

Legal Description

LOTS 1 THROUGH 5 BLOCK 1 OF COLE ADDITION TO TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUTATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

A PORTION OF LOTS 1, 2 AND 3 OF PLAT COLE ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, THENCE EASTERLY ALONG THE SOUTHERNLY LINE OF THE AFOREMENTIONED LOT 1, A DISTANCE OF 48.44 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A 30 FOOT RADIUS CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.92 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHEASTERLY ALONG A LINE 80 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD, A DISTANCE OF 135.18 FEET TO A POINT OF THE NORTH LINE OF THE AFOREMENTIONED LOT 3; THENCE EASTERLY TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 3; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1 THROUGH 3 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 1; THENCE WESTERLY TO THE POINT OF BEGINNING.

PZB

**PZ25- 05000005
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