

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 that portion taken by the city of Pompano Beach, by virtue of order of taking recorded in official records book 30362, page 53; and less and except that portion by quit claim deed to the city of Pompano Beach, recorded in official records book 50783, page 333, together with a portion of land lying in section 33, township 48 south, range 42 east as recorded in official records book 50615, page 15, Broward County, Florida.

Begin at the southeast corner of said Parcel 'A', thence south 01°09'31" east, along the southerly extension of the east line of said Parcel 'A', a distance of 12.00 feet to a point on the north right of way line of West Atlantic Boulevard (State Road 814) as described in official records book 50615, page 15; thence south 88°50'44" west, along said north right of way line, a distance of 253.67 feet; thence north 46°11'32" west, a distance of 16.98 feet; thence south 88°50'44" west, a distance of 7.08 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 134.21 feet to a point on the south right of way line of NW 1st Street as described in official records book 50783, page 333; thence north 88°51'33" east, a distance of 302.93 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 164.10 feet to the point of beginning.

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