

PHOENIX GOLF CAF – plat description

2/27/23

PORION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 88°55'31" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 282.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 31 AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; 1) NORTH 01°17'16" WEST 127.66 FEET; 2) NORTH 88°54'46" EAST 12.24 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 66°57'37" EAST; 3) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 14°31'40", FOR AN ARC DISTANCE OF 132.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 2/5 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 88°55'31" EAST ALONG SAID NORTH LINE 303.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 01°14'32" EAST ALONG SAID EAST LINE 255.58 FEET TO THE POINT OF BEGINNING.

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

DRC

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04/05/2023