

# **LEGAL DESCRIPTION:**

ALL OF LOTS 1, 2, 3, 4, 5, 17, 18, 19, 20, 21, 22, 23, 24, AND A PORTION OF LOT 6, BLOCK 2, ALL OF OF LOTS 8, 9, 10, 11, AND 12, BLOCK 1, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN 60 FOOT RIGHT OF WAY FOR MAGNOLIA DRIVE (SW 11th STREET) NOW VACATED PER INSTRUMENT NUMBER 115976317, OFFICIAL RECORDS BOOK 41418, PAGE 410, AND OFFICIAL RECORDS BOOK 38974, PAGE 372 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, OF SAID BLOCK 2; THENCE NORTH 88°30'47"E ALONG THE NORTH LINE OF LOTS 17 THROUGH 24 OF SAID BLOCK 2, 364.73 FEET THE WESTERLY MOST NORTHEAST CORNER OF LOT 24 OF SAID BLOCK 2; THENCE NORTH 69°00'54" EAST, 74.64 FEET TO A POINT ON THE NORTH LINE OF LOT 6 OF SAID BLOCK 2; THENCE NORTH 88°29'15" EAST ALONG THE NORTH LINE OF SAID LOT 6, 60.77 FEET TO THE NORTHEAST CORNER OF LOT 6, OF SAID BLOCK 2; THENCE SOUTH 38°22'37" EAST ALONG THE EASTERLY LINE OF SAID BLOCK 2 AND THE WESTERLY RIGHT OF WAY LINE OF SW 10th DRIVE (RACELAND BOULEVARD PER PLAT) 34.54 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 49°45'40", AN ARC DISTANCE OF 13.03 FEET TO A POINT TANGENCY ON THE EASTERLY LINE OF SAID BLOCK 2 AND THE WESTERLY RIGHT OF WAY LINE OF S. DIXIE HIGHWAY; THENCE SOUTH 11°23'02" WEST ALONG SAID EASTERLY LINE AND WESTERLY RIGHT OF WAY LINE, 115.38 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 77°12'10", AN ARC DISTANCE OF 20.21 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID BLOCK AND THE NORTH RIGHT OF WAY LINE OF SW 11th STREET (MAGNOLIA DRIVE PER PLAT); THENCE SOUTH 88°35'13" WEST ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, 228.35 FEET TO THE SOUTHEAST CORNER OF LOT 21 OF SAID BLOCK 2; THENCE SOUTH 01°41'57" EAST ALONG THE EAST LINE OF LOT 8, OF SAID BLOCK 1 AND ITS NORTHERLY EXTENSION THEREOF, 199.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 1; THENCE SOUTH 88°44'56" WEST ALONG THE SOUTH LINE OF LOTS 8 THROUGH 12, OF SAID BLOCK 1, AND THE WESTERLY EXTENSION THEREOF, ALSO BEING THE NORTH LINE OF PARCEL "B", CAPTIVA CLUB ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 143 & 144, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 310.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE SAID VACATED RIGHT OF WAY FOR PALM TERRACE ALSO BEING A POINT ON THE EASTERLY LINE OF PARCEL "A", OF SAID CAPTIVA CLUB PLAT; THENCE NORTH 01°42'04" WEST ALONG SAID WEST VACATED RIGHT OF WAY LINE AND SAID EASTERLY LINE, 336.85 FEET TO THE NORTHERN MOST NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID AMENDED PLAT OF FAIRVIEW; THENCE NORTH 88°30'47" EAST, 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING.

SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 142,839 SQUARE (3.279 ACRES) MORE OR LESS.

**P&Z**

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8/24/2022