

A PORTION OF PARCEL "A", OCEANSIDE FIRE STATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 178-179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°56'31" WEST, 30.00 FEET TO A POINT ON THE CENTERLINE OF RIVERSIDE DRIVE, THENCE NORTH 01°03'29" WEST, ALONG SAID CENTERLINE 316.38 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 89°08'04" EAST); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1015.40 FEET, A CENTRAL ANGLE OF 10°20'01", AN ARC DISTANCE OF 183.13 FEET; THENCE SOUTH 80°31'56" EAST, 30.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 28°02'33" EAST); THENCE, DEPARTING SAID WEST LINE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 38°22'56", AN ARC DISTANCE OF 19.65 FEET; THENCE SOUTH 79°39'37" EAST, 24.11 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.67 FEET, A CENTRAL ANGLE OF 11°37'35", AN ARC DISTANCE OF 3.18 FEET; THENCE NORTH 88°42'49" EAST, 119.64 FEET; THENCE NORTH 63°08'56" EAST, 0.88 FEET; THENCE SOUTH 78°05'42" EAST, 69.41 FEET; THENCE SOUTH 09°06'45" WEST, 11.94 FEET; THENCE SOUTH 01°14'34" EAST, 81.58 FEET; THENCE NORTH 88°43'01" EAST, 164.56 FEET; THENCE SOUTH 81°41'59" EAST, 40.51 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 80°53'09" EAST, 40.00 FEET TO THE CENTERLINE OF STATE ROAD A-1-A; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; THENCE SOUTH 09°06'51" WEST, 12.27 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 2864.79 FEET A CENTRAL ANGLE OF 03°58'16", AN ARC DISTANCE OF 198.55 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 84°51'24" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 89°02'43" WEST, 117.29 FEET; (2) SOUTH 00°53'27" EAST, 116.00 FEET; (3) SOUTH 89°02'43" WEST, 100.00 FEET; (4) SOUTH 01°18'42" EAST, 50.00 FEET; (5) SOUTH 89°02'43" WEST, 145.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 179,431 SQUARE FEET (4.119 ACRES), MORE OR LESS.

**P&Z**

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