

PARCEL 2: (FEE TITLE)

TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLATBOOK 111.1, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G;
THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT A RIGHT ANGLE TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 21;
THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AAC

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5/4/21