

To: City of Pompano Beach
Building Department
100 W Atlantic Blvd,
Pompano Beach, FL 33060

May 14, 2025

Re: LEGAL DESCRIPTION
2100 W. Atlantic Blvd

Project No. 24109.01

Legal description is as follows

FOLIO: 4942-03-27-0012 SITE ADDRESS: 2100 West Atlantic Boulevard Pompano Beach, Florida
BUILDING FOOTPRINT AREA : \pm 8,166.2 Sq. feet BUILDING HEIGHT : \pm XX feet LOT AREA : \pm
16,874.9 Sq. feet

Title Legal Description A PORTION OF TRACT "A", OF ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF TRACT "A" OR SOUTH CANAL RIGHT-OF-WAY LINE 371.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 325.23 FEET; THENCE SOUTH 01°10'38" WEST, 306.81 FEET; THENCE NORTH 88°49'39" WEST, 33.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 56°49'14"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 19.83 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 41°49'14"; THENCE NORTHWEST AN ARC DISTANCE OF 105.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°49'39" WEST, 85.84 FEET TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14°59'43"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 15.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'22" WEST, 92.57 FEET; THENCE NORTH 01°10'38" EAST, 212.83 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

DRC