

**This instrument was prepared by and
when recorded return to:**

Richard G. Cherry, Esq.
CHERRY, EDGAR & SMITH, P.A.
8409 North Military Trail, Suite 123
Palm Beach Gardens, FL 33410

**TAMARAC RECIPROCAL
FLOWAGE AGREEMENT**

FOR: WOODMONT COUNTRY CLUB
NAME OF PROJECT

On this _____ day of _____, 2018, **WOODMONT COUNTRY CLUB, INC.**, a Florida corporation, having an address of 7801 N.W. 80th Avenue, Tamarac, Florida 33341, hereinafter ("**Grantor**"), expressly grants an easement to the **CITY OF TAMARAC**, a municipal corporation of the State of Florida, having an address at 7525 Northwest 88th Avenue, Tamarac, Florida, 33321, hereinafter ("**Grantee**"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of that parcel of real property legally described on **Exhibit "A"**, attached hereto and incorporated herein by reference, (hereinafter, the "**Servient Estate**").

Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, a perpetual non-exclusive easement under, over and upon a portion of the Servient Estate, a legal description and/or sketch of which is attached hereto as **Exhibit "B"** and incorporated herein by reference, (hereinafter, the "**Easement Area**").

The Easement Area is part of a surface water management system comprised of the Easement Area and other lakes owned by Grantee that collectively provide surface water management for the Servient Estate and other surrounding properties (the "**Surface Water Management System**"). Grantee is hereby granted a perpetual non-exclusive easement to continue to use the Easement Area as part of the Surface Water Management System, including, without limitation, the right to flow water into and out of the Easement Area. In addition, Grantor is granted a perpetual non-exclusive easement to continue to flow water into and out of other lakes owned by Grantor as part of the Surface Water Management System.

Grantor may, for its own purposes, utilize the Easement Area and shall retain a right of free ingress and egress under, over and upon the Easement Area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use thereunder.

Grantee shall have the right to remove any natural or man-made obstructions placed on the easement, which impede the easement herein granted, or the exercise of the rights thereunder.

Grantor shall hold Grantee harmless from and against all claims, liability and expense arising from the aforesaid removal of obstructions, including the expense of removing, relocating, restoring and replacing same.

Grantor grants to the Grantee, a perpetual non-exclusive access easement upon the Servient Estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the Easement Area and to maintain storm water utility infrastructure, such as outfalls, headwalls and culverts.

The provisions of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the Servient Estate.

This easement shall not be released or amended without consent of Grantor and Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

(Signature Pages Follow)

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

(GRANTOR)

WOODMONT COUNTRY CLUB, INC.,
a Florida corporation

Witness
Type Name _____

By: _____
Mark L. Schmidt, President

Witness
Type Name _____

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on the _____ day of _____, 2018, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mark L. Schmidt, as President of Woodmont Country Club, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument and he acknowledged before me and under oath that he executed the same.

NOTARY PUBLIC, State of Florida

Printed Name of Notary Public

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

ATTEST:

**ACCEPTED BY CITY OF TAMARAC
GRANTEE**

By: _____
Jennifer Johnson, CMC
City Clerk

By: _____
Michael C. Cernech
City Manager

Date: _____

Approved as to form:

By: _____
Samuel S. Goren
City Attorney

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on the _____ day of _____, 2018, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Michael C. Cernech, City Manager of the City of Tamarac, who is personally known to me or has produced _____ as identification, to me known to be the person(s) described in and who executed the foregoing instrument and he acknowledged before me and under oath that he executed the same.

NOTARY PUBLIC, State of Florida

Printed Name of Notary Public

EXHIBIT "A"
SERVIENT ESTATE

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°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°33'35" East, along said South right-of-way line and North boundary, 506.18 feet; thence South 00°09'03" East, 389.13 feet; thence South 69°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°12'51", an arc distance of 315.09 feet; thence South 89°33'35" East, 400.00 feet; thence North 00°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°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°00'00", an arc distance of 39.27 feet; thence tangent to said curve South 00°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°18'35", an arc distance of 119.76 feet; thence tangent to said curve South 34°45'00" West, 75.55 feet to a point on the right-of-way line of that certain central 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°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°09'31", an arc distance of 137.61 feet; thence tangent to said curve North 89°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°00'00", an arc distance of 282.74 feet; thence tangent to said curve South 00°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°03'35", an arc distance of 146.92 feet; thence tangent to said curve South 28°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°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°18'02", an arc distance of 19.01 feet; thence tangent to said curve North 78°55'15" West, 39.26 feet; thence North 10°30'00" West, 160.87 feet; thence South 79°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°19'55", an arc distance of 283.03 feet; thence tangent to said curve North 54°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°00'00", an arc distance of 113.10 feet; thence tangent to said curve South 17°49'55" West, 372.42 feet to a point of intersection with the West boundary of said Section 4; thence South 00°10'05" East, along said West boundary, 185.00 feet; thence South 84°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°00'00", an arc distance of 136.14 feet; thence tangent to said curve South 58°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°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°32'24", an arc distance

of 31.58 feet; thence tangent to said curve South 13°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°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°43'43" an arc distance of 17.74 feet; thence tangent to said curve North 70°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°30'09", an arc distance of 432.29 feet; thence tangent to said curve North 89°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°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 in 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°48'21", an arc distance of 235.35 feet; thence tangent to said curve North 00°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°36'30", an arc distance of 39.54 feet to a point on said South right-of-way line of Southgate Boulevard; thence South 39°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°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°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°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°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°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°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°00'00", an arc distance of 244.35 feet; thence tangent to said curve South 32°30'00" East, along said boundary of WOODMONT TRACT 51, 171.20 feet to a point of cusp; 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°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°02'56", an arc distance of 162.44 feet thence tangent to said curve North 14°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°00'00", an arc distance of 288.33 feet; thence tangent to said curve North 73°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°00'00", an arc distance of 143.12 feet; thence tangent to said curve North 32°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°06'01", an arc distance of 83.57 feet; thence North 34°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°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°53'45", an arc distance of 34.86 feet; thence tangent to said curve South 72°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°37'17", an arc distance of 46.14 feet; thence South 00°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°11'35", an arc distance of 94.92 feet; thence North 89°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°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°48'43", an arc distance of 422.34 feet; thence tangent to said curve North 87°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°00'00", an arc distance of 117.81 feet; thence tangent to said curve North 02°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°00'00", an arc distance of 117.81 feet; thence tangent to said curve South 87°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°00'00", an arc distance of 195.13 feet to a point of reverse curvature; thence northwesterly along the arc of a tangent curve, said curve being concave to the Southwest having a radius of 700.00 feet, a delta of 41°19'36", an arc distance of 504.90 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°28'53", an arc distance of 182.25 feet; thence North 84°22'31" West, 79.51 feet; thence North 00°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°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°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°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°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 tangent curve, said curve being concave to the Northwest having a radius of 180.00 feet, a delta of 78°17'21", an arc distance of 245.95 feet; thence tangent to said curve North 28°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°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°12'02" , an arc distance of 123.80 feet; thence tangent to said curve North 70°00'00" East, 430.00 feet; thence North 87°00'00" East, 790.00 feet to a point on the aforesaid canal right of way; thence South 32°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°00'00", an arc distance of 200.36 feet; thence tangent to said curve South 73°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°00'00", an arc distance of 205.95 feet; thence tangent to said curve South 14°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°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°32'56", an arc distance of 114.01 feet; thence tangent to said curve South 32°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°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°28'04", an arc distance of 352.26 feet; thence tangent to said curve South 64°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°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°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°52'37", an arc distance of 276.88 feet; thence tangent to said curve North 14°18'41" West, 90.00 feet; thence North 24°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°04'02", an arc distance of 144.98 feet; thence tangent to said curve South 72°49'52" West, 501.42 feet; thence South 69°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°00'00" an arc distance of 225.50 feet thence tangent to said curve South 06°40'08" East 137.18 feet to a point on said northerly right-of-way line of N.W. 81st Street thence South 83°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°01'46", an arc distance of 463.32 feet to the POINT OF BEGINNING.

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°30'00" East, 206.31 feet; thence South 70°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°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°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 hereof, 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 AND EXCEPT THE FOLLOWING PARCELS:

POD A:

A PARCEL OF LAND BEING A PORTION OF TRACT "D" AND TRACT "C", LAND SEC. 4 GOLF COURSE PLAT, AS RECORDED IN PLAT BOOK 88, PAGE 20, AND A PORTION OF A CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6450, PAGE 688, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST SOUTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF NW 82ND STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 6450, PAGE 688, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, SOUTH 48°05'43" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 72.45 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTHERLY LINE, SOUTH 48°05'43" WEST, A DISTANCE OF 201.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,395.00 FEET AND A CENTRAL ANGLE OF 02°49'40"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTHERLY LINE OF NW 82ND STREET, AN ARC DISTANCE OF 68.85 FEET; THENCE, NORTH 40°06'15" WEST, A DISTANCE OF 287.95 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 67°01'12"; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 625.80 FEET; THENCE, NORTH 46°39'44" WEST, A DISTANCE OF 146.15 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 231°41'02"; A RADIAL LINE BEARS FROM SAID POINT NORTH 17°29'26" EAST, THENCE, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 606.55 FEET; THENCE, SOUTH 46°39'44" EAST, A DISTANCE OF 124.33 FEET; THENCE, NORTH 43°20'16" EAST, A DISTANCE OF 10.07 FEET TO A POINT

ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 231°41'02", A RADIAL LINE BEARS FROM SAID POINT SOUTH 72°30'15" EAST; THENCE, EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 606.55 FEET; THENCE, SOUTH 43°20'16" WEST, A DISTANCE OF 128.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 83°26'32"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 385.93 FEET; THENCE, SOUTH 40°06'15" EAST, A DISTANCE OF 281.16 FEET TO THE POINT OF BEGINNING.

POD B:

LOTS 1 THRU 8 AND LOTS 21 THRU 30, POD B, ACCORDING TO THE PLAT OF WOODMONT PODS B, F, & G, AS RECORDED IN PLAT BOOK 183, PAGE 178, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

POD C:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BEING 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "K", SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF NW 75TH STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 6450, PAGE 688 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE, NORTH 85°13'42" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 231.25 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°25'21" WEST, A DISTANCE OF 66.23 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 43°20'30"; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 84°45'05"; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 41°24'32"; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.30 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 00°25'21" WEST, A DISTANCE OF 662.01 FEET; THENCE, NORTH 06°48'21" WEST, A DISTANCE OF 418.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 111°13'50"; THENCE, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 310.61 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 75°34'31" EAST, A DISTANCE OF 119.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 106°07'02"; THENCE, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 277.81 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 30°32'30" WEST, A DISTANCE OF 600.38 FEET; THENCE, SOUTH 00°25'21" EAST, A DISTANCE OF 482.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 41°24'35"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.30 FEET TO THE POINT OF

REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 84°36'15"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 43°11'41"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.54 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°25'21" EAST, A DISTANCE OF 61.76 FEET TO A POINT ON THE NORTH LINE OF NW 75TH STREET; THENCE, SOUTH 85°13'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 60.27 FEET TO THE POINT OF BEGINNING.

POD E:

A PARCEL OF LAND BEING A PORTION OF TRACT "A" AND TRACT "C", LAND SEC. 4 GOLF COURSE PLAT, AS RECORDED IN PLAT BOOK 88, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

A PORTION OF TRACT "3", SECTION 4, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, ALSO BEING A PORTION OF THAT PARTICULAR VACATED 60 FOOT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6260, PAGE 614, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST NORTHWEST CORNER OF SAID TRACT "A" AND A POINT ON THE SOUTH LINE OF SOUTHGATE BOULEVARD; THENCE, NORTH 89°01'06" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,184.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET; THENCE, SOUTH 00°58'54" EAST, A DISTANCE OF 84.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 34°18'35"; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.76 FEET; THENCE, SOUTH 33°19'41" WEST, A DISTANCE OF 52.99 FEET; THENCE, NORTH 64°51'32" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 497.00 FEET AND A CENTRAL ANGLE OF 50°59'48"; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 442.36 FEET; THENCE, SOUTH 64°08'41" WEST, A DISTANCE OF 31.99 FEET; THENCE, SOUTH 88°34'42" WEST, A DISTANCE OF 14.66 FEET; THENCE, NORTH 64°40'39" WEST, A DISTANCE OF 149.45 FEET; THENCE, SOUTH 89°01'06" WEST, A DISTANCE OF 300.00 FEET; THENCE, SOUTH 01°34'22" EAST, A DISTANCE OF 17.20 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 48°44'16"; A RADIAL LINE BEARS FROM SAID POINT SOUTH 51°33'27" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.60 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 25°08'17"; A RADIAL LINE BEARS FROM SAID POINT SOUTH 51°59'53" EAST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL

ANGLE OF 60°46'12"; A RADIAL LINE BEARS FROM SAID POINT NORTH 49°25'46" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 159.10 FEET; THENCE, SOUTH 89°01'06" WEST, A DISTANCE OF 26.48 FEET; THENCE, NORTH 01°34'22" WEST, A DISTANCE OF 435.00 FEET TO THE POINT OF BEGINNING.

POD F:

POD F, ACCORDING TO THE PLAT OF WOODMONT PODS B, F, & G, AS RECORDED IN PLAT BOOK 183, PAGE 178, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACT "E", LAND SEC. 4 GOLF COURSE PLAT, AS RECORDED IN PLAT BOOK 88, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 80TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 6450, PAGE 688, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, NORTH 19°33'47" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,165.00 FEET AND A CENTRAL ANGLE OF 22°50'52"; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AND THE EASTERLY LINE OF NW 80TH AVENUE, AN ARC DISTANCE OF 464.57 FEET; THENCE, RADially TO THE AFOREMENTIONED CURVE, NORTH 86°42'55" EAST, A DISTANCE OF 56.84 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 201°57'06"; A RADIAL LINE BEARS FROM SAID POINT SOUTH 57°38'17" EAST; THENCE, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 158.61 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 17°45'40"; A RADIAL LINE BEARS FROM SAID POINT SOUTH 89°25'51" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.25 FEET; THENCE, SOUTH 68°20'37" EAST, A DISTANCE OF 110.21 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 285.58 FEET AND A CENTRAL ANGLE OF 20°41'11"; A RADIAL LINE BEARS FROM SAID POINT NORTH 71°06'14" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 103.11 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,340.00 FEET AND A CENTRAL ANGLE OF 12°05'29"; A RADIAL LINE BEARS FROM SAID POINT NORTH 82°31'42" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 282.79 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 19°33'47" WEST, A DISTANCE OF 205.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 58°21'23"; A RADIAL LINE BEARS FROM SAID POINT SOUTH 72°41'50" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 152.78 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "E"; THENCE, NORTH 70°26'13" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 169.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING SCHOOL TRACT:

A parcel of land being a portion of Tract "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, being more particularly described as follows:

Beginning at the Northeast corner of said Tract "C and a point on the South line of Southgate Boulevard; Thence, South 00°12'16" East, along said East line, a distance of 1,323.97 feet to the North line of NW 82nd Street; Thence, South 89°47'44" West, along said North line, a distance of 106.35 feet; Thence, North 00°12'16" West, a distance of 994.82; Thence, North 78°53'43" East, a distance of 26.49 feet; Thence, North 01°44'13" East, a distance of 194.78 feet; Thence, North 00°12'16" West, a distance of 130.31 feet to the South line of Southgate Boulevard and the North line of said Tract "C"; Thence, South 89°33'35" East, along said line, a distance of 73.75 feet to the Point of Beginning.

Said lands lying and being in the City of Tamarac, Broward County, Florida.

EXHIBIT "B"
EASEMENT AREA

COMMENCING at the Northeast corner of Section 4, Township 49 South, Range 41 East; thence South 00°12'16" East, along the East line thereof, a distance of 2372.76 feet; then South 89°47'44" West, a distance of 3527.53 feet to the POINT OF BEGINNING, thence South 08°53'52" East, a distance of 387.00 feet; thence South 20°19'44" East, a distance of 156.23 feet; thence South 14°58'07" East, a distance of 96.96 feet; thence South 35°56'37" East, a distance of 114.88 feet; thence South 11°42'52" East, a distance of 114.52 feet; thence South 47°41'23" West, a distance of 64.45 feet; thence South 71°57'08" West, a distance of 93.51; thence North 69°13'45" West, a distance of 116.87 feet; thence North 21°02'15" West, a distance of 100.69 feet; thence North 82°40'15" West, a distance of 236.35 feet; thence South 67°04'30" West, a distance of 136.11 feet; thence North 80°02'30" West, a distance of 169.93 feet; thence North 68°42'47" West, a distance of 90.39 feet; thence North 19°18'55" West, a distance of 50.93 feet; thence North 07°53'35" East, a distance of 83.35 feet; thence North 46°33'35" East, a distance of 134.58 feet; thence North 66°34'12" East, a distance of 112.69 feet; thence North 24°57'57" East, a distance of 194.03 feet; thence North 50°44'49" East, a distance of 76.37 feet; thence North 72°59'41" East, a distance of 196.65 feet; thence North 65°23'38" East, a distance of 115.39 feet; thence North 10°32'04" West, a distance of 79.57 feet; thence North 44°27'26" East, a distance of 69.03 feet to the Point of Beginning.