

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMOCO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE N.88°53'25"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 528.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE S.16°56'17"W., A DISTANCE OF 49.58 FEET; THENCE S.30°26'02"W., A DISTANCE OF 51.42 FEET; THENCE S.16°56'17"W., A DISTANCE OF 283.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°12'25" AND A RADIUS OF 11591.20 FEET FOR AN ARC DISTANCE OF 41.84 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A"; THENCE S.88°56'31"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 19.13 FEET; THENCE N.72°53'25"W., A DISTANCE OF 113.01 FEET TO A POINT ON A LINE 35.33 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A"; THENCE S.88°56'31"W., ALONG SAID PARALLEL LINE A DISTANCE OF 254.26 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF SAID SECTION 6; THENCE N.01°53'36"W., ALONG THE SAID WEST LINE AND WEST LINE OF SAID SECTION 6, A DISTANCE OF 364.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 3.885 ACRES

(169,231 SQUARE FEET), MORE OR LESS.

**DRC**

**PZ25-12000028**

**10/15/2025**