

LEGAL DESCRIPTION

Portions of Tract "B", ARVIDA POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, page 33 and Parcel "A", POMPANO PARK RACINO, according to the plat thereof, as recorded in Plat Book 181, pages 22 through 27 of the Public Records of Broward County, Florida, said portions being more described as follows:

Beginning at the Northernmost Northwest corner of said Tract "B", thence North 89°40'35" East, along the North line of said Tract "B", also being the South Right-of-Way line for Pompano Park Place, 639.88 feet; thence South 14°28'51" West, 432.98 feet; thence South 00°08'52" East, 344.96 feet to a point on a non-tangent curve concave Northeasterly, (through which a radial line bears South 87°29'45" West) having a radius of 18.00 feet, a central angle of 87°27'45" and an arc distance of 27.49 feet to a point of cusp; thence South 87°29'20" West, 146.71 feet; thence North 88°45'25" West, 188.82 feet; thence South 87°29'45" West, 217.67 feet to a point of curvature of a curve concave to the Northeast, having a radius of 33.00 feet, a central angle of 90°00'00" and an arc distance of 51.84 feet to a point of tangency; thence north 02°30'15" west, 735.15 feet to a point of curvature of a curve concave to the east, having a radius of 33.00 feet, a central angle of 19°49'13" and an arc distance of 11.42 feet to a point on the North line of that certain 220 foot access opening easement as shown on said Plat Book 181, Pages 22-27; thence North 89°40'35" East, along said North Easement Line, 67.91 feet to a point on the Westerly line of said Tract "B"; thence North 02°27'09" West, along said Westerly line, 12.01 feet to the Point of Beginning.

Said lands situate lying and being in the City of Pompano Beach, Broward County, Florida and containing 480,462 square feet, 11.0299 acres more or less.

AAC

PZ21-12000046

6/7/2022