

LOTS 6,7,8,9,11,12 AND 13 IN BLOCK 5 OF POMPANO BEACH BLOUNT BROS. REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR STATE ROAD A-1-A IN THE DECLARATION OF TAKING AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16571, PAGE 144 AND ALSO:

LOT 10 IN BLOCK 5 OF OF POMPANO BEACH BLOUNT BROS. REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO BROWARD COUNTY FOR ROAD PURPOSES AND RECORDED IN OFFICIAL RECORDS BOOK 13100, PAGE 150, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 43 EAST, RUN NORTH 89°17'51" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 5, FOR 135.65 FEET TO ITS INTERSECTION WITH THE SURVEY BASELINE FOR STATE ROAD A-1-A EAST, AS SHOWN ON SHEET 6 OF 6 OF THE RIGHT-OF-WAY MAPS FOR SECTION 86050-2533, BROWARD COUNTY, FLORIDA; THENCE SOUTH 03°55'02" WEST, ALONG SAID BASELINE FOR 1023.72 FEET; THENCE SOUTH 85°58'14" EAST, FOR 25.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 85°58'14" EAST, FOR 3.22 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1876.86 FEET, SAID POINT HAVING A RADIAL BEARING OF NORTH 82°43'14" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR 60.06 FEET THROUGH A CENTRAL ANGLE OF 01°50'01"; THENCE NORTH 85°57'32" WEST, FOR 0.66 FEET; THENCE NORTH 03°55'22" EAST, FOR 60.01 FEET TO THE POINT OF BEGINNING.

AAC

PZ21-12000043

8/2/2022