

DRC

PZ23-12000009

10/02/2024

Legal Description West 5 Acres:

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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°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 483.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 239.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 268.37 feet to the Point of Beginning.

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Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

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03/05/2025

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01/17/2024

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PZ23-12000009

10/04/2023