

SURVEYOR'S LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL "A" "GORY ASSOCIATED INDUSTRIES INC. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 141, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 79°12'07" EAST ALONG A SOUTH LINE OF SAID PARCEL "A" 197.32 FEET TO A POINT OF INTERSECTION WITH A WEST LINE OF SAID PARCEL "A"; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 01°29'51" EAST 188.18 FEET; 2) SOUTH 01°30'18" EAST 446.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (DR. MARTIN LUTHER KING JR. BOULEVARD); THENCE NORTH 55°02'06" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE LYING 50 FEET NORTH OF AND PARALLEL TO THE BASELINE OF SURVEY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2102 FOR 363.65 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 10°41'56" EAST ALONG SAID EAST C.S.X. RAILROAD RIGHT-OF-WAY LINE 471.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 139,358 SQUARE FEET (3.199 ACRES), MORE OR LESS.

