

## LEGAL DESCRIPTION:

LOTS 1 AND 2, CASSEL'S ADDITION TO THE TOWN OF POMPANO, A SUBDIVISION OF POMPANO BEACH, FLORIDA, AND RECORDED IN PLAT BOOK 1, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET FOR ROAD FRONTAGE AND LESS C & SFFCD R/W AND ALL THAT PART OF THE SOUTH 1/2 OF THE NE 1/4 OF GOVERNMENT LOT 4 IN SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING AND BEING NORTH OF A LINE WHICH IS 85 FEET NORTH OF AND PARALLEL TO THE EXISTING BULKHEAD WHICH LIES ON THE NORTH LINE OF BLOCKS 3 AND 4, GARDEN ISLES SECTION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING AND BEING SOUTH OF LOT 2 OF CASSEL'S ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL LESS

THAT PART OF LOT 1 OF CASSEL'S ADDITION TO THE TOWN OF POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, ACCORDING TO THE PLAT OF RUSTIC BRIDGE PARK, AS RECORDED IN PLAT BOOK 5, PAGE 96, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 00 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SE 3RD AVE., A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF ATLANTIC BLVD.; THENCE NORTH 89 DEGREES 00 MINUTES 24 SECONDS EAST ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY FOR ATLANTIC BLVD. A DISTANCE OF 134.50 FEET THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 00 MINUTES 24 SECONDS EAST, A DISTANCE OF 82.42 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 0.80 FEET TO INTERSECT WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5367.47 FEET AND A CHORD BEARING SOUTH 87 DEGREES 26 MINUTES 02 SECONDS WEST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 82.46 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 49 SECONDS, TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 00 MINUTES 05 SECONDS WEST, A DISTANCE OF 3.06 FEET TO POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AAC

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10/5/2021