

LEGAL DESCRIPTION

PARCEL 1:

TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/ 4) OF SAID SECTION 21; THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PARCEL 2:

EASEMENT PARCELS:

("EASEMENT - A")

EASEMENTS FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED NOVEMBER 19, 1993, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

TRACT F (PRIVATE LAKE) OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

("EASEMENT - B")

EASEMENTS FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED FEBRUARY 9, 2001, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

AAC

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08/06/2024

A PORTION OF TRACT "F", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21' 30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F", ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21' 30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41' 47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21' 30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F"; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AAC

PZ23-12000019

08/06/2024