

DOWNTOWN POMPANO PHASE II

PLAT BOOK

A REPLAT OF PORTIONS OF LOTS 15,16,&17, AND A PORTION OF THAT CERTAIN 50' RIGHT OF WAY WAY FOR NW 1ST STREET (UNNAMED PER PLAT), RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY RECORDS; A REPLAT OF LOTS 1 THROUGH 40, AND ALL OF THAT CERTAIN 40' RIGHT OF WAY FOR NW 2ND STREET (CYPRESS AVE PER PLAT), AND A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW 3RD AVE (PINE STREET PER PLAT), AND A PORTION OF THAT CERTAIN 50' RIGHT OF WAY FOR NW 1ST STREET (UNNAMED PER PLAT), WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA; A REPLAT OF PORTIONS OF BLOCK 1 & BLOCK 2, AND THAT CERTAIN 33' RIGHT OF WAY FOR NW 5TH AVE (UNNAMED PER PLAT), BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; A REPLAT OF A PORTION OF PARCEL "A", "MAPLES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION CONTINUED FROM SHEET 2:

THAT PORTION OF LOTS 4 AND 5 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9107, PAGE 806, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 7, 8 AND 9 BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 7, 8 AND 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8446, PAGE 284, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOT 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THOSE PORTIONS OF LOTS 21 THROUGH 28, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOTS 29 THROUGH 36, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 54)
A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW. 2ND STREET, ALSO KNOWN AS CYPRESS AVENUE PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF PARCEL "A", AND THE NORTHERLY EXTENSION THEREOF, MAPLES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF LOT 15, OF SAID PLAT. BEING BOUND ON THE NORTH BY THE SOUTH LINE OF LOTS 15 THROUGH 27, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE NORTH LINE OF LOTS 28 THROUGH 40 OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40' OF RIGHT OF WAY FOR NW. 3RD AVENUE, ALSO KNOWN AS PINE STREET PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF LOT 40, OF SAID PLAT AND THE NORTHERLY EXTENSION THEREOF, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF LOT 15, OF SAID PLAT, BEING BOUND ON THE EAST BY WEST LINE OF LOTS 11 AND 12, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LOT LINE OF LOT 11, OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 50' RIGHT OF WAY FOR NW. 1ST STREET, UNNAMED RIGHT OF WAY PER PLAT, RE-SUBDIVISION OF LOT 15 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 16, OF SAID PLAT AND BEING BOUND ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY.

ALSO AS DESCRIBED AS:

A PARCEL BEING PORTIONS OF RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY RECORDS, TOGETHER WITH PORTIONS OF WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND TOGETHER WITH PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO KNOWN AS LOT 14, PLAT OF THE SUBDIVISION OF SEC 35, TP 48S, RANGE 42E; THE S 1/2 OF THE SW 1/4 OF SEC 31, TP 48S, RANGE 43E. ALL OF SEC 1, TP 49S, RANGE 42E; LOTS 3, 4 AND 5 OF SEC 6, TP 49S, RANGE 43E; AND RESUBDIVISION OF LOT 15 OF SAID SEC 35., AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "B", LAVIGNE'S COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (STATE ROAD 814) THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 88°17'40" EAST, 69.92 FEET; (2) THENCE SOUTH 01°25'44" EAST, 5.00 FEET; (3) THENCE NORTH 88°12'08" EAST, 67.35 FEET; (4) THENCE NORTH 13°59'02" EAST, 6.86 FEET; (5) THENCE NORTH 89°00'02" EAST, 43.92 FEET; (6) NORTH 51°04'21" EAST, 41.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY (STATE ROAD 811); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 13°57'53" EAST, 149.85 FEET; (2) THENCE NORTH 38°29'51" WEST, 18.30 FEET; (3) THENCE NORTH 27°54'26" EAST, 57.17 FEET; (4) THENCE NORTH 28°47'16" EAST, 158.02 FEET; (5) THENCE NORTH 13°57'53" EAST, 176.77 FEET TO A POINT ON THE CENTERLINE OF THAT NOW VACATED RIGHT OF WAY FOR SPRUCE STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°21'55" WEST, ALONG SAID CENTERLINE, 319.12 FEET TO A POINT ON THE EAST LINE OF LOT 15, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°25'44" WEST ALONG SAID EAST LINE, 4.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°45'31" WEST ALONG THE NORTH LINE OF SAID WOODRUFF ADDITION TO POMPANO FLA, PLAT, 243.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 27.5 FEET OF THE WEST 450 FEET OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 01°26'25", ALONG A SAID WEST LINE, 161.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35; THENCE NORTH 88°41'32" EAST ALONG SAID NORTH LINE, 1.50 FEET TO A POINT THE WEST LINE OF THE EAST 50 FEET OF THE WEST 474 FEET OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35; THENCE NORTH 01°26'25" WEST, ALONG SAID WEST LINE, 89.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD, ALSO KNOWN AS HAMMONDVILLE ROAD OR NORTHWEST 3RD STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTH 89°40'55" WEST, 150.03 FEET; (2) THENCE NORTH 87°08'32" WEST, 224.63 FEET; (3) THENCE SOUTH 89°56'07" WEST, 50.01 FEET; (4) THENCE NORTH 86°58'12" WEST, 150.46 FEET; (5) THENCE NORTH 85°55'11" WEST, 33.15 FEET; (6) THENCE NORTH 86°46'52" WEST, 100.28 FEET; (7) THENCE NORTH 89°36'03" WEST, 50.08 FEET; (8) THENCE NORTH 89°35'42" WEST, 136.57 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NW 6TH AVENUE (UNNAMED PER PLAT); THENCE SOUTH 01°26'26" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 458.99 TO A POINT ON THE NORTH LINE OF PARCEL "A", OF "MAPLES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF SAID PLAT BEVILL & SAXON'S ADDITION TO POMPANO; THENCE NORTH 88°45'27" EAST ALONG SAID NORTH AND SAID SOUTH LINE, 469.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING THE SOUTHEAST CORNER OF SAID PLAT BEVILL & SAXON'S ADDITION TO POMPANO; THENCE SOUTH 01°26'25" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF PLAT OF SAID WOODRUFF ADDITION TO POMPANO FLA, 145.94 FEET TO A POINT ON LINE LYING 15' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 28 THROUGH 40, OF SAID PLAT WOODRUFF ADDITION TO POMPANO FLA, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 1ST STREET; THENCE NORTH 88°53'31" EAST, ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY LINE, 666.11 FEET TO A POINT ON THE EAST LINE OF SAID LOT 40; THENCE SOUTH 01°25'44" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 40, 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 1ST STREET; THENCE SOUTH 88°53'31" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 69.98 FEET TO A POINT ON THE EAST LINE OF SAID PLAT LAVIGNE'S COMMERCIAL; THENCE SOUTH 01°26'50" EAST, ALONG SAID EAST LINE 187.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 657,106 SQUARE FEET (15.085 ACRES) MORE OR LESS.

PREPARED BY:



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