

LEGAL DESCRIPTION:

FOLIO NO. 4942-02-03-0130, 4942-02-03-0140 AND 4942-02-03-0030

ALL OF LOTS 1, 2, 3, 4, 5, 17, 18, 19, 20, 21, 22, 23, 24, AND A PORTION OF LOT 6, BLOCK 2, 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 VACATED ALLEY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5621, PAGE 419 OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 17, BLOCK 2; THENCE S89°44'52"E ALONG THE NORTH LINE OF SAID LOTS 17 THRU 24, A DISTANCE OF 364.87 FEET (364.40 FEET PER PLAT) TO THE MOST WESTERLY NORTHEAST CORNER OF SAID LOT 24 THENCE N70°45'15"E A DISTANCE OF 75.22 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE S89°48'10"E ALONG SAID NORTH LINE A DISTANCE OF 59.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S36°39'30"E ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 35.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°46'53" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 13.03 FEET TO A POINT OF TANGENCY; THENCE S13°07'47"W ALONG SAID EAST LINE A DISTANCE OF 114.74 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°13'40" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 20.22 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID BLOCK 2; THENCE N89°38'46"W ALONG SAID SOUTH LINE A DISTANCE OF 464.17 FEET TO A POINT OF CURVATURE OF TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°39'51" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 23.47 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 123.62 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA CONTAINING 1.68 ACRES MORE OR LESS.

FOLIO NO. 4942-02-03-0010

LOTS 8, 9, 10, 11 AND 12, BLOCK 1, OF AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THAT PORTION OF VACATED ROAD AS REFERENCED IN ORDINANCE FILED FEBRUARY 7, 2006 IN OFFICIAL RECORDS BOOK 41418, PAGE 410 BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF PALM TERRACE RIGHT OF WAY, LYING ADJACENT TO LOT 12, BLOCK 1, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING BOUNDED BY AS FOLLOWS: ON THE NORTH BY A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1, ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 1, ON THE EAST BY THE WEST LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1, AND ON THE WEST BY A LINE 30 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1.

P&Z

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8/16/2018