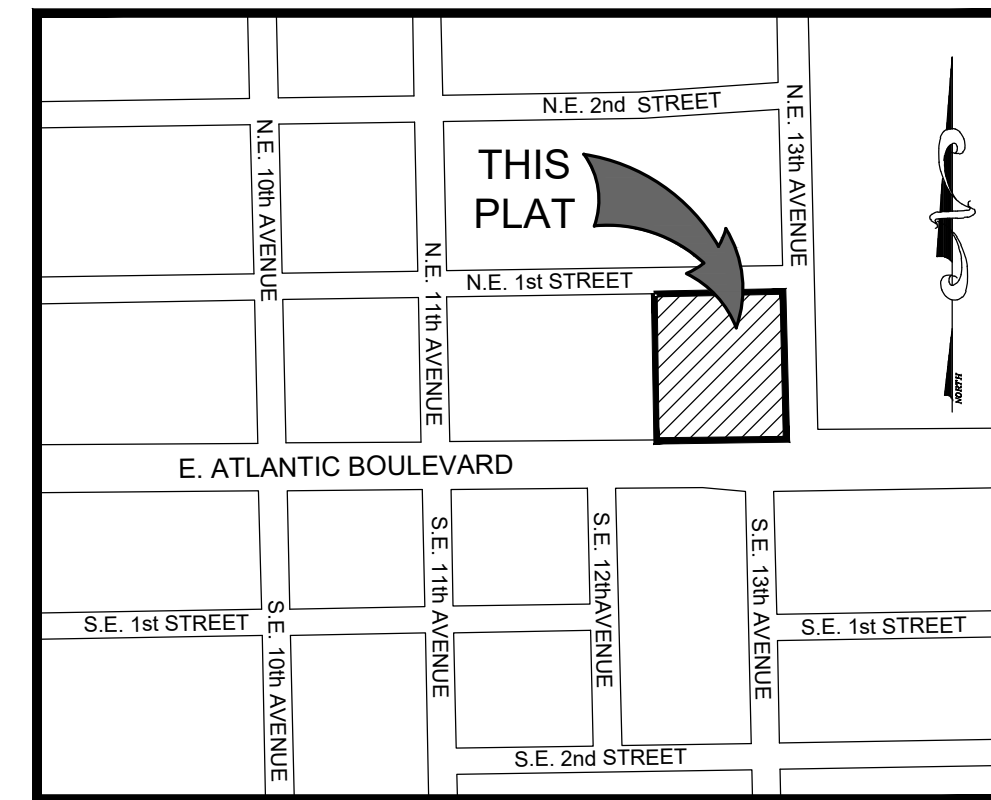


# McCLINTON 25

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

## DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, SAID POINT BEING 155 FEET WEST OF THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, A DISTANCE OF 50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.84 FEET TO THE SOUTH LINE OF THE NORTHEAST FIRST STREET; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 75 FEET; THENCE SOUTH AND PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 233.91 FEET TO A POINT 50 FEET NORTH OF SAID SOUTH BOUNDARY OF SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE EAST AND PARALLEL WITH SAID SOUTH BOUNDARY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4, OF SECTION 36,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH ALONG THE QUARTER SECTION LINE, 283.77 FEET; THENCE WEST ALONG THE SOUTH OF N.E. 1st STREET, 155 FEET; THENCE SOUTH AND PARALLEL TO THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, 283.84 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 36, THENCE EAST ALONG SAID SOUTH BOUNDARY OF SECTION 36, 155 FEET TO THE POINT OF BEGINNING; LESS THE EAST 30 FEET AND LESS THE SOUTH 50 FEET OF THE ABOVE DESCRIBED PARCEL.

## MORE PARTICULARLY DESCRIBED AS:

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP  
48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", "ATWAL PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°59'21" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 1st STREET, 200.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTHEAST 13th AVENUE; THENCE SOUTH 01°17'39" EAST ALONG SAID WEST RIGHT OF WAY LINE, 233.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST ATLANTIC BOULEVARD; THENCE SOUTH 88°57'18" WEST, 200.02 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL "A"; THENCE NORTH 01°17'39" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE SOUTHERLY EXTENSION THEREOF, 233.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 46,780 SQUARE FEET OR 1.074 ACRES MORE OR LESS.

PREPARED BY:



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