

## Legal Description

### Pompano Imports, Inc.

Parcel A, "744 PLAT" according to the plat thereof, as recorded in Plat Book 178 at page 37 of the Public Records of Broward County, Florida.

Together with:

That part of the Northwest one-quarter (NW  $\frac{1}{4}$ ) of the Northwest one-quarter (NW  $\frac{1}{4}$ ) of the Southwest one-quarter (SW  $\frac{1}{4}$ ) of Section 31, Township 48 South, Range 43 East, Broward County, Florida, described as follows:

Commencing at the Northwest corner of the said Southwest one-quarter (SW  $\frac{1}{4}$ ): thence Easterly along the North boundary of the said Southwest one-quarter (SW  $\frac{1}{4}$ ), a distance of 61.97 feet to an intersection with the Northerly projection of the Easterly right-of-way line of Federal Highway (US No.1); thence Southwesterly along the said Northerly projection of the Easterly right-of-way line of US No. 1, a distance of 30.29 feet to the Point of Beginning; thence continuing Southwesterly along the East right-of-way line, a distance of 100 feet; thence Easterly making an included angle of  $82^{\circ} 07' 15"$ , a distance of 250 feet; thence Northerly, making an included angle of  $90^{\circ} 00' 00"$ , a distance of 99.06 feet to an intersection with the South right of way line of Northeast 8<sup>th</sup> Street; thence Westerly along the said South right-of-way, making an included angle of  $90^{\circ} 00' 00"$ , a distance of 236.42 feet to the Point of Beginning.

Said lands all situate in the City of Pompano Beach, Broward County, Florida and contain 3.0888 acres, more or less.

**AAC**

**PZ20-12000036**

**2/2/21**