

POWER PETROLEUM HQ PLAT - LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN GOVERNMENT LOT 4. SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 FOR 3,938.17 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'40" EAST ALONG SAID RIGHT OF WAY LINE 64.04 FEET; THENCE SOUTH 58°30'22" EAST ALONG SAID RIGHT OF WAY LINE 21.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 63°40'36" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING THE WEST RIGHT OF WAY LINE OF SOUTH ANDREWS AVENUE, HAVING A RADIUS OF 2028.00 FEET, A CENTRAL ANGLE OF 07°16'55", FOR AN ARC DISTANCE OF 257.74 FEET; THENCE SOUTH 89°17'50" WEST 165.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF C.S.X. RAILROAD; THENCE NORTH 02°45'16" WEST ALONG SAID EAST RIGHT OF WAY LINE 196.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID EAST RIGHT OF WAY LINE HAVING A RADIUS OF 401.97 FEET, A CENTRAL ANGLE OF 07°43'29", FOR AN ARC DISTANCE OF 54.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 30,616 SQUARE FEET (0.7028 ACRES), MORE OR LESS.

DRC

PZ23-14000018

09/20/2023