

Legal Description

PARCEL 1

THE SOUTH 125 FEET OF THE EAST 150 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES THEREOF) OF THE FOLLOWING PARCEL: LOT 6 LESS THE NORTH 184.25 FEET AND ALL OF LOT 7, BLOCK 8 OF POMPANO MANOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL 2

A PORTION OF LOTS 6 AND 7, BLOCK 8 OF "POMPANO MANOR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BORWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADISU OF 3869.83 FEET AND A CENTRAL ANGLE OF 01°35'09" FOR AN ARC DISTANCE OF 107.12 FETT TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE OF SAID LOT 7, AND BEARING SOUTH 10°52'38" WEST, TO THE CENTER OF SAID CIRCULAR CURVE; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 6, FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING OF PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE CONTINUE NORTH FOR A DISTANCE OF 36.26 FEET TO APOINT; THENCE RUN NORTH 89°57'45" EAST, FOR A DISTANCE OF 146.69 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 6; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 6, FOR A DISTANCE OF 67.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 3992.08 FEET AND A CENTRAL OF 02°09'10" THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 150.00 FEET TO THE POING OF BEGINNING.