

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST ONE-QUARTER(N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "D", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, ON PAGE 56 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°59'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 34, ALSO BEING THE SOUTH LINE OF PARCELS "B" AND "C", OF SAID BUDGET PLAT, A DISTANCE OF 645.79 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 34; THENCE SOUTH 01°25'34" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER(N.E. 1/4) OF SAID SECTION 34, A DISTANCE OF 663.93 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 34; THENCE SOUTH 89°12'43" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER(N.W. 1/4), OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 34, A DISTANCE OF 645.73 FEET TO THE NORTHWEST CORNER OF PARCEL "E", OF SAID BUDGET PLAT, ALSO BEING A POINT ON THE EAST LINE OF SAID PARCEL "D"; THENCE NORTH 01°25'57" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF PARCEL 'E', BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, ON PAGE 56 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 433,859 SQUARE FEET (9.96 ACRES) MORE OR LESS.

DRC

PZ20-12000048
3/17/2021

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2/3/2021