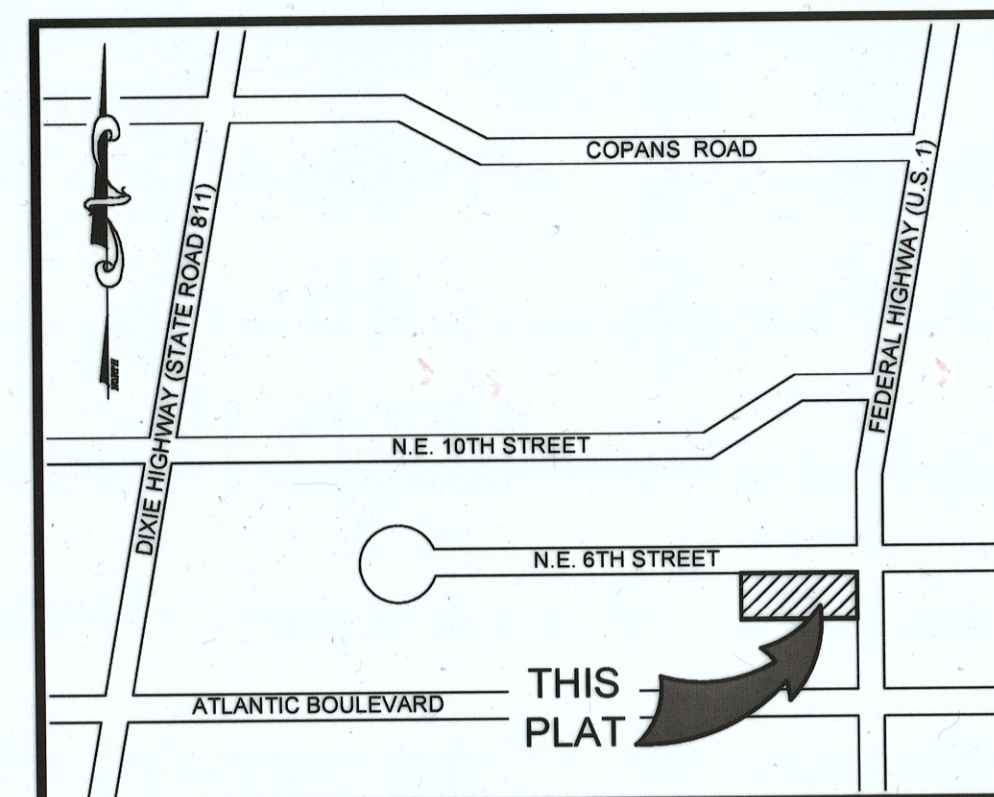


# JALI

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH  
NOT TO SCALE

## DESCRIPTION:

THAT PORTION OF THE SOUTH 85 FEET OF THE NORTH 275 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING WEST OF U.S. HIGHWAY NO. 1, LESS THE WEST 290 FEET THEREOF, ALSO KNOWN AS:

THE FOLLOWING DESCRIBED PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 AND RUN NORTH 89°44'32" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, FOR 290.00 FEET; THEN SOUTH 00°22'55" EAST ALONG A LINE PARALLEL WITH AND 290 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 FOR 190.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 00°22'55" EAST ALONG THE LAST DESCRIBED COURSE FOR 85.00 FEET; THENCE NORTH 89°44'32" EAST, ALONG A LINE PARALLEL WITH AND 275 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36 FOR 193.90 FEET, TO A POINT ON A CURVE (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. #1 AND BEARING NORTH 87°41'24" WEST, FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. #1, HAVING A RADIUS OF 5772.65 FEET AND A CENTRAL ANGLE OF 00°50'41", FOR AN ARC DISTANCE OF 85.11 FEET; THENCE SOUTH 89°44'32" WEST, FOR 198.53 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN BROWARD COUNTY, FLORIDA.

## TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE SOUTH 01°02'16" EAST, A DISTANCE OF 35.00 FEET, THENCE NORTH 89°06'20" EAST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 01°02'16" EAST, A DISTANCE OF 155.00 FEET, THENCE NORTH 89°06'20" EAST, A DISTANCE OF 199.02 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT, ALSO ON THE WEST RIGHT-OF-WAY LINE OF US#1, THENCE NORTHERLY AND EASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5772.65 FEET, AN ARC DISTANCE OF 155.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NORTHEAST SIXTH STREET, THENCE SOUTH 89°06'20" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 210.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS AND EXCEPT ALL RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO THE LAND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 28249, PAGE 313 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## ALSO DESCRIBED AS:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 01°25'47" EAST, 35.00 FEET TO A POINT ON A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 88°42'49" EAST, ALONG SAID PARALLEL LINE, 290.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 6<sup>th</sup> STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°42'49" EAST, ALONG SAID PARALLEL LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 185.78 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 1 (STATE ROAD No. 5); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO DESCRIBED COURSES; (1) NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.97 FEET, A CENTRAL ANGLE OF 94°42'27" AND AN ARC DISTANCE OF 37.97 FEET TO A POINT OF REVERSE CURVATURE; (2) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5772.65 FEET, A CENTRAL ANGLE OF 02°08'23" AND AN ARC DISTANCE OF 215.59 FEET TO A POINT ON A LINE 275.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 88°42'49" WEST, ALONG SAID PARALLEL LINE, 194.39 FEET TO A POINT ON A LINE 290.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 01°25'47" WEST, ALONG SAID PARALLEL LINE, 240.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 1.108 ACRES (48,281 SQUARE FEET MORE OR LESS).

PREPARED BY:

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