

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST DISTANT 5.57 FEET SOUTH OF THE NW CORNER OF SAID NW 1/4 OF THE SE 1/4 IN THE NORTHERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY SEABOARD AIR LINE RAILWAY COMPANY, ET AL. TO STATE ROAD DEPARTMENT FLORIDA BY AGREEMENT DATED MAY 10, 1945, RECORDED IN DEED BOOK 485, PAGE 404, PUBLIC RECORDS OF SAID BROWARD COUNTY; THENCE SOUTH 54°39'06" EAST ALONG THE NORTHERLY LINE OF SAID EASEMENT 180 FEET, MORE OR LESS, TO A POINT DISTANT 145 FEET, WESTERLY AS MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF GRANTOR'S MAINTRACK; THENCE NORTHERLY AND PARALLEL TO SAID MAIN TRACK AND EVERYWHERE 145 FEET WESTERLY FROM THE CENTER LINE THEREOF 470 FEET TO A POINT; THENCE WESTERLY AT A RIGHT ANGLE 250 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4 AND ALONG THE WEST LINE OF SAID NW 1/4 AND SE 1/4 410 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE SEABOARD AIR LINE RAILWAY COMPANY BY CLARA E. DRIGGERS AND OTHERS BY VIRTUE OF DEED DATED SEPTEMBER 28, 1933, AND RECORDED IN DEED BOOK 243 ON PAGE 454, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 25 FEET THEREOF.

LESS AND EXCEPT

PARCEL NO. 107 ANDREW AVENUE EXT. BROWARD COUNTY DESCRIPTION:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND 1 1/2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTH 89°27'03" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 2,673.37 FEET TO A FOUND KEITH AND SCHNARS NAIL AND BRASS CUP MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND A POINT OF THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2306221; THENCE NORTH 01°24'23" WEST ALONG THE WEST LINE OF

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SAID NORTHEAST ONE-QUARTER (NE 1/4) AND SAID BASELINE OF SURVEY, A DISTANCE OF 187.04 FEET; THENCE NORTH 88°35'37" EAST ALONG THE LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR ANDREWS AVENUE EXTENSION (NW 15TH AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 01°24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY, A DISTANCE OF 203.65 FEET; THENCE SOUTH 79°13'10" EAST, A DISTANCE OF 111.20 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 14°26'35" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,600.42 FEET, THROUGH A CENTRAL ANGLE OF 06°13'55", AND AN ARC DISTANCE OF 282.84 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR C.S.X. RAILROAD AND THE END OF SAID CURVE; THENCE SOUTH 10°46'50" WEST ALONG SAID WESTERLY EXISTING RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 214.45 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DOCTOR MARTIN LUTHER KING BOULEVARD; THENCE NORTH 54°57'11" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY, A DISTANCE 21.01 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 17°58'17" WEST; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,720.42 FEET, THROUGH A CENTRAL ANGLE OF 06°25'40", AND AN ARC DISTANCE OF 305.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°35'37" WEST, A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 30,301 SQUARE FEET (0.696 ACRES), MORE OR LESS.

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