

LEGAL DESCRIPTION (NAT JACK):

A portion of the Northeast one-quarter (NE 1/4) of Section 33, Township 48 South, Range 42 East, more fully described as follows:

Commencing at the Northeast corner of said Section 33; thence South $88^{\circ}28'20''$ West, on the North line of said Section 33, a distance of 257.68 feet to the Point of Beginning; thence continuing South $88^{\circ}28'20''$ West, on the North line of said Section 33 a distance of 402.64 feet; thence South $01^{\circ}22'37''$ East, on the East line of Pompano Manor, according to the plat thereof, as recorded in Plat Book 22, Page 14, of the public records of Broward County, Florida, a distance of 284.56 feet to a point on a curve, and to a point on the Northerly Right-of-Way line of Hammondville Road thence Southeasterly on said Northerly right-of-way line and said curve to the right, with a radius of 3869.93 feet, a central angle of $06^{\circ}38'49''$, an arc distance of 448.94 feet; thence North $01^{\circ}05'26''$ West, on a line 257.68 feet West of and parallel with the East line of said Section 33, a distance of 488.87 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 153,341 square feet or 3.5202 acres more or less.