

## LEGAL DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA,  
MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST,  
ALONG THE SOUTH LINE OF SAID SECTION 32, 183.16 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUING SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH  
01°22'13" WEST 45.05 FEET; THENCE SOUTH 88°53'46" WEST 666.73 FT; THENCE SOUTH 01°21'04"  
EAST 46.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE  
SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF  
SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°44'10" WEST 62.24 FEET TO A  
POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO.  
814); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED  
COURSES AND DISTANCES: (1) NORTH 88°53'39" EAST 50.57 FEET TO A POINT OF CURVATURE OF A  
CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE  
TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", FOR AN ARC  
DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 81°42'20" EAST 224.69 FEET;  
(4) NORTH 73°53'20" EAST 182.75 FEET; (5) NORTH 76°38'00" EAST 218.02 FEET; (6) NORTH 77°42'43"  
EAST 264.67 FEET; (7) NORTH 88°04'51" EAST 239.35 FEET; THENCE SOUTH 01°12'55" EAST 268.39  
FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND  
CONTAINING 5.001 ACRES, MORE OR LESS.

01/17/25