

**ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS EXHIBIT  
"A"**

**LEGAL DESCRIPTION**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**File No.:** 2303801

Tract B of Pompano Beach Highlands, according to the map or plat thereof as recorded in Plat [Book 34, Page 38](#), of the Public Records of Broward County, Florida,

Less and except the West 25 feet thereof,

Less and Except that portion of Tract B described as follows:

Commence at the Southeast corner of said Tract B; thence North 08°31'54" East along the East line of said Tract B, a distance of 512.50 feet to the Point of Beginning; thence North 41°17'30" West a distance of 30.56 feet to a point on the South line of N.E. 51st Street; thence Easterly along said South line a distance of 23.68 feet; thence South 08°31'54" West along the East line of said Tract B, a distance of 23.68 feet to the Point of Beginning.

Also less and except that portion conveyed to Broward County recorded in Official Records [Book 48511, Page 526](#), as Corrected in Official Records [Book 49146, Page 247](#), of the Public Records of Broward County, Florida.

Also less and except that portion conveyed to the State of Florida Department of Transportation recorded in Official Records [Book 48803, Page 744](#), of the Public Records of Broward County, Florida.

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12/04/2024