

# **THOROUGHFARE TO BE VACATED IN "FERNANDER/WRIGHT SUBDIVISION"**

## **LEGAL DESCRIPTION**

A PORTION OF THE THOROUGHFARE LYING WITHIN "FERNANDER/WRIGHT SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 00°02'46" EAST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 3.69 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 69.98 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID THOROUGHFARE THE FOLLOWING 20 COURSES: NORTH 44°58'37" WEST, A DISTANCE OF 42.44 FEET; THENCE NORTH 00°02'46" EAST, A DISTANCE OF 407.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 90°05'07", A DISTANCE OF 117.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'39" WEST, A DISTANCE OF 91.20 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 33°33'26", A DISTANCE OF 14.64 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY, SOUTHERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 247°06'53", A DISTANCE OF 150.95 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 33°33'26", A DISTANCE OF 14.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'39" EAST, A DISTANCE OF 91.20 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°05'07", A DISTANCE OF 39.31 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'46" WEST, A DISTANCE OF 157.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'14" WEST, A DISTANCE OF 84.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 90°00'19", A DISTANCE OF 117.82 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING ON THE WEST LINE OF SAID PLAT; THENCE SOUTH 00°02'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 216°52'08", A DISTANCE OF 132.48 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 126°52'38", A DISTANCE OF 55.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°57'14" EAST, A DISTANCE OF 76.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'46" WEST, A DISTANCE OF 149.98 FEET; THENCE SOUTH 45°01'23" WEST, A DISTANCE OF 42.41 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 49,316 SQUARE FEET, MORE OR LESS.

## **NOTES:**

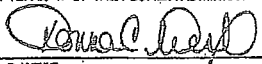
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

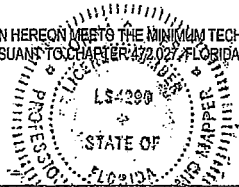
## **ABBREVIATIONS:**

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	R	= RADIUS
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
P.G.	= PAGE		

## **SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290



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PROJECT: ISLAMIC CENTER POMPANO BEACH

PROJECT NO.: 1601-09

DATE: 8/29/16

SHEET 1 OF 2

