

A PARCEL OF LAND BEING A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 01°28'09" EAST, ALONG THE EAST LINE OF PARCEL "E", FOR 500.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "E"; THENCE SOUTH 88°42'43" WEST, ALONG THE SOUTH LINE OF PARCEL "E", FOR 583.07 FEET TO THE SOUTHWEST CORNER OF PARCEL "E", THENCE NORTH 01°28'00" WEST, ALONG THE WEST LINE OF PARCEL "E", FOR 61.19 FEET; THENCE NORTH 88°31'51" EAST FOR 412.67 FEET; THENCE NORTH 01°28'09" WEST FOR 185.19 FEET; THENCE SOUTH 88°31'51" WEST FOR 45.34 FEET; THENCE NORTH 01°28'09" WEST FOR 184.00 FEET; THENCE SOUTH 88°31'51" WEST FOR 124.22 FEET; THENCE NORTH 01°17'17" WEST FOR 68.85 FEET TO A POINT ON THE NORTH LINE OF PARCEL "E"; THENCE NORTH 88°42'43" EAST, ALONG THE NORTH LINE OF PARCEL "E", FOR 339.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.0000 ACRES), MORE OR LESS

RESERVING A MULTI-PURPOSE EASEMENT OVER A PORTION OF THE ABOVE DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 88°42'43" WEST, ALONG THE NORTH LINE OF PARCEL "E", FOR 199.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°28'09" EAST FOR 236.41 FEET; THENCE NORTH 88°31'51" EAST FOR 45.34 FEET; THENCE SOUTH 01°28'09" EAST FOR 243.73 FEET; THENCE NORTH 88°42'43" EAST FOR 154.39 FEET TO A POINT ON THE EAST LINE OF PARCEL "E"; THENCE SOUTH 01°28'09" EAST, ALONG THE EAST LINE OF PARCEL "E", FOR 20.00 FEET TO THE SOUTHEAST CORNER OF PARCEL "E", THENCE SOUTH 88°42'43" WEST, ALONG THE SOUTH LINE OF PARCEL "E", FOR 583.07 FEET TO THE SOUTHWEST CORNER OF PARCEL "E"; THENCE NORTH 01°28'00" WEST, ALONG THE WEST LINE OF PARCEL "E", FOR 61.19 FEET; THENCE NORTH 88°31'51" EAST FOR 412.67 FEET; THENCE NORTH 01°28'09" WEST FOR 185.19 FEET; THENCE SOUTH 88°31'51" WEST FOR 45.34 FEET; THENCE NORTH 01°28'09" WEST FOR 184.00 FEET; THENCE SOUTH 88°31'51" WEST FOR 124.22 FEET; THENCE NORTH 01°17'17" WEST FOR 68.85 FEET TO A POINT ON THE NORTH LINE OF PARCEL "E"; THENCE NORTH 88°42'43" EAST, ALONG THE NORTH LINE OF PARCEL "E", FOR 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,856 SQUARE FEET (1.0527 ACRES), MORE OR LESS.

**AAC**

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07/15/2025