

LEGAL DESCRIPTION:

A PORTION OF TRACT A, DELTA POMPADINO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERN-MOST, NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°17'11" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°21'38" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 01°17'11" EAST, A DISTANCE OF 44.08 FEET; THENCE SOUTH 12°12'34" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 01°17'11" EAST, A DISTANCE OF 132.10 FEET, THE LAST FIVE (5) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT A; THENCE SOUTH 88°20'03" WEST, ALONG A LINE 67.90 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 560.55 FEET; THENCE NORTH 01°25'36" WEST, A DISTANCE OF 266.34 FEET TO A CORNER OF SAID TRACT A; THENCE NORTH 88°21'33" EAST ALONG A NORTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 570.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPADINO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 150,503 SQUARE FEET OR 3.455 ACRES MORE OR LESS.

**DRC**

**PZ20-12000046**

**12/16/20**