

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°47'18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 183.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°47'18" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH 01°21'48" WEST 45.12 FEET; THENCE SOUTH 88°54'04" WEST 666.73 FEET; THENCE SOUTH 01°20'39" EAST 46.43 FEET TO A POINT A POINT OF INTESECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°47'18" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°43'45" 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 AN DISTANCES: 1) NORTH 88°54'04" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; 2) NORHTEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", AN ARC DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; 3) NORTH 81°42'45" EAST 224.69 FEET; 4) NORTH 73°53'45" EAST 182.75 FEET; 5) NORTH 76°38'25" EAST 218.03 FEET; 6) NORTH 77°43'08" EAST 264.66 FEET; 7) NORTH 88°05'16" EAST 239.35; THENCE SOUTH 01°12'30" 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 217,820 SQUARE FEET (5.001 ACRES), MORE OR LESS.