

**LEGAL DESCRIPTION:**

The South 120 feet of Lot 1, less the West 10 feet thereof, Block 9, POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida.

and

A portion of Lot 9, Block 9, POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of said Lot 9, thence North along the West line of said Lot 9 at a distance of 403.86 feet, thence East making an included angle of 90 degrees and 03 minutes and along the North line of said Lot 9 a distance of 50.6 feet, thence South parallel to the West line of Lot 9 a distance of 418.0 feet to a point on the South line of Lot 9, thence Westerly along the said South line along a curve to the left whose radius is 3,869.83 feet with a central angle of 0 degrees, 46 minutes, 47 seconds an arc distance of 52.66 feet to the point of beginning.

and

Lot 10, Block 9, POMPANO MANOR, according to the Plat thereof, recorded in Plat Book 22, Page 14, of the Public Records of Broward County, Florida;

Less and except that portion of said lot 10 conveyed by instrument recorded in Official Records Book 21357, Page 838, more fully described as follows:

Commence at the Northwest corner of said Lot 10, thence East a distance of 15 feet; thence South a distance of 355.05 to a point of curvature to the Southeast having a radius of 25 feet to a point on the North right-of-way line of Hammondville Road; thence Northwest along a curve having a radius of 25 feet to a point on the East right-of-way line of N.W. 24 Ave., 19 feet North of the North right-of-way line of Hammondville Road; thence North a distance of 351.29 feet to the POINT OF BEGINNING.

**AAC**

**PZ20-12000033**

**3/2/21**