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ARCHITECTS • INTERIOR DESIGNERS

October 13, 2022

Pamela Stanton, RLA
Urban Design Planner
City of Pompano Beach, Planning and Zoning
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: 1207 East Atlantic - Legal Description

Dear Pamela:

Please accept the following letter as our formal submission of the Legal Description in Word format, as per the Site Plan Development Application requirements, for the 1207 E. Atlantic project located at 1207 East Atlantic Boulevard. The official legal description is as follows:

PARCEL 1:

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 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.

PARCEL 2

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; THEN WEST ALONG THE SOUTH LINE OF N.E. 1ST. STREET, 155 FEET; THEN 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.

DESCRIBED LANDS CONTAINING 46.914 SQUARE FEET (1.077+/- ACRES)

Please contact us with any questions.

Very truly yours,

Steven L. Cohen, A.I.A.
Steven L. Cohen & Associates, P.A