

UE Legal Description for CBI Pompano

LEGAL DESCRIPTION

A PORTION OF A PUBLIC UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10532, PAGE 47 TO BE RELEASED, LOCATED IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WITHIN PARCEL "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1, RECORDED IN PLAT BOOK 111, PAGE 22 OF THE SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", YELLOW FREIGHT PLAT AS SHOWN ON SAID ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", S01°22'17"E FOR 30.00 FEET TO THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 10532, PAGE 47; THENCE ALONG SAID SOUTH LINE, N88°29'51"E FOR 35.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, N88°29'51"E FOR 392.72 FEET; THENCE N01°21'25"W FOR 15.00 FEET; THENCE S88°29'51"W FOR 369.96 FEET; THENCE S55°09'07"W FOR 27.29 FEET TO THE SAID SOUTH LINE AND THE POINT OF BEGINNING.

CONTAINING 5,720 SQUARE FEET (0.131 ACRES), MORE OR LESS.

P&Z

PZ24-27000001

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