

ATLANTIC 3350 LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 15, BLOCK 7, OF "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLATT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS: THE NORTHERLY 25.9 FEET OF LOT 1, AND THE NORTHERLY 25 FEET OF LOTS 11 THROUGH 15, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", ALSO LESS: THE EASTERLY 15 FEET OF LOTS 1 THROUGH 5, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION"; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING: COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID SECTION 6, USING AN ASSUMED BEARING OF SOUTH 89d 50' 30" WEST, A DISTANCE OF 292.43 FEET; THENCE SOUTH 00d 09' 30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 11, BLOCK 7, OF SAID "POMPANO BEACH BLOUNT BROS. REALTY CO.'S SUBDIVISION", AND THE POINT OF BEGINNING; THENCE NORTH 89d 50' 30" EAST, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE SAID NORTHERLY LINE OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 250.86 FEET; THENCE SOUTH 04d 25' 43" WEST, A DISTANCE OF 0.82 FEET; THENCE NORTH 89d 53' 51" EAST, A DISTANCE OF 135.42 FEET; THEN SOUTH 04d 25' 45" WEST, A DISTANCE OF 230.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20 FEET AND A CENTRAL ANGLE OF 90d 00' 00"; THENCE SOUTHWESTERLY AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 85d 34' 15" WEST, A DISTANCE OF 365.00 FEET; THEN NORTH 04d 25' 45" EAST, A DISTANCE OF 220.92 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAINING 90,795.4 SQUARE FEET (2.08 ACRES) MORE OR LESS.

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