

DRC

PZ24-12000014
09/04/2024

LEGAL DESCRIPTION:

A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West one-half (W 1/2), a distance of 170 feet; thence Northerly and parallel to the East line of said West one-half (W 1/2), a distance of 41.18 feet to the POINT OF BEGINNING; thence continuing Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an angle of $90^{\circ} 07' 24''$, a distance of 66.44 feet to a point on the Southeast one-quarter (SE 1/4) line of the West one-half (W 1/2) of the Southwest one-quarter (SW 1/4) of said Section 28; thence Southerly along said West line, making an angle of $03''$, a distance of 150 feet; thence Easterly making an included angle of $90^{\circ} 06' 52''$, a distance of 66.44 feet to the POINT OF BEGINNING. LESS AND EXCEPT the East 60.00 feet thereof.

TOGETHER WITH:

The East 60 feet of the East 180 feet of the South 172 feet of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 48 South, Range 42 East, LESS AND EXCEPT the South 50 feet thereof, lying South of Hammondville Road.

TOGETHER WITH:

Parcel "A" of HALTOP SITE, according to the plat thereof, as recorded in Plat Book 138, Page 42 of the Public Records of Broward County, Florida.

TOGETHER WITH:

A parcel in the Southeast one-quarter (SE 1/4) of Section 28, Township 48 South, Range 42 East, more fully described as follows:

Beginning at an intersection of the North right-of-way line of State Road No. 814 and the West line of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28; thence North along said West line, a distance of 191 feet; thence East parallel to said North right-of-way line of State Road No. 814, a distance of 168 feet; thence South parallel to said West line, a distance of 191 feet; thence West along said North right-of-way line, a distance of 168 feet to the POINT OF BEGINNING.

TOGETHER WITH:

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A portion of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of Section 28; thence Westerly along the South line of said West one-half (W 1/2), a distance of 50 feet; thence Northerly and parallel to the East line of said West one-half (W 1/2), a distance of 41.43 feet to the POINT OF BEGINNING; thence continue Northerly along the aforesaid course, a distance of 50 feet; thence Westerly making an included angle of $90^{\circ} 07' 24''$, a distance of 60 feet; thence Southerly making an included angle of $89^{\circ} 52' 36''$, a distance of 150 feet; thence Easterly making an included angle of $90^{\circ} 07' 24''$, a distance of 60 feet to the POINT OF BEGINNING.

Property address: 2851 Hammondville Road, Pompano Beach, FL