

SONATA

A REPLAT OF LOTS 1, 2, 3, 6 THRU 12, AND THE EAST 1/2 OF LOT 13, ALLEY AND SEVENTH STREET, SUMPTER'S ADDITION TO POMPANO FIRST ADDITION, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A REPLAT OF PORTIONS OF LOTS 7 & 10, PLAT OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOTH LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION:

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND LESS:

THAT PART OF TRACT 7 OF THE PLAT OF THE SUB'D OF SEC. 35, T 48 S, R 42 E, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 870.28 FEET; THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28" EAST, A DISTANCE OF 60.83 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 46.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 35. TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6 AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

TOGETHER WITH:

LOTS 1, 2, 3, AND 6 THROUGH 12 AND THE EAST ONE-HALF (E 1/2) OF LOT 13 OF SUMTER'S ADDITION TO POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE ADJACENT ALLEY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2005-4 RECORDED IN OFFICIAL RECORDS BOOK 38597, PAGE 1455; AND THAT PORTION OF THE ADJACENT ALLEYWAY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2007-25 RECORDED IN OFFICIAL RECORDS BOOK 43583, PAGE 377; AND THAT PORTION OF THE ADJACENT ROAD RIGHT-OF-WAY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2008-21 RECORDED IN OFFICIAL RECORDS BOOK 45181, PAGE 321, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS:

A PORTION OF SEVENTH STREET (N.W. 6TH COURT) OF SUMTER'S ADDITION TO POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 OF SAID PLAT; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 5.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 40.33 FEET; THENCE NORTH 00°37'00" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST ONE HALF (E. 1/2) OF SAID LOT 13, A DISTANCE OF 10.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 4.22 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA CONTAINING 5,546 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT 10, PLAT OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, MIAMI-DADE COUNTY PUBLIC RECORDS ALSO BEING A PORTION PARCELS 105, 108 & 109, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, ACCORDING TO THE MAP THEREOF AS RECORDED IN RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 109; THENCE NORTH 87°56'12" EAST ALONG THE NORTH LINE OF SAID PARCEL 109, LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 35, 86.79 FEET; THENCE SOUTH 39°02'58" EAST, 47.93 FEET TO A POINT ON LINE LYING 80.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY ALSO BEING THE EAST RIGHT OF WAY LINE FOR DIXIE HIGHWAY (FORMERLY STATE ROAD 811) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 13°57'52" WEST, ALONG SAID PARALLEL LINE, 436.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 105, ALSO BEING THE NORTH LINE OF PARCEL "A", "J-W PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 22 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°08'56" WEST, ALONG SAID SOUTH LINE AND SAID NORTH LINE, 124.05 FEET TO A POINT ON THE EASTERLY LINE OF SUMTER'S ADDITION TO POMPANO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 13°40'56" EAST, ALONG SAID EASTERLY LINE, 474.27 FEET TO THE POINT OF BEGINNING.

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