

Description:

A portion of parcel "A" Pompano Citi Center, according to the plat thereof, as recorded and plat book 174, pages 45 thru 52 inclusive, as recorded in the public records of Broward County, Florida, being more particularly described as follows:

Commencing at the intersection as the North line of the South one-half (S 1/2) of the Northwest one-quarter (NW 1/4) of Section 30, Township 48 South, Range 43 East, and the West right-of-way line of US Highway No. 1, according to Florida Department of Transportation Right of Way Map for State Road 5 (US Highway No. 1) section number 86020-2525(3525) sheets 8 & 9 of 14, last revised December 10, 1998 and as shown on said plat: thence South 06°51'23" West, along the said West right-of-way line a distance of 496.30 feet, a portion of the last described course being along the east limits of said plat: thence South 10°40'14" West, a distance of 150.33 feet: thence South 06°51'23" West, a distance of 143.00 feet: west, a distance of 103.69 feet, the last four (4) described courses being along the East limits of said plat: thence North 83°10'07" West, a distance of 26.15 feet to the point of beginning: thence South of 06°49'53" West, a distance of 154.00 feet; thence North 83°10'07" West, a distance of 99.00 feet; thence North 06°49'53" East, a distance 154.00 feet: thence South 83°10'07" East, A distance of 99.00 feet to the point of beginning. Said lands situate, in the city of Pompano Beach, Broward County, Florida, containing 15,246 ft.² or 0.35 acres more or less.