

LEGAL DESCRIPTION:

Parcel 1:

A portion of Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida more fully described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence North 87°38'27" West, along the South line of said Government Lot 1, a distance of 429.79 feet; thence due North a distance of 40.03 feet to the Point of Beginning; thence continuing due North a distance of 235.03 feet, thence North 87°37'00" West, a distance of 194.11 feet, thence due South, a distance of 235.13 feet; thence South 87°38'27" East, a distance of 194.11 feet to the Point of Beginning.

Parcel 2:

A parcel of land in Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of Government Lot 1, thence Westerly along the Southerly line of said Government Lot 1, a distance of 373.93 feet; thence North along a line parallel to the East line of said Government Lot 1, a distance of 40.04 feet to the Point of Beginning; thence continue North 00°00'00" East, a distance of 234.99 feet; thence North 87°36'50" West, a distance of 54.48 feet; thence North 87°37'42" West, a distance of 1.52 feet; thence South 00°00'00" East, a distance of 235.03 feet to a point on North right-of-way line of Race Tract Road; thence South 87°44'59" East along said right of way line, a distance of 56.00 feet to the Point of Beginning, containing 0.3019 acres or 13,149 square feet, more or less.

AND

Parcel 3:

All that certain parcel of land in the Southeast 1/4 of Government Lot 1, Section 3, Township 49 South, Range 42 East, more particularly described as follows:

Commence at the Southeast corner of said Government Lot 1; thence North 87°38'27" West along the South line of said Government Lot 1, a distance of 188.85 feet; thence bearing due North a distance of 25.02 feet; thence North 87°38'27" West a distance of 35.00 feet to the Point of Beginning; thence continuing North 87°38'27" West along the North Right-of-Way line of Race Track Road a distance of 150.13 feet; thence bearing due North a distance of 240.20 feet; thence South 87°38'27" East a distance of 150.13 feet to the West right-of-way line of SW 13th Avenue; thence being due South along the said West right-of-way line of Southwest 13th Avenue, a distance of 240.20 feet to the Point of Beginning.

LESS AND EXCEPT the South 15.00 feet of the above-described property.

and

Parcel 4:

DRC

PZ23-12000018

07/19/2023

A tract of land in Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence North 87°38'27" West, on the South line of said Government Lot 1, a distance of 373.93 feet; thence North 00°00'00" East, a distance of 275.09 feet to the Point of Beginning; thence continue North 00°00'00" East, a distance of 81.03 feet; thence South 34°38'36" West, a distance of 95.75 feet; thence South 87°34'42" East, a distance of 54.58 feet, to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 2,205 square feet more or less, 94,730(Total) square feet or 2.1747(Total) acres more or less.

DRC

PZ23-12000018

07/19/2023