

DOWNTOWN POMPANO PHASE II

A REPLAT OF PORTIONS OF LOTS 15,16,&17, AND A PORTION OF THAT CERTAIN 50’ RIGHT OF WAY WAY FOR NW 1ST STREET (UNNAMED PER PLAT), RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY RECORDS; A REPLAT OF LOTS 1 THROUGH 40, AND ALL OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW 2ND STREET (CYPRESS AVE PER PLAT), AND A PORTION OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW 3RD AVE (PINE STREET PER PLAT), AND A PORTION OF THAT CERTAIN 50’ RIGHT OF WAY FOR NW 1ST STREET (UNNAMED PER PLAT), WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA; A REPLAT OF PORTIONS OF BLOCK 1 & BLOCK 2, AND THAT CERTAIN 33’ RIGHT OF WAY FOR NW 5TH AVE (UNNAMED PER PLAT), BEVILL & SAXON’S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; A REPLAT OF A PORTION OF PARCEL ”A”, ”MAPLES PLAT”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF THE SOUTHWEST ONE–QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION:

TOGETHER WITH THE EAST ONE–HALF E. 1/2 OF RIGHT OF WAY FOR A ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 7)
A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6 CONTAINED IN QUIT CLAIM DEED TO THE TOWN OF POMPANO DATED FEBRUARY 1, 1927, AND RECORDED MAY 12, 1958, IN OFFICIAL RECORD BOOK 1220, AT PAGE 19, OF THE BROWARD COUNTY PUBLIC RECORDS. THE ABOVE–DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE N13°58’10”E FOR A DISTANCE OF 4.32 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N13°58’10”E FOR A DISTANCE OF 197.99 FEET; THENCE N89°21’27”E FOR A DISTANCE OF 60.40 FEET, TO THE WEST RIGHT OF WAY LINE DIXIE HIGHWAY; THENCE S13°52’10”W, ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 171.18 FEET; THENCE S28°35’30”W ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 29.09 FEET; THENCE S88°45’20”E FOR A DISTANCE OF 52.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PROPERTY CONTAINS 11,473 SQUARE FEET (MORE OR LESS) (OR 0.2634 ACRES) AND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE–HALF E. 1/2 OF RIGHT OF WAY FOR AN ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF THE SOUTH 15 FEET OF THAT NOW VACATED PORTION OF RIGHT OF WAY FOR SPRUCE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 8)
LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 9)
LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 10)
LOT 37, LESS THE WEST 48 FEET, ALL OF LOT 38 AND THE WEST 4 FEET OF LOT 39, WOODRUFF ADDITION TO POMPANO, FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF. SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 11)
LOT 36, LESS THE WEST 42 FEET AND THE WEST 48 FEET OF LOT 37, ALL LESS THE SOUTH 15 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 12)
LOT 35 LESS THE WEST 36 FEET AND LESS THE SOUTH 15 FEET TOGETHER WITH THE WEST 42 FEET OF LOT 36, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF’S ADDITION TO POMPANO, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 13)

LOT 34, LESS THE WEST 30 FEET AND LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 36 FEET OF LOT 35, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 14)
LOT 33, LESS THE WEST 24 FEET THEREOF AND THE WEST 30 FEET OF LOT 34 LESS THE SOUTH 15 FEET THEREOF OF WOODRUFF ADDITION TO POMPANO, FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 15)
LOT 32 LESS THE WEST 18 FEET THEREOF AND THE WEST 24 FEET OF LOT 33, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 16)
LOT 31, LESS THE WEST 12 FEET THEREOF AND THE WEST 18 FEET OF LOT 32, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 15 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 17)
LOT 30, LESS THE WEST 6 FEET AND THE WEST 12 FEET OF LOT 31, LESS THE SOUTH 15 FEET, OF WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 18)
THE WEST SIX FEET (6’) OF LOT 16, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 19)
LOT 28, LESS THE SOUTH 15 FEET THEREOF, WOODRUFF’S ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 20)
LOT 27, WOODRUFF ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 21)
LOT 26 OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 22)
LOT 25, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 23)
LOT 24, WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 24)
LOT 23, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 25)
LOT 22, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 26)
LOT 21 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

(PARCEL 27)
LOT 20 OF WOODRUFF ADDITION TO POMPANO, PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 28)
LOTS 18 AND 19 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 29)
LOT 17, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 30)
THE WEST SIX FEET (6’) OF LOT 16, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 31)
LOTS 15 AND 16, LESS THE WEST SIX FEET (6’) THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE–HALF W. 1/2 OF THAT NOW VACATED PORTION OF NW 3RD AVENUE (PINE STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 32)
THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. LESS THE EAST 27 1/2 FEET OF THE WEST 450 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 33)
THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 34)
THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 35)
THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE

SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 36)
THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 37)
THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 38)
THE EAST 50 FEET OF THE WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 39)
THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 40)
THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 41)
LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS ROAD.

TOGETHER WITH:

(PARCEL 42)
THE WEST 174 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES. AND LESS LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 43)
AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT–OF–WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.

TOGETHER WITH:

(PARCEL 44)
THE EAST 150 FEET OF THE WEST 424 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ANY PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES.

TOGETHER WITH:

(PARCEL 45)
LOT 37, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 46)
LOT 38, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO,

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 47)
LOT 39, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 48)
LOT 40, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 49)
LOT 41, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 50)
LOT 42, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 51)
LOT 1, 2, 3, 43 AND 44 (LESS THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE CITY OF POMPANO BEACH BY THE WARRANTY DEED RECORDED IN O.R. BOOK 8728, PAGE 243, BLOCK 1, BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 52)
THAT PORTION OF ABANDONED RIGHT–OF–WAY FOR NW, 5TH AVENUE BOUNDED ON THE NORTH BY MARTIN LUTHER KING, JR. BLVD. (HAMMONDVILLE ROAD) ON THE SOUTH BY THE MAPLES PLAT PARCEL ”A”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LYING BETWEEN BLOCKS 1 AND 2, BEVILL & SAXON’S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA.

TOGETHER WITH:

(PARCEL 53)
LOTS 4, 5 AND 6, BLOCK 2, BEVILL & SAXON’S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


LESS THE FOLLOWING:

THAT PORTION OF LOT 6 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8939, PAGE 201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

DESCRIPTION CONTINUES ON SHEET 3:

PREPARED BY:



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