

LEGAL DESCRIPTION:

THE NORTH 45 FEET OF LOT 9, LOT 10 AND PARCEL "A", BLOCK 22, POMPANO ESTATES THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS, HOWEVER, THAT PORTION OF SAID LOTS DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 9, 10 AND PARCEL "A", BLOCK 22, POMPANO ESTATES THIRD ADDITION AS PER PLAT, RECORDED IN PLAT BOOK 58, PAGE 30, ALSO, PARCEL "D" OF POMPANO ESTATES AS PER PLAT, RECORDED IN PLAT BOOK 36, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST BOUNDARY OF LOT 8 OF SAID BLOCK 22, AT A POINT 10.67 FEET SOUTH $01^{\circ}34'08''$ EAST FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH $31^{\circ}57'14''$ EAST, 59.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 636.00 FEET, RUN NORTHEASTERLY 149.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}28'03''$ TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL "D" OF POMPANO ESTATES; THENCE NORTH $01^{\circ}34'08''$ WEST, 20.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE WESTERLY 100 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D", THENCE SOUTH $01^{\circ}34'08''$ EAST, 203.55 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS ANY PORTION OF SAID PARCEL "A" WHICH LIES SOUTHWESTERLY OF THE ABOVE PARCEL.

ADDRESS: VAC LOT NE 1ST AVENUE POMPANO BEACH, FL 33064

P&Z

PZ23-27000005

02/28/2024