

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT: THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EAST LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD 814); THENCE SOUTH 88°50'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 272.77 FEET; THENCE NORTH 46°11'32" WEST, A DISTANCE OF 42.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE; THENCE NORTH 01°13'47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 149.21 FEET; THENCE NORTH 88°51'33" EAST, A DISTANCE OF 302.95 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°09'31" EAST, ALONG SAID EAST LINE, A DISTANCE OF 179.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ROAD RIGHT-OF-WAY VACATED PER THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2012-42 RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610 AND THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2013-42 RECORDED IN OFFICIAL RECORDS BOOK 49693, PAGE 1308, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S LEGAL DESCRIPTION:

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, AND THE SOUTH 15 FEET OF THE NORTH 30 FEET OF SAID PARCEL "A", AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333; TOGETHER WITH THAT PORTION 12 FOOT WIDE PORTION OF ABANDONED RIGHT-OF-WAY PER ORDINANCE NO. 2012-42, RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SITE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID LINE LYING ON THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE AS SHOWN ON SAID PLAT; THENCE NORTH 01°12'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF SAID PARCEL "A" 134.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH NORTH 30.00 FEET OF SAID PARCEL "A"; THENCE NORTH 88°52'28" EAST ALONG SAID SOUTH LINE, BEING THE SOUTH RIGHT-OF-WAY LINE OF NW 1ST STREET AS RECORDED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 50783, PAGE 333 FOR 302.92 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°08'36" EAST ALONG SAID EAST LINE 176.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS RECORDED IN THE AFOREMENTIONED ORDINANCE; THENCE ALONG THE SOUTH LINE OF SAID ABANDONED RIGHT-OF-WAY, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTH 88°51'38" WEST 253.66 FEET; 2) NORTH 46°10'37" WEST 16.98 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°51'39" WEST ALONG SAID SOUTH LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) AS SHOWN ON SAID PLAT 7.08 FEET; THENCE NORTH 46°10'37" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "A", ALSO BEING A NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) 42.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 52,371 SQUARE FEET (1.2023 ACRES), MORE OR LESS.

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