

DRC

PZ23-12000025

08/21/2024

LEGAL DESCRIPTION:

Lots 2, 3, and 10 Block 8, POMPANO MANOR, according to the Plat thereof as recorded in Plat Book 22, Page 14, Public Records of Broward County, Florida;

And,

Lots 8 and 9, Block 8, of POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, at Page 14 of the Public Records of Broward County, excepting therefrom that portion of Lots 8 and 9 as described in Special Warranty Deed dated 4/22/40 from Model Land Company, a Florida corporation, to the State of Florida, for public highway and proposed incidental thereto, of the right of way of Hammond Road, now known as Hammondville Road, filed for record April 27, 1940 and recorded in Deed Book 356, Page 175, of the Public Records of Broward County, Florida, to which the recorded Plat of POMPANO MANOR, Plat Book 22, Page 14, is subject, the Northeasterly right of way line of which forms the Southerly property line of Lots 8 and 9, Block 8, POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida;

And,

Those portions of Lots 4, 6 and 7, in 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, more particularly described as follows:

Commencing at the Northeast corner of said Lot 4, thence run South 0° 02' 45" East along the East line of said Lot 4, 15.00 feet to the POINT OF BEGINNING; thence continue South 0° 02' 45" East, along the East line of said Lots 4 and 7, 471.25 feet; thence run South 89° 58' 43" East, 111.25 feet to a point lying 15 feet West of the East line of said Lot 6; thence run South 0° 03' 57" West along a line parallel with and 15 feet West of the East line of said Lot 6, 34.97 feet; thence run North 89° 54' 44" West, 131.69 feet; thence run South 0° 03' 57" West, 161.26 feet to a point on the South line of said Lot 7, said point lying on the arc of a circular curve, concave to the South, the center of which bears South 10° 59' 56" West from said point; thence run Westerly along the arc of said curve, having a radius of 3869.83 feet, through a central angle of 1° 34' 57", an arc distance of 106.88 feet to the Southwest corner of said Lot 7; thence run North 0° 02' 45" West along the West line of said Lots 7 and 4, 648.43 feet to a point lying 15 feet South of the North line of said Lot 4; thence run South 89° 58' 43" East along a line parallel with and 15 feet South of the North line of said Lot 4, 126.00 feet to the POINT OF BEGINNING.

Less road right of way for Northwest 15th COURT.

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04/03/2024

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07/19/2023