

DESCRIPTION PREPARED BY THE SURVEYOR:

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 34; THENCE N.89°01'23"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 609.15 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION, AS RECORDED IN ROAD PLAT BOOK 14, PAGE 94 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.01°25'51"W. ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 141.38 FEET; THENCE S.88°34'09"W., A DISTANCE OF 47.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 41828, PAGE 330 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE S.89°01'23"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 5444, PAGE 206 OF SAID PUBLIC RECORDS, A DISTANCE OF 44.13 FEET; THENCE S.00°58'37"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.19 FEET; THENCE S.88°50'28"W. ALONG THE NORTH RIGHT-OF-WAY OF SAID STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 12285, PAGE 668 OF SAID PUBLIC RECORDS, A DISTANCE OF 369.07 FEET; THENCE N.10°47'39"E., A DISTANCE OF 146.45 FEET; THENCE N.89°01'24"E., A DISTANCE OF 229.83 FEET; THENCE N.10°47'39"E., A DISTANCE OF 610.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; S.79°12'21"E., A DISTANCE OF 6.69 FEET; THENCE S.01°25'55"E., A DISTANCE OF 382.44 FEET; THENCE S.10°06'13"W., A DISTANCE OF 54.43 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.86°40'16"E., A RADIAL DISTANCE OF 2,035.50 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°45'49", A DISTANCE OF 275.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 95,756 SQUARE FEET OR 2.1983 ACRES MORE OR LESS.

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07/06/2021

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