

A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALM AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89°34'13" EAST, ALONG THE SOUTHERLY LINE OF PALM AIRE DRIVE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3976, ON PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 366.17 FEET; THENCE SOUTH 00°45'58" EAST, A DISTANCE OF 123.62 FEET; THENCE SOUTH 89°46'12" WEST, A DISTANCE OF 140.05 FEET; THENCE SOUTH 00°38'36" WEST, A DISTANCE OF 196.22 FEET TO THE NORTH LINE OF AN EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89°46'05" WEST, A DISTANCE OF 81.40 FEET; THENCE SOUTH 00°13'55" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 126.41 FEET AND A CENTRAL ANGLE OF 48°26'44", A DISTANCE OF 106.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 73.50 FEET AND A CENTRAL ANGLE OF 49°19'26", A DISTANCE OF 63.27 FEET; THENCE NORTH 09°19'21" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 114.58 FEET; THENCE SOUTH 80°40'39" WEST, A DISTANCE OF 34.50 FEET (THE LAST TWO DESCRIBED LINES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY BOUNDARIES OF PARCEL B OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 45095 AT PAGE 200 OF SAID PUBLIC RECORDS); THENCE NORTH 09°19'21" WEST, ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154 AT PAGE 1995 OF SAID PUBLIC RECORDS, A DISTANCE OF 40.00 FEET; THENCE NORTH 80°40'39" EAST, A DISTANCE OF 34.50 FEET; THENCE NORTH 09°19'21" WEST, A DISTANCE OF 38.81 FEET; THENCE NORTH 00°07'54" EAST, A DISTANCE OF 78.34 FEET (THE LAST THREE DESCRIBED LINES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY BOUNDARIES OF PARCEL A OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 45095 AT PAGE 200 OF SAID PUBLIC RECORDS); THENCE SOUTH 89°34'13" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAIN 2.222 ACRES, MORE OR LESS.

P & Z

PZ22-14000010

12/21/2022