

LEGAL DESCRIPTION:

A PORTION OF BLOCK 2 OF "POMPANO MANORS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID BLOCK 2; THENCE SOUTH 01°46'04" EAST ALONG THE WEST LINE OF SAID LOT 1 FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°13'44" EAST ALONG A LINE LYING 15.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 2 FOR 593.47 FEET; THENCE SOUTH 46°43'16" EAST ALONG THE RIGHT-OF-WAY LINE DESCRIBED IN OFFICIAL RECORDS BOOK 10342, PAGE 19 OF SAID PUBLIC RECORDS 35.35 FEET; THENCE SOUTH 01°40'15" EAST ALONG A LINE LYING 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 2 FOR 279.26 FEET; THENCE SOUTH 88°13'14" WEST ALONG THE SOUTH LINE OF LOTS 4 AND 5 OF SAID BLOCK 2 FOR 239.98 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID BLOCK 2; THENCE SOUTH 01°46'04" EAST ALONG THE EAST LINE OF SAID LOT 8 FOR 304.32 FEET; THENCE SOUTH 88°12'45" WEST ALONG A LINE LYING 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 2 FOR 252.00 FEET; THENCE SOUTH 85°27'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 16TH STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23122, PAGE 840, OF SAID PUBLIC RECORDS 126.15 FEET; THENCE NORTH 01°46'04" WEST ALONG THE WEST LINE OF SAID BLOCK 2 FOR 614.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 303,257 SQUARE FEET (6.9618 ACRES), MORE OR LESS.

AAC

PZ25-12000007

05/07/2025