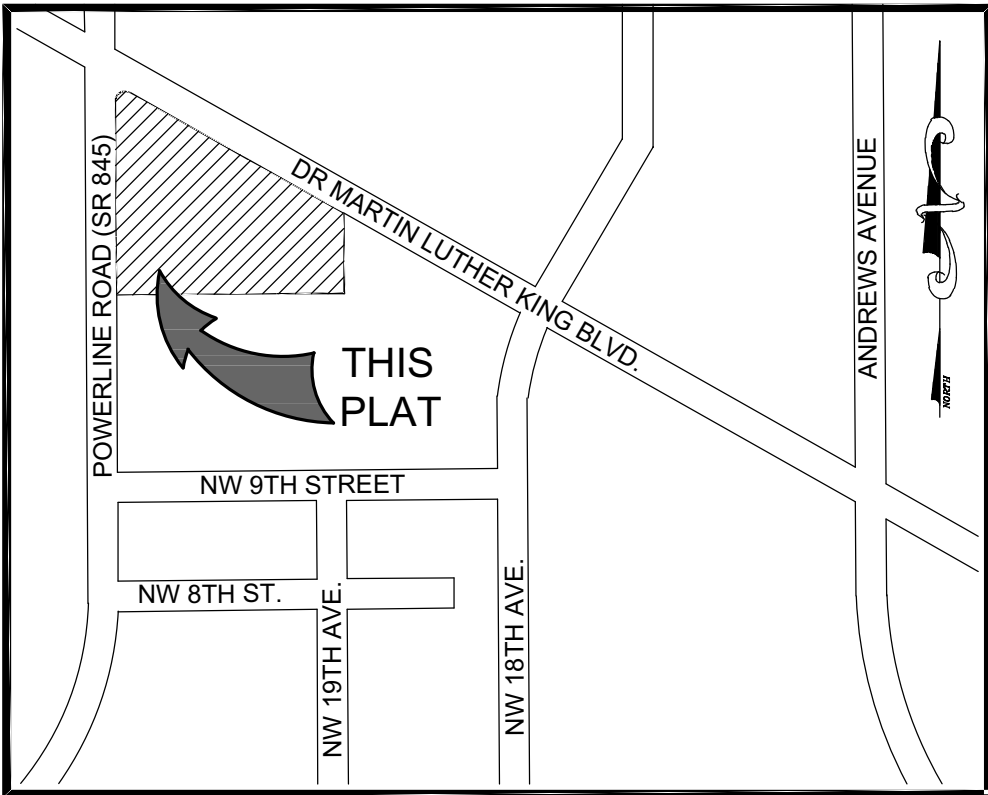


2050 MLK

A PORTION OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH NOT TO SCALE

DESCRIPTION:

THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTHWEST OF DR. MARTIN LUTHER KING, JR. BOULEVARD/HAMMONDVILLE ROAD, LESS THE WEST 33 FEET FOR COUNTY ROAD, AND LESS COUNTY ROAD RIGHT-OF-WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2502, PAGE 790, LYING AND BEING IN BROWARD COUNTY FLORIDA.

ALSO DESCRIBED AS:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", "HUROK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 446 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°59'11" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE WESTERLY EXTENSION THEREOF, 301.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845); THENCE NORTH 01°17'26" WEST ALONG SAID EAST RIGHT OF WAY LINE, 442.91 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 126°18'04", AN ARC DISTANCE OF 55.11 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. BOULEVARD (HAMMONDVILLE ROAD); THENCE SOUTH 54°59'22" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, 740.76 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF PARCEL "A", RENTERIA INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW. ¼) OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF THE NORTHWEST ONE-QUARTER (NW. ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°19'11" EAST, ALONG SAID WESTERLY LINE OF SAID PARCEL "A" AND SAID EAST LINE, 27.59 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°59'11" WEST, ALONG SAID NORTH LINE, 334.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 164,983 SQUARE FEET (3.787 ACRES) MORE OR LESS.

PREPARED BY:



P&Z

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