

## LEGAL DESCRIPTION

Parcel "F", **ALPHA250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida. LESS AND EXCEPTING therefrom, that certain Right-of-Way Parcel as described in Official Records Book 51257, Page 686, of the Public Records of Broward County, Florida, described as follows:

A Parcel of land being a portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at the northeast corner of said Parcel "F"; thence along the East line of said Parcel "F", South 00°49'28" East, 131.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 1°44'28" East); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 62.00 feet, a central angle of 90°27'25", an arc distance of 97.88 feet; thence tangent to said curve, North 1°17'03" West, 69.00 feet to a point on the North line of said Parcel "F"; thence along said line, North 88°42'57" East, 63.55 feet to the Point of Beginning.

Said lands lying and situate in the City of Pompano Beach, Broward County, Florida and containing 35.1803 acres, (1,532,453 square feet), more or less.

**DRC**

**PZ20-12000019  
10/21/2020**

**DRC**

**PZ20-12000019  
8/19/2020**