

PARCEL I

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING 80.00 FEET WEST OF THE FLORIDA EAST COAST RAILWAY WEST 100-FOOT RIGHT OF WAY LINE, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 615.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES.

TOGETHER WITH:

THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 615.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH: PARCEL II

LOTS 1, 2, 3, 6 THROUGH 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS.

TOGETHER WITH:

THAT PORTION OF THE VACATED ALLEY, CITY OF POMPANO BEACH ORDINANCE No. 2005-04, LYING WITHIN LOTS 1, 2, 3, 6 THROUGH 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS,

TOGETHER WITH:

THAT PORTION OF THE N.W. 6 COURT (SEVENTH PER PLAT) 31-FOOT RIGHT OF WAY, VACATED PER OFFICIAL RECORDS BOOK 45181, PAGE 321, BROWARD COUNTY PUBLIC RECORDS, LYING SOUTH OF AND ADJACENT TO LOTS 9, 10, 11, 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION, PLAT BOOK 10 PAGE 67, BROWARD COUNTY PUBLIC RECORDS.

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LESS AND EXCEPT:

THE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 45181, PAGE 321, BROWARD COUNTY PUBLIC RECORDS BEING A PORTION OF THE N.W. 6 COURT (SEVENTH PER PLAT) 31-FOOT VACATED RIGHT OF WAY.

TOGETHER WITH: PARCEL III

ALL THOSE PORTIONS OF PARCELS 105, 108 & 109, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, LYING 80.00 FEET WEST OF THE WEST LINE OF THE FLORIDA EAST COAST (FEC) RAILWAY 100-FOOT RIGHT OF WAY.

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1/27/21