORDS BOOK 15139, PAGE 930 (AS TO ALL PARCELS); AS AFFECTED BY ASSIGNMENTS OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 16004, PAGE 907 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16123, PAGE 148 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16123, PAGE 198 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16269, PAGE 228 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16785, PAGE 971 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 17074, PAGE 401 (AS TO ALL PARCEL 0-1), OFFICIAL RECORDS BOOK 17178, PAGE 530 (AS TO ALL PARCEL 1-1), OFFICIAL RECORDS BOOK 17178, PAGE 582 (AS TO ALL PARCEL X), OFFICIAL RECORDS BOOK 17178, PAGE 589 (AS TO ALL PARCEL 0-1), IN OFFICIAL RECORDS BOOK 17515, PAGE 171 (AS TO ALL PARCEL 0-1), OFFICIAL RECORDS BOOK 17515, PAGE 178 (AS TO ALL PARCEL X), AND OFFICIAL RECORDS BOOK 29971, PAGE 1746 (AS TO ALL PARCEL 1-4).
[AFFECTS – NOT PLOTTABLE]

12. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 26, 1991, IN OFFICIAL RECORDS BOOK 19028, PAGE 733. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 8)
[AFFECTS – SHOWN HEREON]

13. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT, FILED NOVEMBER 9, 1992, IN OFFICIAL RECORDS BOOK 20052, PAGE 807. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 9)
[AFFECTS – SHOWN HEREON]

14. ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE FILED OCTOBER 1, 1990, IN OFFICIAL RECORDS BOOK 29897, PAGE 863, AND OFFICIAL RECORDS BOOK 29897, PAGE 879, AS ASSIGNED IN OFFICIAL RECORDS BOOK 34163, PAGE 1238. (AS TO FEE ESTATE AND EASEMENT ESTATE AT PARCEL 12).
[AFFECTS – SHOWN HEREON]

15. TERMS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT AND JOINT USE AND MAINTENANCE AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 110. (AS TO A PORTION OF PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12)
[AFFECTS – SHOWN HEREON]

16. EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS SET FORTH IN UNDERGROUND EASEMENT DATED DECEMBER 6, 1972, AND FILED DECEMBER 15, 1972, IN OFFICIAL RECORDS BOOK 5093, PAGE 750 (AFFECTS LANDS IN SECTION 23); EASEMENT FILED MARCH 18, 1974, IN OFFICIAL RECORDS BOOK 5678, PAGE 120. (AFFECTS LANDS IN THE W/2 OF SECTION 23); AND EASEMENT FILED OCTOBER 5, 1990, IN OFFICIAL RECORDS BOOK 17815, PAGE 71 (AFFECTS PARCEL 0-1 IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

17. RIGHT OF WAY EASEMENT, IN FAVOR OF HOLIDAY SPRINGS VILLAGE RECREATION CORPORATION, INC., FILED JUNE 5, 1979, IN OFFICIAL RECORDS BOOK 8252, PAGE 76. (PUMP HOUSE AND ROADWAY EASEMENT LOCATED WITHIN THE ENTRANCE ROAD TO TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR AS FILED IN PLAT BOOK 82, PAGE 47).
[AFFECTS – SHOWN HEREON]

18. EASEMENT IN FAVOR OF HOLIDAY SPRINGS VILLAGE ASSOCIATION, INC., FILED IN OFFICIAL RECORDS BOOK 9233, PAGE 619. (AFFECTS A PORTION OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AS FILED IN PLAT BOOK 82, PAGE 47).
[AFFECTS – SHOWN HEREON]

19. GRANT OF EASEMENT FILED SEPTEMBER 14, 1984, IN OFFICIAL RECORDS BOOK 11998, PAGE 819. (A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE DRAINAGE AND FLOW OF WATER FROM THE EXISTING LAKES AND CANALS LOCATED ON TRACT 3 OF HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB, SECTION ONE, FILED IN PLAT BOOK 77, PAGE 8, INTO THE LAKE SYSTEM LOCATED IN OR UPON ADJOINING SUBJECT PROPERTY; AS TO THE FEE ESTATE AND EASEMENT ESTATE AT PARCEL 6); AND GRANT OF EASEMENT FILED NOVEMBER 30, 1984, IN OFFICIAL RECORDS BOOK 12164, PAGE 160. (A TEMPORARY NON-EXCLUSIVE EASEMENT FOR THE DRAINAGE AND FLOW OF WATER FROM TRACT 10 OF HOLIDAY SPRINGS VILLAGE SECTION TWO, AS FILED IN PLAT BOOK 80, PAGE 24, INTO THE LAKE SITE LOCATED IN OR UPON ADJOINING SUBJECT PROPERTY; AS TO THE FEE ESTATE AND EASEMENT ESTATE AT PARCEL 5).
[AFFECTS – SHOWN HEREON]

20. CAROLINA CLUB UTILITY EASEMENT, IN FAVOR OF THE CITY OF MARGATE, FILED AUGUST 15, 1991, IN OFFICIAL RECORDS BOOK 18662, PAGE 280.
[AFFECTS – SHOWN HEREON]

21. EASEMENTS IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH FILED SEPTEMBER 13, 1988, IN OFFICIAL RECORDS BOOK 15775, PAGE 458; OFFICIAL RECORDS BOOK 15775, PAGE 474; OFFICIAL RECORDS BOOK 15775, PAGE 486; OFFICIAL RECORDS BOOK 15775, PAGE 490; OFFICIAL RECORDS BOOK 15775, PAGE 494; OFFICIAL RECORDS BOOK 15775, PAGE 498; OFFICIAL RECORDS BOOK 15775, PAGE 502. AND OFFICIAL RECORDS BOOK 15775, PAGE 506.
[AFFECTS – SHOWN HEREON]

22. CAROLINA GOLF COURSE SURFACE WATER MANAGEMENT SYSTEM MAINTENANCE EASEMENT IN FAVOR OF CAROLINA MAINTENANCE ASSOCIATION, INC., FILED NOVEMBER 10, 1988, IN OFFICIAL RECORDS BOOK 15948, PAGE 967.
[AFFECTS – SHOWN HEREON]

23. GRANT OF EASEMENT TO MAINTAIN AND REPAIR AN UNDERGROUND SEWER LINE IN FAVOR OF THE WILLIAM LYON COMPANY, FILED NOVEMBER 10, 1988, IN OFFICIAL RECORDS BOOK 15949, PAGE 1. (AFFECTS PARCEL 4-A IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

24. SIDEWALK EASEMENT IN FAVOR OF THE STATE OF FLORIDA, FILED MARCH 22, 1990, IN OFFICIAL RECORDS BOOK 17265, PAGE 158. (AFFECTS PARCEL 0-1 IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

25. GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE FOR AN UNDERGROUND DRAINAGE CULVERT IN FAVOR OF LANDSTAR DEVELOPMENT CORPORATION, FILED FEBRUARY 4, 1994, IN OFFICIAL RECORDS BOOK 21722, PAGE 538.
[AFFECTS – SHOWN HEREON]

26. IRRIGATION EASEMENT IN FAVOR OF CENTEX HOMES RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 128. (AS TO PARCEL 0-1 IN PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12)
[AFFECTS – SHOWN HEREON]

27. DRAINAGE/FLOWAGE EASEMENT IN FAVOR OF CENTEX HOMES RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 139. (AS TO PARCEL 0-1 IN PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12).
[AFFECTS – SHOWN HEREON]

28. PCS SITE AGREEMENT IN FAVOR OF METROPICS FLORIDA, LLC, RECORDED FEBRUARY 5, 2008 IN OFFICIAL RECORDS BOOK 45066, PAGE 35.
[AFFECTS – NOT PLOTTABLE]

29. DECLARATION OF RESTRICTIVE COVENANTS RECORDED JUNE 12, 2008 IN OFFICIAL RECORDS BOOK 45443, PAGE 92.
[AFFECTS – SHOWN HEREON]

30. RESOLUTION NO. 11-994 OF THE CITY OF MARGATE, FLORIDA RECORDED OCTOBER 24, 2011 IN OFFICIAL RECORDS BOOK 48261, PAGE 500.
[AFFECTS – NOT PLOTTABLE]

31. ANY LOSS OR DAMAGE OCCASIONED BY CLAIMS, DEMANDS, INTERESTS OR RIGHTS ASSERTED BY OTHERS THAT PREVENT THE INSURED FROM USING OR MAINTAINING THE LAND OTHER THAN AS A GOLF COURSE OR THAT AFFECT THE DESIGN OF THE LAND OR THE IMPROVEMENTS OR LANDSCAPING THEREON.

32. WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT IN FAVOR OF T2 UNISON SITE MANAGEMENT LLC, RECORDED SEPTEMBER 24, 2007 IN OFFICIAL RECORDS BOOK 44642, PAGE 1093, AS ASSIGNED TO GLOBAL TOWER HOLDINGS, LLC, BY ASSIGNMENT RECORDED APRIL 13, 2018, UNDER INSTRUMENT NO. 115009737.
[AFFECTS – NOT PLOTTABLE]

POD E
(ALL OF PARCEL 3)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1215.08 FEET; THENCE NORTH 00 DEGREES 31'16" EAST, 360.00 FEET TO THE NORTHWEST CORNER OF PARCEL M OF SAID PLAT OF HOLIDAY SPRINGS EAST, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31' 16" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 71.28 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE NORTH 77 DEGREES 46'53" EAST, ALONG SAID SOUTHERLY LINE, 708.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A DELTA OF 32 DEGREES 09' 14", AN ARC DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY MOST CORNER OF PARCEL L-3 OF SAID PLAT OF HOLIDAY SPRINGS EAST;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL L-3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 45 DEGREES 37' 39" EAST, 388.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
2. EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A DELTA OF 53 DEGREES 02' 02", AN ARC DISTANCE OF 92.56 FEET TO A POINT OF REVERSE CURVE;
3. NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 97 DEGREES 28' 51", AN ARC DISTANCE OF 127.60 FEET TO A POINT OF REVERSE CURVE;
4. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 178 DEGREES 54' 47", AN ARC DISTANCE OF 156.13 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON SAID SOUTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 13 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 05'36" WEST, 447.63 FEET TO AN INTERSECTION WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33 DEGREES 39' 24" EAST);
2. EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 93 DEGREES 05'43", AN ARC DISTANCE OF 454.95 FEET TO A POINT OF TANGENCY;
3. NORTH 30 DEGREES 33' 41" EAST, 44.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
4. NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 48 DEGREES 51' 03", AN ARC DISTANCE OF 639.46 FEET TO A POINT OF TANGENCY;
5. NORTH 18 DEGREES 17' 22" WEST, 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A DELTA OF 90 DEGREES 00' 00", AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY;
7. NORTH 71 DEGREES 42' 38" EAST, 68.62 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT 13;

THENCE NORTH 27 DEGREES 27'42" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT 13, A DISTANCE OF 23.40 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 73 DEGREES 39'42" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 135.12 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 22 DEGREES 02' 55" EAST, 141.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 40 DEGREES 53'05", AN ARC DISTANCE OF 570.86 FEET TO A POINT OF TANGENCY;
3. SOUTH 18 DEGREES 50' 10" WEST, 231.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.79 FEET, A DELTA OF 35 DEGREES 21' 31" , AN ARC DISTANCE OF 222.65 FEET TO A POINT OF COMPOUND CURVE;
5. SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 377.39 FEET, A DELTA OF 36 DEGREES 19' 35", AN ARC DISTANCE OF 239.27 FEET TO A POINT OF TANGENCY;
6. NORTH 89 DEGREES 28'44" WEST, 1700.43 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

POD E – ADJACENT PARCEL #1

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD SOUTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE NORTHWEST CORNER OF PARCEL P, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133 AT PAGE 49, OF SAID PUBLIC RECORDS; THENCE SOUTH 73' 39' 42" WEST, A DISTANCE OF 135.09 FEET; THENCE NORTH 27' 27' 42" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 73' 39' 42" EAST, A DISTANCE OF 137.99 FEET; THENCE SOUTH 22' 02' 55" EAST, A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

POD E – ADJACENT PARCEL #2

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD SOUTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE NORTHWEST CORNER OF PARCEL M, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89' 28' 44" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00' 31' 17" EAST, A DISTANCE OF 64.49 FEET; THENCE NORTH 77' 46' 54" EAST, A DISTANCE OF 30.76 FEET; THENCE SOUTH 00' 31' 17" WEST, A DISTANCE OF 71.27 FEET TO THE POINT OF BEGINNING.

POD F
(PORTION OF PARCEL 1)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 69 DEGREES 25' 03" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 3, A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING;THENCE SOUTH 87 DEGREES 50' 42" EAST, 499.70 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 01' 43" WEST, ALONG SAID WESTERLY LINE OF TRACT 12 A DISTANCE OF 57.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 40 DEGREES 53' 51" , AN ARC DISTANCE OF 178.45 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET, A DELTA 63 DEGREES 41' 53", AN ARC DISTANCE OF 111.17 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 673.11 FEET, A DELTA OF 31 DEGREES 47' 58", AN ARC DISTANCE 373.58 FEET TO A POINT OF REVERSE CURVE, THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 93 DEGREES 21'37", AN ARC DISTANCE OF 81.47 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 25 DEGREES 09' 12", AN ARC DISTANCE OF 118.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 27'24" WEST 106.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 336.93 FEET, A DELTA OF 37 DEGREES 34'23", AN ARC DISTANCE OF 220.95 FEET TO A POINT OF CUSP; SAID POINT BEING LOCATED ON THE SOUTH LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE ALONG THE SOUTH, EASTERLY AND NORTHERLY LINES OF SAID TRACT 3, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. NORTH 88 DEGREES 58' 13" EAST, 202.18 FEET;
2. NORTH 10 DEGREES 41' 19" WEST, 30.43 FEET;
3. NORTH 53 DEGREES 45'29" EAST, 150.21 FEET;
4. NORTH 13 DEGREES 52'29" WEST, 315.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A DELTA 55 DEGREES 32' 34", AN ARC DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD F – ADJACENT LAND

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING A PORTION OF THE RIGHT OF WAY OF COLLECTOR ROAD NORTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF TRACT 3, AS SHOWN IN HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, AS RECORDED IN PLAT BOOK 77, PAGE 8, OF SAID PUBLIC RECORDS; THENCE NORTH 74' 47' 09" EAST, A DISTANCE OF 301.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46' 38' 34" EAST, A DISTANCE OF 83.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 336.55 FEET, THROUGH A CENTRAL ANGLE OF 29' 40' 05", HAVING A RADIUS OF 649.95 FEET, AND WHOSE LONG CHORD BEARS SOUTH 28' 31' 58" WEST FOR A DISTANCE OF 332.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE NORTH 76' 04' 25" WEST, A DISTANCE OF 53.07 FEET TO A NON-TANGENTIAL CURVE; ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 373.58 FEET, THROUGH A CENTRAL ANGLE OF 31' 47' 57", HAVING A RADIUS OF 673.11 FEET, AND WHOSE LONG CHORD BEARS NORTH 23' 55' 46" EAST FOR A DISTANCE OF 368.80 FEET TO THE POINT OF BEGINNING.

POD G

(PORTION OF PARCEL 2)

POD G

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1729.04 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST, 862.76 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF PARCEL "N" OF SAID PLAT OF HOLIDAY SPRINGS EAST, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 55' 17" EAST, 194.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, A DELTA OF 29 DEGREES 08'07", AN ARC DISTANCE OF 762.76 FEET TO A POINT OF TANGENCY;
3. SOUTH 19 DEGREES 12'50" WEST, 479.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 21 DEGREES 36' 04", AN ARC DISTANCE OF 141.38 FEET TO A POINT OF TANGENCY;
5. SOUTH 40 DEGREES 48'54" WEST, 89.71 FEET TO THE NORTHWEST CORNER OF PARCEL 0-1; THENCE SOUTH 84 DEGREES 51' 17" WEST, A DISTANCE OF 434.61 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 43 DEGREES 20' 38" EAST, 395.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 35' 42", AN ARC DISTANCE OF 269.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 44' 55" EAST, 292.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 58' 58", AN ARC DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 45' 57" EAST, 482.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 64 DEGREES 30' 57", AN ARC DISTANCE OF 56.30 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH; THENCE NORTH 66 DEGREES 16'54" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 124.39 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

POD G – ADJACENT LAND

AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "N" OF SAID PLAT; THENCE SOUTH 66' 16' 54" WEST, A DISTANCE OF 124.39 FEET; THENCE NORTH 23' 43' 08" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 66' 16' 54" EAST, A DISTANCE OF 124.39 FEET; THENCE SOUTH 23' 43' 08" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

POD H
(PORTION OF PARCEL 2)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF TRACT 0-1, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE ALONG THE WEST LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST, SOUTH 20 DEGREES 10' 15" EAST, A DISTANCE OF 64.27 FEET; THENCE SOUTH 07 DEGREES 30'04" EAST, 283.49 FEET;THENCE SOUTH 25 DEGREES 18'34" EAST, 336.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COLLECTOR ROAD SOUTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE SOUTH 73 DEGREES 39' 42" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 169.84 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:.....

- 1.NORTH 27 DEGREES 27'41" WEST, 655.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
- 2.NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 75 DEGREES 52' 41" , AN ARC DISTANCE OF 198.65 FEET TO A POINT OF CUSP;

THENCE NORTH 77 DEGREES 24'39 EAST A DISTANCEOF 97.17 FEET; THENCE NORTH 87 DEGREES 41'11 EAST A DISTANCE OF 335.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

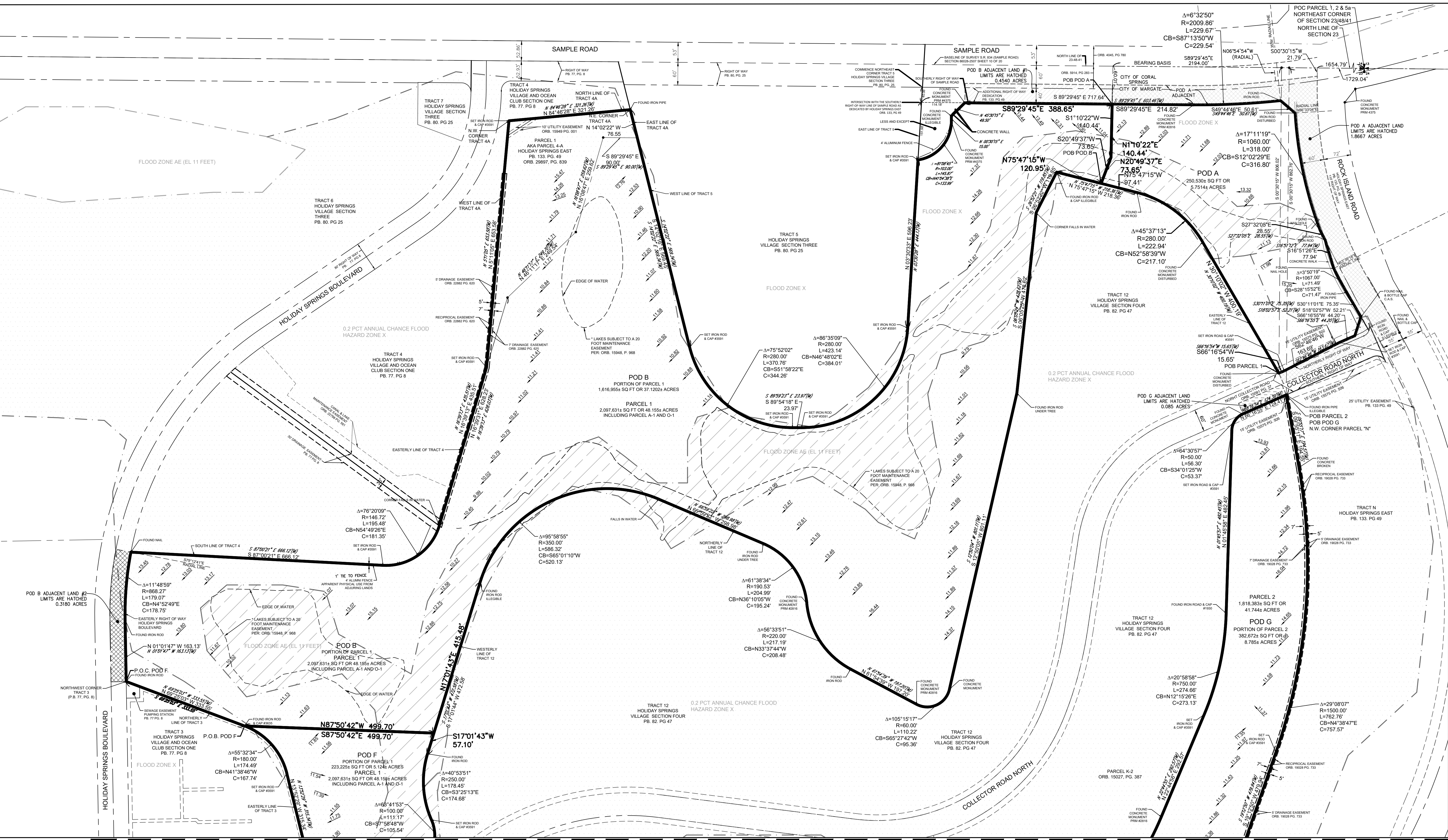
POD H – ADJACENT LAND

AN ADJACENT PARCEL OF LAND BEING A PORTION OF PARCEL P-1, A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "O" OF SAID PLAT; THENCE SOUTH 25' 18' 34" EAST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 73' 39' 42" WEST, A DISTANCE OF 168.67 FEET; THENCE NORTH 27' 27' 41" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 73' 39' 42" EAST, A DISTANCE OF 169.84 FEET TO THE POINT OF BEGINNING.

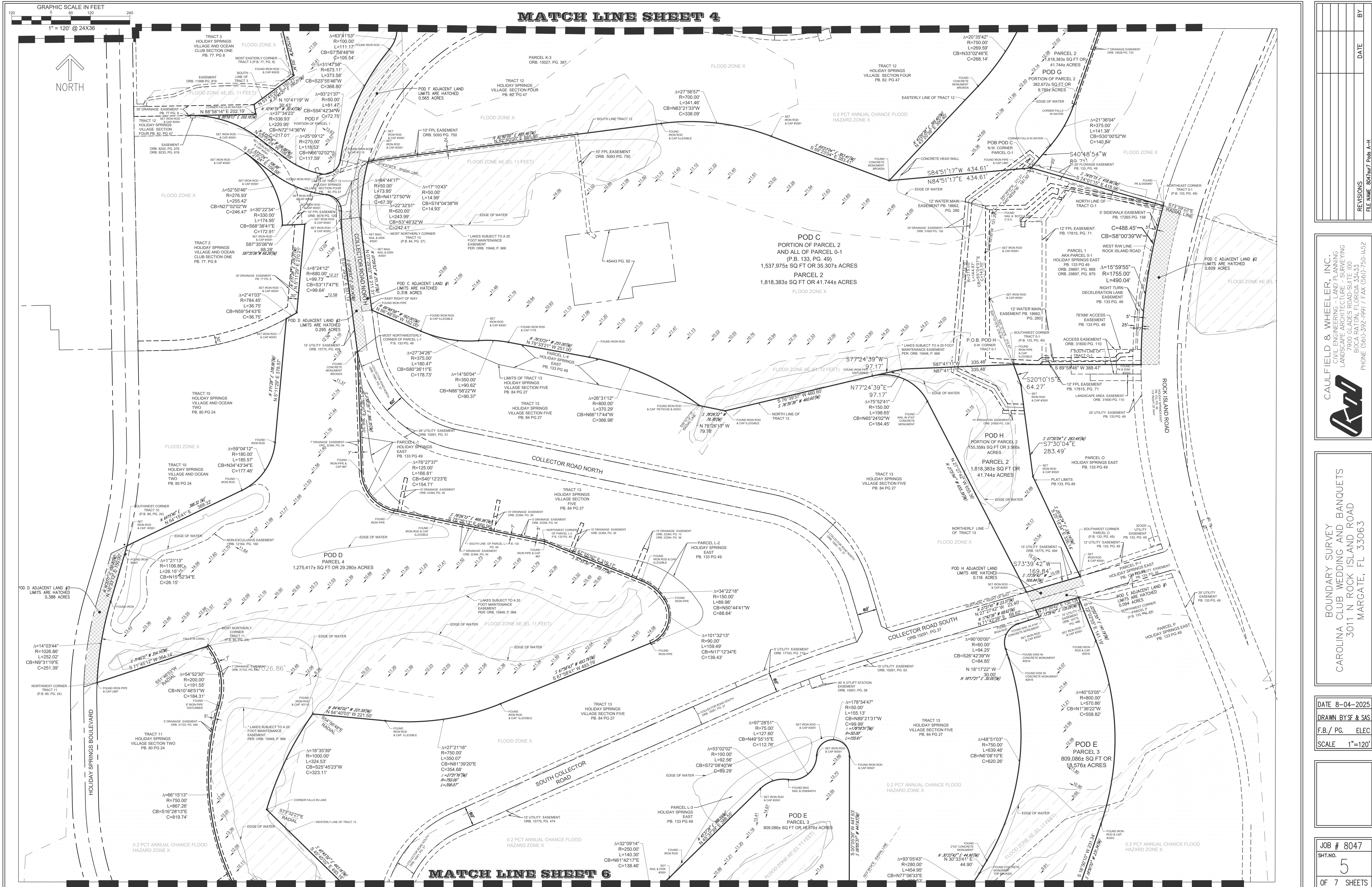
RSF	03/2/24	REVISED PER COMMENTS - ADDED PODS A-H
RSF	2/8/24	ADD PARCEL 5a AND REVISED LEGALS DESCRIPTION FOR PARCEL 1
AMS	1/8/19	BOLD PARCELS 1-14
AMS	03/08/2019	UPDATED POD FOR PARCEL 3 & 4
BY	DATE	REVISIONS
		FILE NAME: 80473617_Pods A-H

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-199

[illegible]

DATE	8-04-2025
DRAWN BY	SF & SAS
F.B./ PG.	ELEC
SCALE	1"=120'

JOB # 8047
SHT.NO. 4
OF 7 SHEETS

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

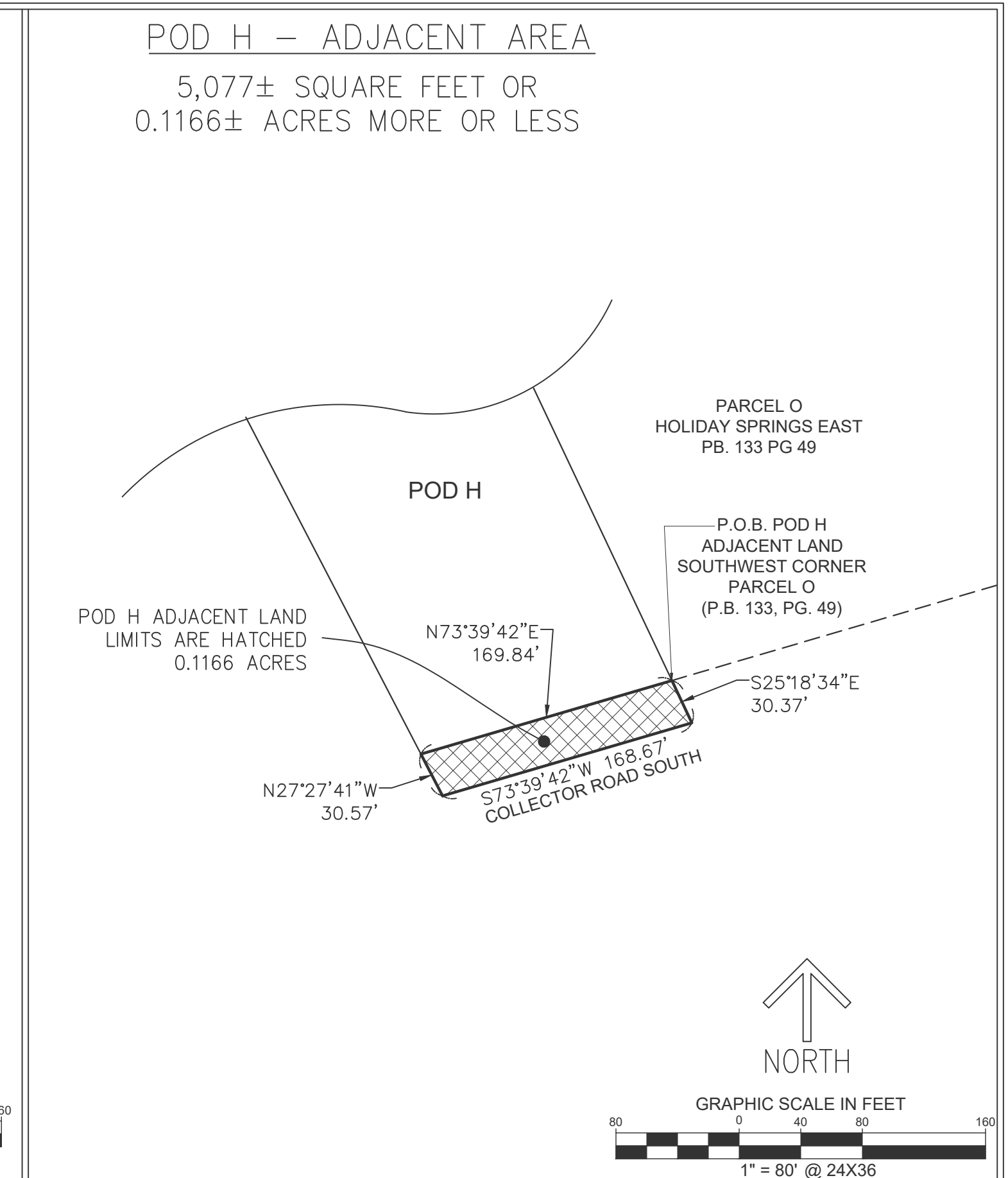
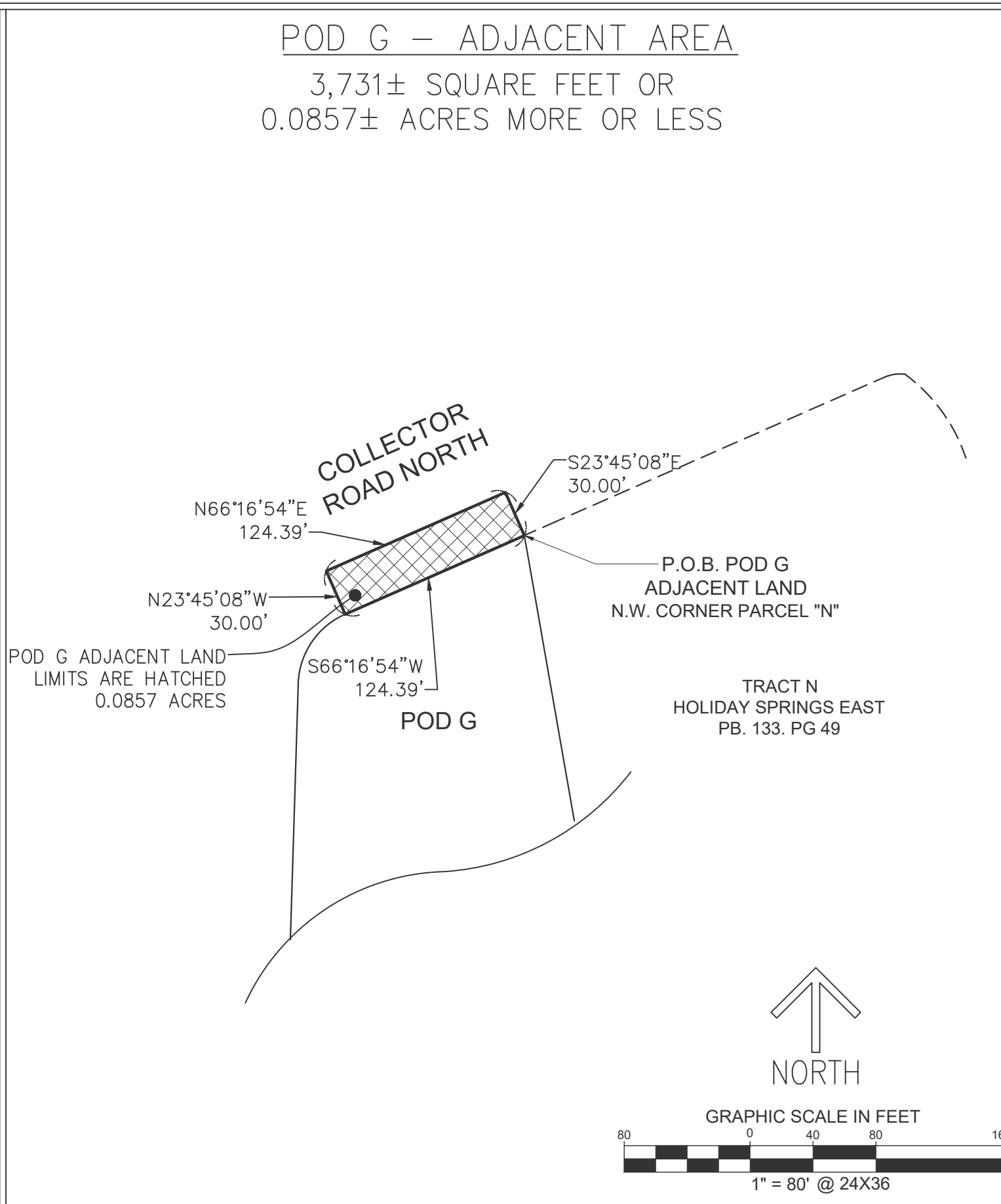
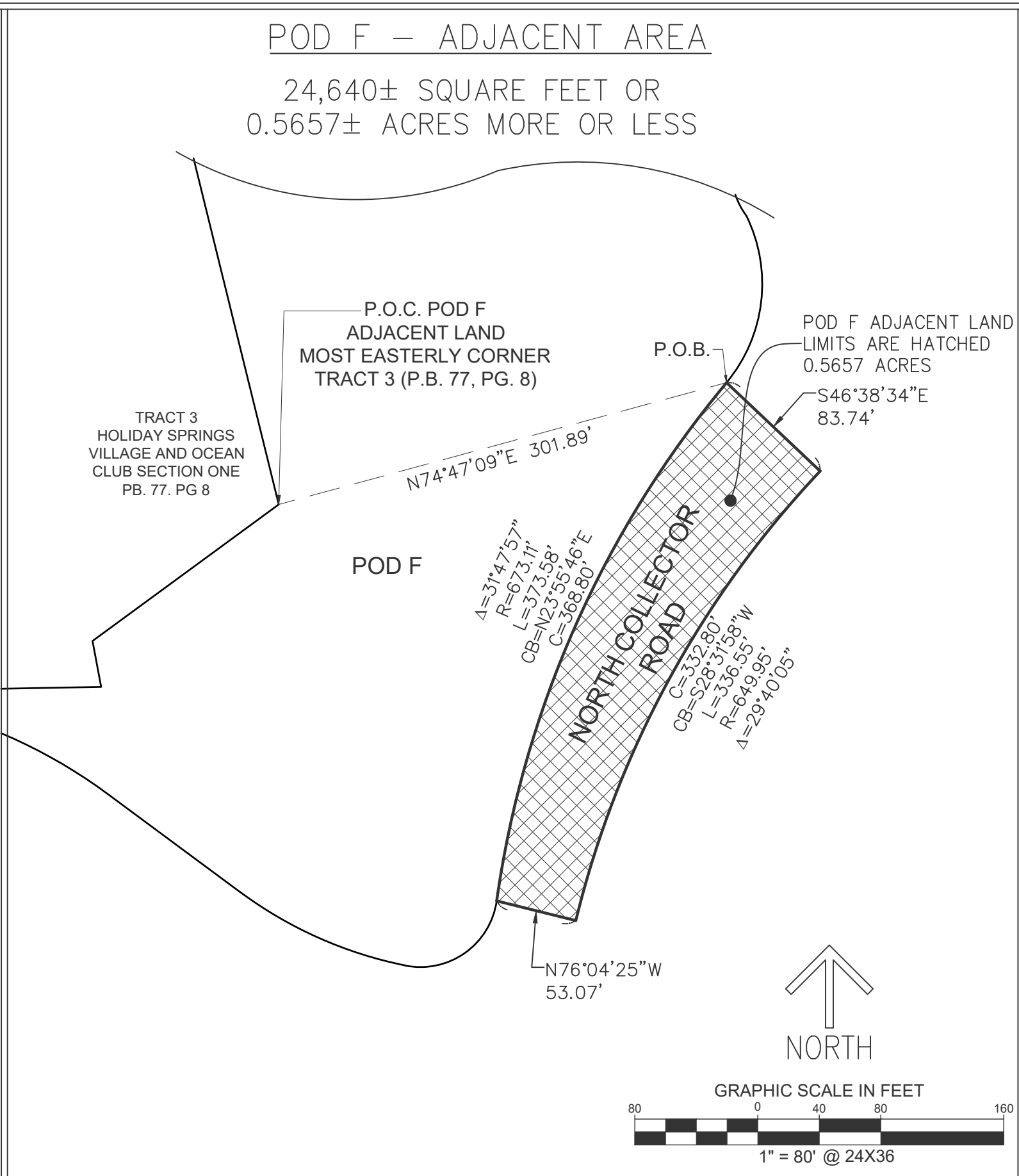
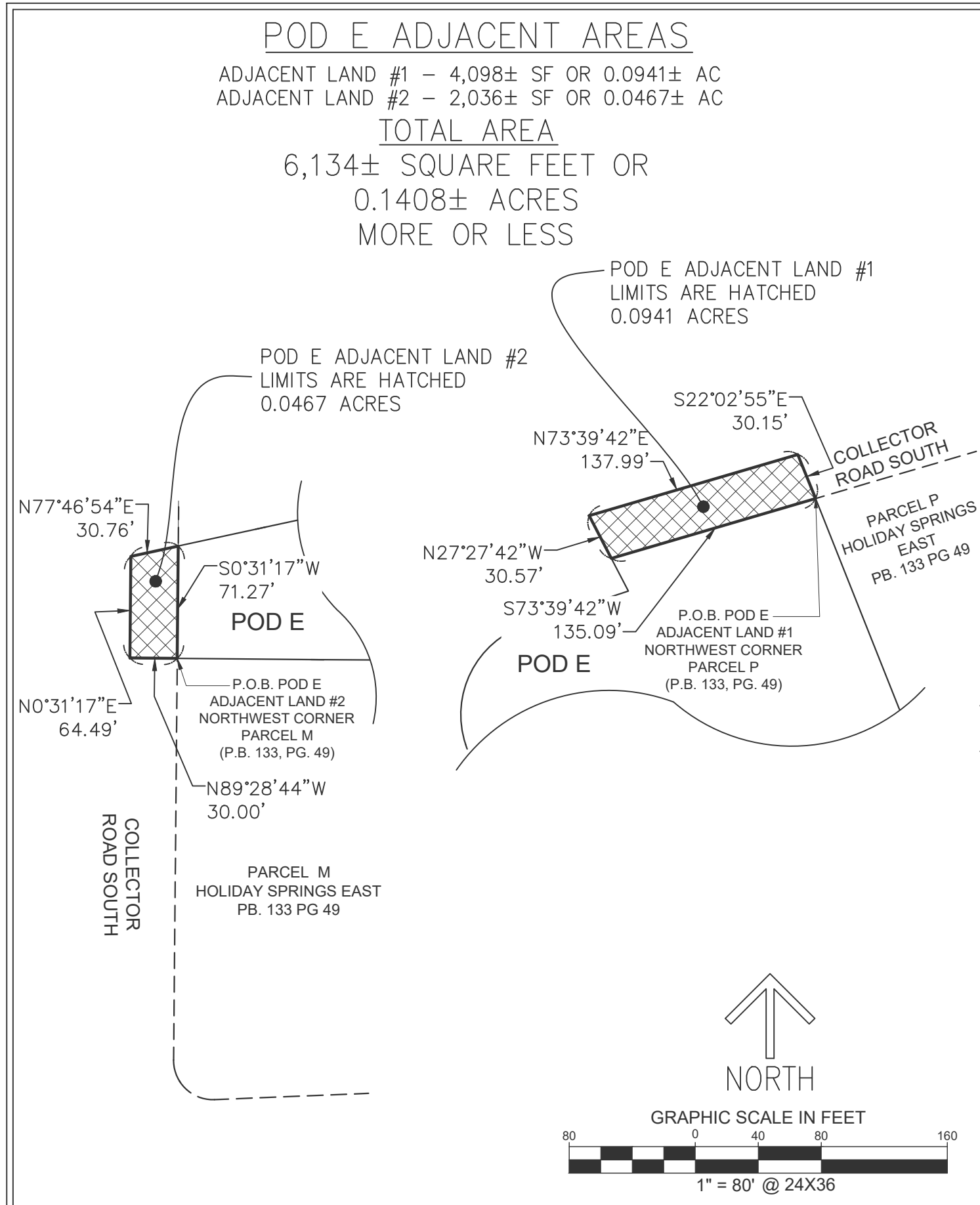
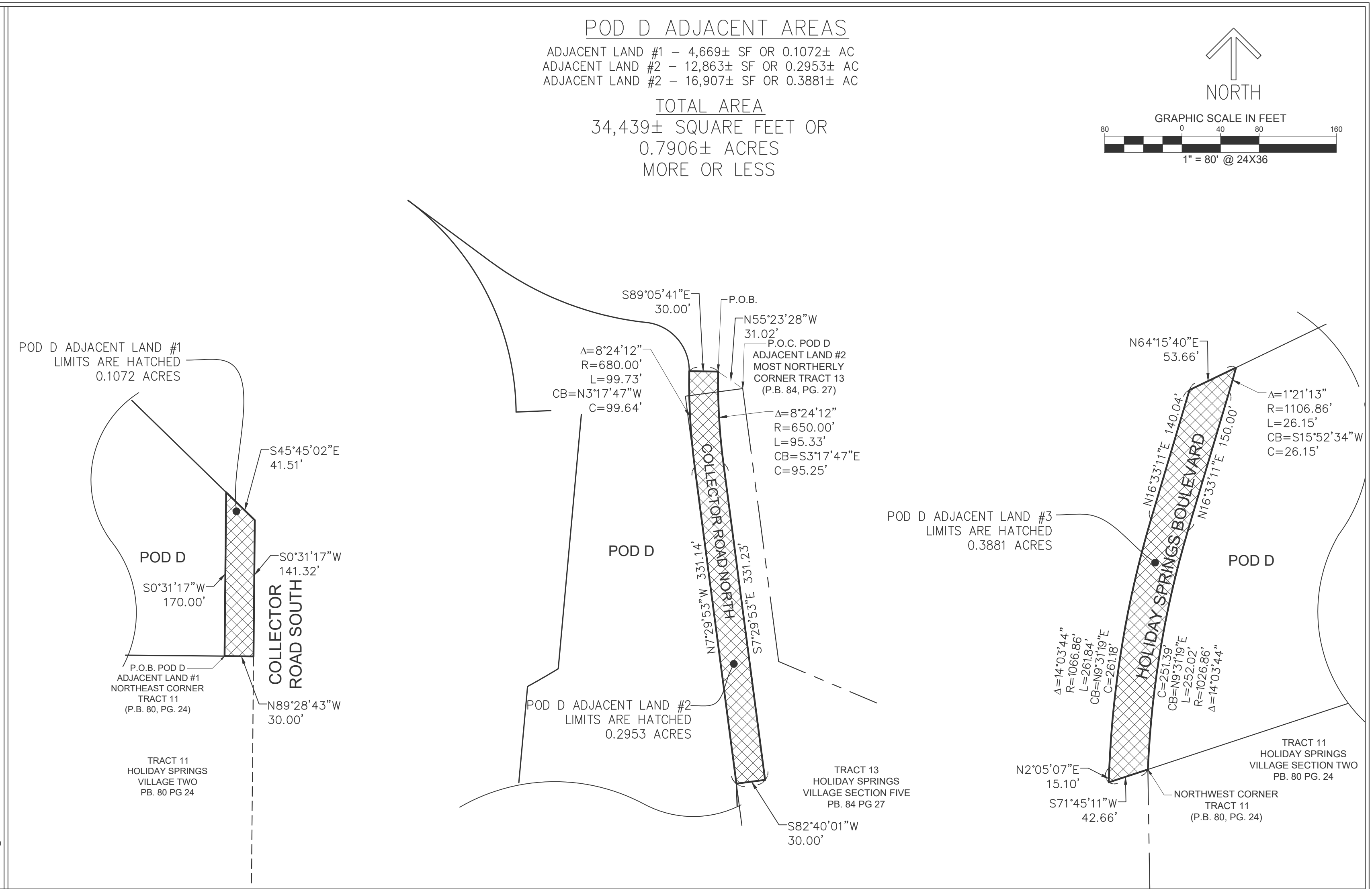
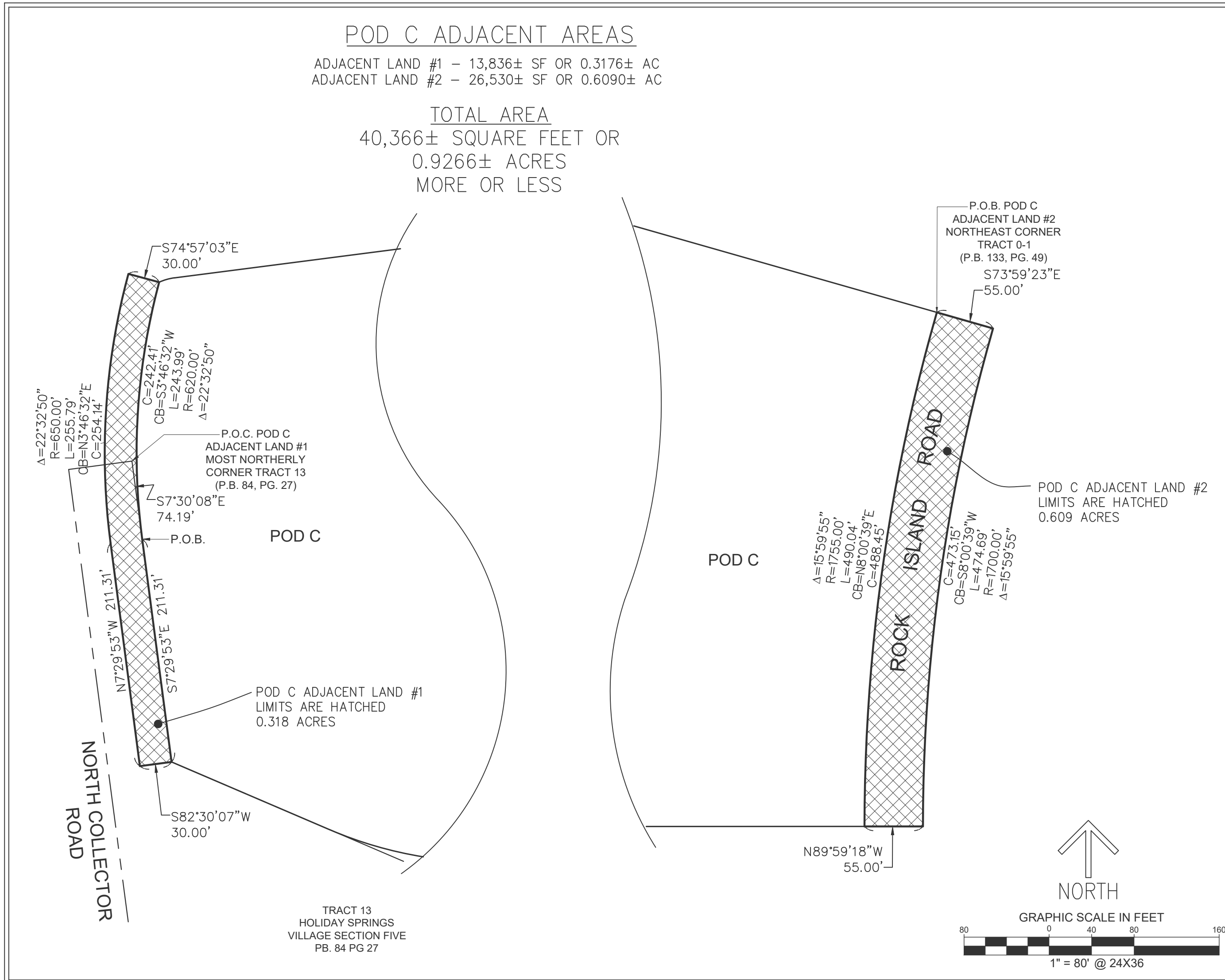


BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	8-04-2025
DRAWN BY	SF & SAS
F.B./ PG.	ELEC
SCALE	1"=120'

JOB # 8047
SHT.NO. 5
OF 7 SHEETS

ADJACENT LANDS

[illegible]

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD-SUITE 100
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BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	8-04-2025
DRAWN BY	SF & SAS
F.B./ PG.	ELEC
SCALE	SHOWN

JOB # 8047
SHT.NO. 7
OF 7 SHEETS