

POWER PETROLEUM HQ PLAT - LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 FOR 3,938.18 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 2ND STREET; THENCE NORTH 89°17'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 33.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 64.03 FEET; THENCE SOUTH 58°30'22" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE EXTENSION 21.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 63°40'36" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2028.00 FEET, A CENTRAL ANGLE OF 07°16'55", FOR AN ARC DISTANCE OF 257.74 FEET; THENCE SOUTH 89°17'50" WEST 165.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE NORTH 02°45'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 196.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 401.97 FEET, A CENTRAL ANGLE OF 07°43'44", FOR AN ARC DISTANCE OF 54.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.703 ACRES, MORE OR LESS.

P&Z

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07/24/2024