

Legal description :

90-140 NW 27<sup>th</sup> Avenue

Parcel " A " , N.W> 27<sup>th</sup> Ave Plat, according to the plat thereof, as recorded in Plat Book 178, Pages 99, 100 and 101 of the Public Records of Broward County, Florida and a portion of the Southeast one-quarter ( SE ¼ ) Section 33, Township 48 South, Range 42 East all more fully described as follows;

Beginning at the Northeast corner 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 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 Northline of Diamond plat, according to the plat thereof, as recorded 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 N.W. 27<sup>th</sup> 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 Plat "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. 27<sup>th</sup> Avenue( 55 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

**DRC**

PZ21-12000031  
6/15/2022

**DRC**

PZ21-12000031  
12/15/2021