

Legal Description:

That portion of Parcel No. 1, according to the plat of PALM AIRE CYPRESS COURSE ESTATES 3rd SECTION, as recorded in Plat Book 108 at page 48 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeasterly corner of said Parcel No. 1; thence run North 82°05'34" West (on an assumed bearing), 210.73 feet along the Southerly boundary of said Parcel No. 1, to a point of intersection; thence run South 81°38'25" West, 672.06 feet along said Southerly boundary, to a point of curvature of a curve to the right; thence along said Southerly boundary, on the arc of said curve to the right, having a radius of 1225.21 feet and a central angle of 16°08'24", run Westerly 345.14 feet, to the Point of Beginning; thence continue Northwesterly 343.54 feet along said Southerly boundary on the arc of said curve to the right, having a radius of 1225.21 feet and a central angle of 16°03'55", to the Southwesterly corner of said Parcel No. 1, being a point of intersection with the arc of a curve running Northwesterly to the right, a radial line at said point bearing South 75°56'43" East; thence along the Westerly boundary of said Parcel No. 1, on the arc of said curve to the right, having a radius and a 2,400.00 feet central angle of 05°03'54", run Northeasterly 212.16 feet; thence run South 73°53'49" East, 299.17 feet; thence run South 16°06'15" West, a distance of 64.00 feet; thence run South 73°53'45" East, a distance of 20.02 feet; thence run South 07°46'22" West, a distance of 147.91 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 70,989 square feet or 1.6297 acres, more or less. 1.6297 acres, more or less.

8/18/2021