

DOWNTOWN POMPANO PHASE II

PLAT BOOK _____ PAGE _____

SHEET 3 OF 8

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 CONTINUED FROM SHEET 2:

LOTS 7, 8 AND 9 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.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 7, 8 AND 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8446, PAGE 284, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOT 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY.

TOGETHER WITH:

LOTS 21 THROUGH 28, 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.

LESS THE FOLLOWING:

THOSE PORTIONS OF LOTS 21 THROUGH 28, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY

TOGETHER WITH:

ALL OF LOTS 29 THROUGH 36, 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.

TOGETHER WITH:

(PARCEL 42)
A PORTION OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW. 2ND STREET, ALSO KNOWN AS CYPRESS AVENUE 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. BEING BOUND ON THE WEST BY THE EAST LINE OF PARCEL "A", AND THE NORTHERLY EXTENSION THEREOF, MAPLES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF LOT 15, OF SAID PLAT. BEING BOUND ON THE NORTH BY THE SOUTH LINE OF LOTS 15 THROUGH 27, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE NORTH LINE OF LOTS 28 THROUGH 40 OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40’ OF RIGHT OF WAY FOR NW. 3RD AVENUE, ALSO KNOWN AS PINE STREET 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. BEING BOUND ON THE WEST BY THE EAST LINE OF LOT 40, OF SAID PLAT AND THE NORTHERLY EXTENSION THEREOF, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF LOT 15, OF SAID PLAT, BEING BOUND ON THE EAST BY WEST LINE OF LOTS 11 AND 12, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LOT LINE OF LOT 11, OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 50’ RIGHT OF WAY FOR NW. 1ST STREET, UNNAMED RIGHT OF WAY PER PLAT, RE-SUBDIVISION OF LOT 15 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 16, OF SAID PLAT AND BEING BOUND ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW. 1ST STREET, AS SHOWN ON THE CITY OF POMPANO BEACH RIGHT OF WAY MAP NO. 73 NORTH, BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL "C", LAVIGNE’S COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING BOUND ON THE EAST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16, RE-SUBDIVISION OF LOT 15, SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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