

**Legal Description for 675 SW 12<sup>th</sup> Ave, Pompano Beach FL 33069:**

“ALL OF LOTS 95, 96, 97, 98 AND 99, TOGETHER WITH THE EAST ONE HALF OF LOT 94, AND SOUTH 25 FEET OF OF LOTS 100 AND 101, IN POMPANO BUSINESS PARK, AS RECORDED IN PLAT BOOK 119, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF POMPANO BUSINESS PARK AS RECORDED IN PLAT BOOK 119, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N89°19'00"W, A DISTANCE OF 3.00 FT TO THE POINT OF BEGINNING, THENCE N89°19'00"W, A DISTANCE OF 810.15 FT; THENCE N00°41'00"E, A DISTANCE 314.0 FT; THENCE S89°19'00"E, A DISTANCE 38.63 FT TO THE POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 43°02'52", A RADIUS OF 145.0 FT, AND AN ARC LENGTH OF 108.94 FT TO A POINT, THENCE ALONG A RADICAL LINE S42°21'52"E, A DISTANCE OF 32.74 FT TO A POINT; THENCE S87°21'52"E, A DISTANCE OF 646.92 FT; THENCE S00°00'00"E, A DISTANCE OF 307.09 FT TO THE POINT OF BEGINNING.”

**DRC**

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