

Legal Description

PARCEL "A", HORN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF PARCEL "A", NORTH 10°46'40" EAST, A DISTANCE OF 31.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 10°46'40" EAST, A DISTANCE OF 212.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2720.56 FEET, A CENTRAL ANGLE OF 3°44'03", A CHORD BEARING AND DISTANCE OF SOUTH 23°33'35" EAST, 177.19 FEET, AND AN ARC LENGTH OF 177.30 FEET TO A POINT ON THE EAST LINE OF PARCEL "A"; THENCE ALONG SAID EAST LINE OF PARCEL "A", SOUTH 10°46'40" WEST, A DISTANCE OF 143.04 FEET TO A POINT AT THE SOUTHEAST CORNER OF PARCEL "A"; THENCE ALONG THE SOUTH LINE OF PARCEL "A", NORTH 55°00'20" WEST, A DISTANCE OF 79.79 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2600.56 FEET, A CENTRAL ANGLE OF 1°08'16", A CHORD BEARING AND DISTANCE OF NORTH 21°04'23" WEST, 51.63 FEET, AND AN ARC LENGTH OF 51.65 FEET TO THE POINT OF BEGINNING.
SAID PORTION BEING DEDICATED FOR FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PURPOSES, PER RIGHT-OF-WAY MAP SECTION 86000-2610, FOR THE ANDREWS AVENUE EXTENSION PROJECT.