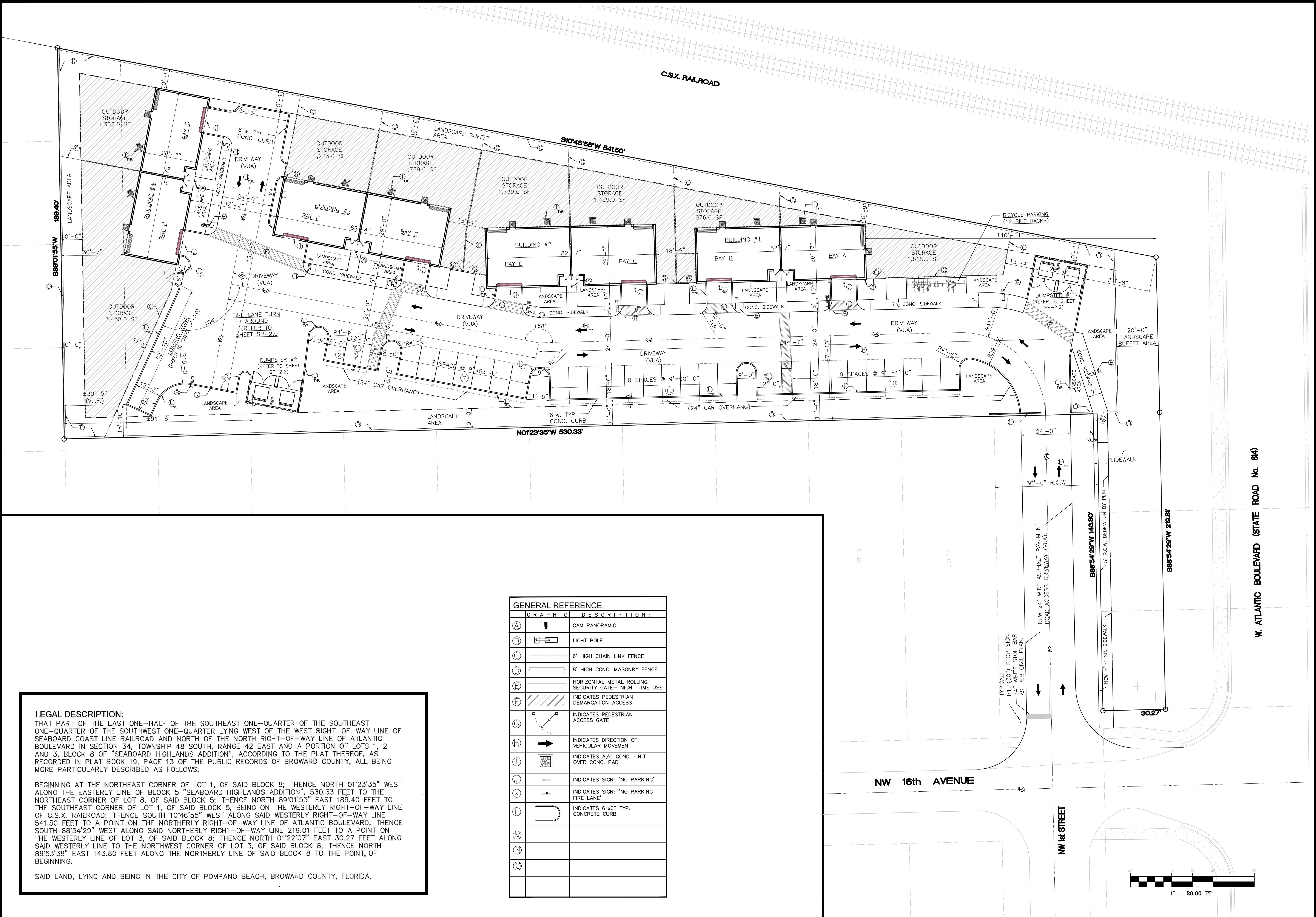




LEGAL DESCRIPTION:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8 OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 8; THENCE NORTH 01°23'35" WEST ALONG THE EASTERLY LINE OF BLOCK 5 "SEABOARD HIGHLANDS ADDITION", 530.33 FEET TO THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK 5; THENCE NORTH 89°01'55" EAST 189.40 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 5, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF C.S.X. RAILROAD; THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 01°22'07" EAST 30.27 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF LOT 3, OF SAID BLOCK 8; THENCE NORTH 88°53'38" EAST 143.80 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 8 TO THE POINT, OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

GENERAL REFERENCE		
GRAPHIC	DESCRIPTION:	
(A)		CAM PANORAMIC
(B)		LIGHT POLE
(C)		6' HIGH CHAIN LINK FENCE
(D)		8' HIGH CONC. MASONRY FENCE
(E)		HORIZONTAL METAL ROLLING SECURITY GATE- NIGHT TIME USE
(F)		INDICATES PEDESTRIAN DEMARCATION ACCESS
(G)		INDICATES PEDESTRIAN ACCESS GATE
(H)		INDICATES DIRECTION OF VEHICULAR MOVEMENT
(I)		INDICATES A/C COND. UNIT OVER CONC. PAD
(J)		INDICATES SIGN: 'NO PARKING'
(K)		INDICATES SIGN: 'NO PARKING FIRE LANE'
(L)		INDICATES 6'x6" TYP. CONCRETE CURB
(M)		
(N)		
(O)		

REVISION	BY:

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PROPOSED NEW WAREHOUSE FOR:
GENCO WAREHOUSES



DRAWN	S.L.R.
CHECKED	G.J.C.
DATE	August 2021
SCALE	
JOB. NO.	21-035
SHEET	SP1.0
OF	SHEETS