

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: THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EAST LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD 814); THENCE SOUTH 88°50'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 272.77 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 149.21 FEET; THENCE NORTH 88°51'33" EAST, A DISTANCE OF 302.95 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 1789.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ROAD RIGHT-OF-WAY VACATED PER THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2012-42 RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610 AND THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2013-42 RECORDED IN OFFICIAL RECORDS BOOK 49693, PAGE 1308, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.