

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST;

THENCE NORTH 02°51'18" WEST ALONG THE EAST LINE OF SECTION 3, BEING COINCIDENT WITH WEST LINE OF SECTION 2 A DISTANCE OF 290.79 FEET;

THENCE NORTH 88°24'27" EAST A DISTANCE OF 430.41 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°24'27" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 247.87 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SOUTH 250 FEET;

THENCE NORTH 02°21'24" WEST ALONG THE EAST LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 92.46 FEET TO THE SOUTHWEST CORNER OF THE WEST LINE OF MARCONI BOULEVARD LYING 30 FEET WEST OF THE WEST LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 88°06'51" EAST ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 285.29 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95;

THENCE NORTH 01°36'32" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 A DISTANCE OF 158.99 FEET TO A POINT IN THE NORTH LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 25;

THENCE SOUTH 88°24'23" WEST ALONG SAID NORTH LINE OF BLOCK 10 A DISTANCE OF 287.33;

THENCE SOUTH 01°28'02" EAST A DISTANCE OF 3.30 FEET TO THE NORTH LINE OF THE AFORE SAID SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SW 8th STREET;

THENCE SOUTH 88°38'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 223.06 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°07'03" AN ARC LENGTH OF 39.76 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF SW 12 AVENUE;

THENCE SOUTH 2°23'10" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 224.63 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA CONTAINING 107,599.71 SQUARE FEET (2.470 ACRES) MORE OR LESS.

DRC

PZ21-14000016

7/07/2021