

## **LEASEFLORIDA - plat description**

### **LEGAL DESCRIPTION:**

A PORTION OF LOTS 7 AND 8, LESS THE WEST 25 FEET, THE EAST 15 FEET, AND THE NORTH 5 FEET THEREOF, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH LINE OF "POMPANO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF SAID LOT 8, "SILVER BEACH", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, "SILVER BEACH"; THENCE NORTH 88°57'54" EAST, ALONG THE NORTH LINE OF SAID LOT 7, FOR 25.00 FEET; THENCE SOUTH 00°42'06" EAST, ALONG THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 7, FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'54" EAST, ALONG THE SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 7, FOR 100.16 FEET; THENCE SOUTH 08°28'53" WEST, ALONG THE WEST LINE OF THE EAST 15 FEET OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, FOR 77.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 02°57'06", FOR AN ARC DISTANCE OF 30.77 FEET TO A POINT ON SAID NORTH LINE OF "POMPANO BEACH"; THENCE SOUTH 88°50'54" WEST, ALONG SAID NORTH LINE, 82.14 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 25 FEET OF LOTS 7 AND 8; THENCE NORTH 00°42'06" WEST, ALONG SAID LINE, 106.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPADNO BEACH, BROWARD COUNTY, FLORIDA.

**P&Z**

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11/16/2022