

PZ25-12000014 **LEGAL DESCRIPTION:**

08/20/2025

A PORTION OF THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF "KENDALL GREEN SECTION 'A'", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A" "KENDALL GREEN SECTION A", A DISTANCE OF 22.49 FEET TO A POINT THAT IS 227.47 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH DIXIE HIGHWAY; THENCE SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, FOR A DISTANCE OF 44.85 FEET; THENCE RUN SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN SOUTH 88°49'43" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 113419018, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°35'12" WEST, ALONG SAID RECORD DEED LINE, FOR A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID RECORD DEED; THENCE RUN SOUTH 88°49'43" WEST, ALONG THE NORTH LINE OF SAID RECORD DEED, SAID LINE ALSO BEING 125 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, FOR A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID RECORD DEED; THENCE RUN NORTH 00°35'12" WEST, FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, 100.00 FEET TO A POINT THAT IS 1500 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND 106.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 00°35'12" WEST, ALONG THE EASTERLY LINE OF SAID 1500 FOOT PORTION OF LAND, FOR A DISTANCE OF 94.00 FEET TO THE SOUTH LINE OF "KENDALL GREEN SECTION 'A'", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG SAID SOUTH LINE OF RECORD SUBDIVISION, A DISTANCE OF 277.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,387 SQUARE FEET (0.767 ACRES), MORE OR LESS.