

FOUND P.R.M.

Legal Description

Parcel "A" NW 27TH AVENUE PLAT, according to the plot thereof, as recorded in Plat Book 178, Pages 99, 100 and 101, of the public records of Broward County Florida; AND e portion of the Southeast one-quarter (SE 1/4), Section 33 Township 48 South, Range 42 East, all more fully described as follows: Beginning at the Northwest corner of said Parcel "A" thence North 89°32'29" East, on the North line of said Parcel "A" a distance of 302.31 feet to the Northeast corner of said Parcel "A" thence South 00°12'57" East, on the East line of said Parcel "A" and Southerly extension thereof a distance of 379.99 feet; thence South 88°58'28" West, on the North line of the lands described in Official Records Book 28529, Page 748 of the public records of Broward County Florida, a distance of 267.66 feet; thence South 89°48'48" West, on said North line, a distance of 24.89 feet; thence South 89°57'22" West, on the Westerly extension of the North line of DIAMOND'S PLAT, according to the plat thereof, as recorded in Plat Book 98 Page 49, of the public records of Broward County Florida, a distance of 15.00 feet; thence North 00°71'05" West, on the East right-of-way line of NW 27th Avenue (50 feet right-of-way) a distance of 128.09 feet; thence North 89°56'10" East, on the Westerly extension of the South line of said Parcel "A", a distance of 5.00 feet; thence North 00°11'05" West, on the West line of said Parcel "A" being the East right-of-way line of N.W. 27th Avenue (55.00 feet right-of-way), a distance of 256.21 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County Florida and containing 116,279 square feet or 2.6694 acres more or less.

POINT OF BEGINNING

NE CORNER, PARC

178, PGS 99,

AAC

PZ21-12000031

04/02/2024