

LEGAL DESCRIPTION

THAT CERTAIN 24' ACCESS EASEMENT, BEING A PORTION OF PARCEL "A", "HUROK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE S88°56'35"W, ALONG THE NORTH LINE OF SAID PARCEL "A", 52.08 FEET TO THE POINT OF BEGINNING; THENCE S01°03'39"E, 92.00 FEET; THENCE S88°56'35"W, 245.36 FEET; THENCE N01°18'07"W, 24.00 FEET; THENCE N88°56'35"E, 196.46 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'14" AND AN ARC LENGTH OF 39.27 FEET; THENCE N01°03'39"W, 43.00 FEET; THENCE ALONG SAID NORTH LINE OF SAID PARCEL 'A', N88°56'35"E, 24.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 7656 SQUARE FEET, MORE OR LESS.

**P&Z**

PZ22-27000007

11/16/2022