

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 31-FOOT VACATED RIGHT OF WAY (PER OFFICIAL RECORDS BOOK 45181, PAGE 321 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) FOR N.W. 6th COURT (SEVENTH STREET PER PLAT), SUMTER'S ADDITION TO TOWN OF POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, OF SAID SUMTER'S ADDITION TO TOWN OF POMPANO FIRST ADDITION PLAT; THENCE SOUTH 88°08'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID VACATED N.W. 6th COURT, 30.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH AND SAID SOUTH LINE, SOUTH 01°51'04" EAST, 5.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET TO A POINT OF TANGENCY LYING 11.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 88°08'56" EAST, ALONG SAID PARALLEL LINE, 14.00 FEET; THENCE, DEPARTING SAID PARALLEL LINE, SOUTH 01°51'04" EAST, 10.00 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID VACATED RIGHT OF WAY; THENCE SOUTH 88°08'56" WEST, ALONG SAID PARALLEL LINE, 40.15 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID LOT 13; THENCE NORTH 01°26'00" WEST, ALONG SAID SOUTHERLY EXTENSION, 10.00 FEET TO A POINT ON A LINE LYING 11.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 88°08'56" EAST, ALONG SAID PARALLEL LINE, 4.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET TO A POINT OF TANGENCY LYING 10.00 FEET EAST OF AND PARALLEL WITH SAID SOUTHERLY EXTENSION; THENCE NORTH 01°51'04" WEST, ALONG SAID PARALLEL LINE, 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13, ALSO BEING THE NORTH LINE OF SAID VACATED RIGHT OF WAY; THENCE NORTH 88°08'56" EAST, ALONG SAID SOUTH LINE AND SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 527 SQUARE FEET MORE OR LESS.

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4/28/2021