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04/01/2026

LEGAL DESCRIPTION: (PARCELS FOR PLATTING)

(PARCEL 1)
THE EAST 70 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST LESS THE SOUTH 76.38 FEET FOR C & SFFCD AND LESS PARCEL 135 FOR ROAD RIGHT OF WAY, LESS RIGHT OF WAY FOR NW. 1ST STREET.

TOGETHER WITH:

(PARCEL 2)
LOTS 14, 15 AND 16, THE RESUBDIVISION OF LOT 15 IN 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, LESS AND EXCEPT THE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 1220 PAGE 17, OFFICIAL RECORD BOOK 2296, PAGE 748, OFFICIAL RECORDS BOOK 16524, PAGE 910, AND OFFICIAL RECORDS BOOK 14465, PAGE 170, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3)
A PORTION OF LOTS 14, 15 AND 16 OF THE RESUBDIVISION OF LOT 15 IN 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 DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16 THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 16 A DISTANCE OF 269.11 FEET TO THE WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 134.63 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 75°04'33" AND A RADIUS OF 20 FEET, AN ARC DISTANCE OF 26.21 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 134.53 FEET; THENCE NORTHEAST AND PARALLEL TO THE SAID WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EAST AND PARALLEL TO THE SAID NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A PORTION OF THE TOWNSITE OF POMPANO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 927.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

PARCEL NO. 122, THAT PART OF LOTS 14, 15 AND 16 OF A PORTION OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING THE TOWNSITE OF POMPANO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 81.75 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD; THENCE NORTH 89°00 24" EAST, ALONG THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD., A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'24" EAST, A DISTANCE OF 134.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET; THROUGH AN ANGLE OF 75°02'14", AN ARC DISTANCE OF 26.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°58'10" EAST, ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 134.78 FEET; THENCE SOUTH 89°00' 24" WEST, A DISTANCE OF 79.80 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 90.08 FEET; THENCE SOUTH 51°04'43" WEST, A DISTANCE OF 41.44 FEET; THENCE SOUTH 88°11'16" WEST, A DISTANCE OF 43.92 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 33.04 FEET AND THE POINT OF BEGINNING.

AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14465, PAGE 170, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 4)
LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 5)
LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 6)
LOT 10, LESS THE EAST 35.50 FEET OF SAID LOT 10; ALL OF LOTS 11, 12, 13, AND LOT 14, LESS THE EAST 35.50 FEET OF SAID LOT 14, WOODRUFF ADDITION TO POMPANO FLA. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH AND ADJACENT TO LOTS, 12, 13, 14 AND THE EAST 1/2 OF VACATED NW. 3RD AVENUE LYING WEST AND ADJACENT TO LOT 12, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF POMPANO BEACH, FLORIDA, CONTAINING 39,206 SQUARE FEET (0.9 ACRES), MORE OR LESS.

TOGETHER WITH:

(PARCEL 7)
THE EAST 35.50 FEET OF LOT 10, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY FLORIDA, CONTAINING 4,952 SQ. FT., MORE OR LESS.

THE EAST 35.50 FEET OF LOT 14, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,173 SQ. FT., MORE OR LESS.

TOGETHER WITH THE WEST 1/2 OF THE VACATED NW 2ND AVENUE LYING EAST AND ADJACENT TO SAID LOTS, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY.

TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PARCEL.

TOGETHER WITH:

(PARCEL 8)
BEGINNING AT THE SOUTHWEST CORNER OF LOTS SIX (6) OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 109.1 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5.51 FEET; THENCE WESTERLY A DISTANCE OF 109.1 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID BOUNDARY, A DISTANCE OF 4.32 FEET TO THE SAID SOUTHWEST CORNER OF LOT 6; AND, ALSO, ALL OF LOTS SEVEN (7), EIGHT (8) AND NINE(9), OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, LESS THE EAST TWENTY-FIVE AND NINE-TENTHS (25.9) FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: (PARCEL NO. 123 ALSO IN ORB 16645 PG 220 BCR)

THAT PART OF LOTS 6, 7, 8 AND 9, OF WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89° 00' 24” EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 24.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 00' 24” EAST, A DISTANCE OF 84.97 FEET; THENCE NORTH 13° 58' 10” EAST ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 99.11 FEET; THENCE SOUTH 88° 24' 17” WEST, A DISTANCE OF 56.54 FEET; THENCE SOUTH 28° 35' 30” WEST, A DISTANCE OF 109.42 FEET TO THE POINT OF BEGINNING.

PREMISES ARE NOW LOCATED IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR A ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 9)
A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6 CONTAINED IN QUIT CLAIM DEED TO THE TOWN OF POMPANO DATED FEBRUARY 1, 1927, AND RECORDED MAY 12, 1958, IN OFFICIAL RECORD BOOK 1220, AT PAGE 19, OF THE BROWARD COUNTY PUBLIC RECORDS. THE ABOVE-DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, 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. THENCE N13°58'10”E FOR A DISTANCE OF 4.32 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N13°58'10”E FOR A DISTANCE OF 197.99 FEET; THENCE N89°21'27”E FOR A DISTANCE OF 60.40 FEET, TO THE WEST RIGHT OF WAY LINE DIXIE HIGHWAY; THENCE S13°52'10"W, ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 171.18 FEET; THENCE S28°35'30”W ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 29.09 FEET; THENCE S88°45'20”E FOR A DISTANCE OF 52.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PROPERTY CONTAINS 11,473 SQUARE FEET (MORE OR LESS) (OR 0.2634 ACRES) AND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR AN ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF THE SOUTH 15 FEET OF THAT NOW VACATED PORTION OF RIGHT OF WAY FOR SPRUCE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 10)
LOTS 15 AND 16, LESS THE WEST SIX FEET (6') THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF W. 1/2 OF THAT NOW VACATED PORTION OF NW 3RD AVENUE (PINES STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 11)
THE WEST SIX FEET (6') OF LOT 16, 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.

SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 12)
LOT 17, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 13)
LOTS 18 AND 19 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 14)
LOT 20 OF WOODRUFF ADDITION TO POMPANO, PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 15)
LOT 21 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

(PARCEL 16)
LOT 22, 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. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 17)
LOT 23, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 18)
LOT 24, WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 19)
LOT 25, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 20)
LOT 26 OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 21)
LOT 27, WOODRUFF ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 22)
LOT 37, LESS THE WEST 48 FEET, ALL OF LOT 38 AND THE WEST 4 FEET OF LOT 39, WOODRUFF ADDITION TO POMPANO, FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF. SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.
TOGETHER WITH:

(PARCEL 23)
LOT 36, LESS THE WEST 42 FEET AND THE WEST 48 FEET OF LOT 37, ALL LESS THE SOUTH 15 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; SAID LAND SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 24)
LOT 35 LESS THE WEST 36 FEET AND LESS THE SOUTH 15 FEET TOGETHER WITH THE WEST 42 FEET OF LOT 36, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 25)
LOT 34, LESS THE WEST 30 FEET AND LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 36 FEET OF LOT 35, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 26)
LOT 33, LESS THE WEST 24 FEET THEREOF AND THE WEST 30 FEET OF LOT 34 LESS THE SOUTH 15 FEET THEREOF OF WOODRUFF ADDITION TO POMPANO, FLA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 27)
LOT 32 LESS THE WEST 18 FEET THEREOF AND THE WEST 24 FEET OF LOT 33, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 28)
LOT 31, LESS THE WEST 12 FEET THEREOF AND THE WEST 18 FEET OF LOT 32, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 15 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 29)
LOT 30, LESS THE WEST 6 FEET AND THE WEST 12 FEET OF LOT 31, LESS THE SOUTH 15 FEET, OF WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 30)
LOT 29, LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 6 FEET OF LOT 30 LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 31)
LOT 28, LESS THE SOUTH 15 FEET THEREOF, WOODRUFF'S ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 32)
LOT 37, BLOCK 1 OF BEVILL AND SAXON 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 33)
LOT 38, BLOCK 1 OF BEVILL AND SAXON 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 34)
LOT 39, BLOCK 1 OF BEVILL AND SAXON 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 35)
LOT 40, BLOCK 1 OF BEVILL AND SAXON 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 36)
LOT 41, BLOCK 1 OF BEVILL AND SAXON 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 37)
LOT 42, BLOCK 1 OF BEVILL AND SAXON 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 38)
LOT 1, 2, 3, 43 AND 44 (LESS THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE CITY OF POMPANO BEACH BY THE WARRANTY DEED RECORDED IN O.R. BOOK 8728, PAGE 243, BLOCK 1, BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 39)
THAT PORTION OF ABANDONED RIGHT-OF-WAY FOR NW. 5TH AVENUE BOUNDED ON THE NORTH BY MARTIN LUTHER KING, JR. BLVD. (HAMMONDVILLE ROAD) ON THE SOUTH BY THE MAPLES PLAT PARCEL “A”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LYING BETWEEN BLOCKS 1 AND 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 40)
BEING 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°48'39” EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 309.64 FEET; THENCE SOUTH 00°41'26" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°48'59” WEST, A DISTANCE OF 309.37 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND EAST RIGHT OF WAY LINE OF NW. 6TH AVENUE; THENCE NORTH 01°26'22” WEST, ALONG SAID LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL 41)
LOTS 4, 5 AND 6, 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 LOT 6 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8939, PAGE 201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

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.

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.

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

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.

TOGETHER WITH:

(PARCEL 42)
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.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW. 1ST STREET, AS SHOWN ON THE CITY OF POMPANO BEACH RIGHT OF WAY MAP NO. 73 NORTH, BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL "C", LAVIGNE'S COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING BOUND ON THE EAST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 16, RE-SUBDIVISION OF LOT 15, 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.

LEGAL DESCRIPTION: (PARCELS NOT BEING PLATTED)

(PARCEL 43)
PORTION OF LOTS 2 AND 3 OF THE RE-SUBDIVISION OF LOT 15, OF THE SUBDIVISION 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°25'48" WEST ALONG THE WEST LINE OF SAID LOTS 2 AND 3, AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE, 150 FEET; THENCE NORTH 88°27'39" EAST, 114.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86170-2508; THENCE SOUTH 13°57'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 137.50 FEET; THENCE SOUTH 51°07'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 28.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AND THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 88°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LOT LINE, 55.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL 44)
LOTS 23, 24 AND 25 OF THE RESUBDIVISION OF LOT 15 OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK “B”, AT PAGE 76 OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 20 FEET OF SAID LOTS, 23, 24 AND 25, FOR THE RIGHT-OF-WAY OF NW. 3RD AVENUE PER THE CITY OF POMPANO BEACH'S RIGHT-OF-WAY MAP, SHEET 73 LAST REVISED 09/19/18,

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY.

DRC
PZ26-12000001
05/20/2026

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB 6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	VACATED ALLEY LABELS	12/15/25

DATE:	10/21/25
DRAWN BY:	ZPB
CHECKED BY:	DAS
FIELD BOOK:	1113/1203/1205

Plotted by: dbittner On 12/17/2025 8:31 AM

This item has been digitally signed and sealed by Donald A. Spicer on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DONALD A. SPICER
LICENSE No. 4677
STATE OF FLORIDA
REGISTERED SURVEYOR AND MAPPER

Digitally signed by DONALD A SPICER
Date: 2025.12.18 09:15:13-05'00'

DOWNTOWN
POMPANO
CITY HALL SITE

RP
DEVELOPMENT
LLC

SHEET TITLE
BOUNDARY &
TOPOGRAPHIC
SURVEY

SHEET NUMBER 2 OF 12

PROJECT NUMBER 15083.00