**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](https://starters.stewartworkplace.com/SSF/GetDocument?docId=17166794&stateFips=12&areaFips=11&rnd=1359644751&ver=0&recTypeId=496&ext=pdf&dummy=1mnkf0twldf2rghibzqdgvcvx48d3g&forceFormat=PDF), 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,](https://starters.stewartworkplace.com/SSF/GetDocument?docId=22541210&stateFips=12&areaFips=11&rnd=1723338860&ver=0&recTypeId=496&ext=tiff&dummy=1mnkepoyyvutfthyzbi4axd53t199n&forceFormat=PDF) as Corrected in Official Records [Book 49146, Page 247,](https://starters.stewartworkplace.com/SSF/GetDocument?docId=22541208&stateFips=12&areaFips=11&rnd=760882738&ver=0&recTypeId=496&ext=tiff&dummy=1mnkepjxf8xxqxt06oh6q90gdfen9k&forceFormat=PDF) 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,](https://starters.stewartworkplace.com/SSF/GetDocument?docId=22541206&stateFips=12&areaFips=11&rnd=1544997863&ver=0&recTypeId=496&ext=tiff&dummy=1mnkepmwhr57imzacpzz5fq6t7hwsa&forceFormat=PDF) of the Public Records of Broward County, Florida.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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