

Legal Description:

Not To Scale

Parcel "A" BEACHWAY ESTATES, according to the plat thereof, as recorded in Plat Book 30, Page 14, of the public records of Broward County, Florida, LESS the following described lands:

A portion of Parcel "A", BEACHWAY ESTATES, according to the Plat thereof recorded in Plat Book 30, Page 14, of the Public Records of Broward County, Florida, lying in Section 31, Township 48 South, Range 43 East, Broward County, Florida, being more particularly described as follows:

Commence at a found one inch iron pipe marking the West $\frac{1}{4}$ corner of said Section 31; Thence South 88°37'39" West along the East-West $\frac{1}{4}$ Section line of Section 36, Township 48 South, Range 42 East, a distance of 3.286 meters (10.78 feet) to a point on the baseline of survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°51'01" East along said Baseline of Survey, a distance of 12.274 meters (40.27 feet); thence South 83°08'59" East at a right angle to said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to the Southwest corner of said Parcel "A", said point being on the Easterly existing Right-of-Way line for said State Road 5 (U.S. 1) and the Point of Beginning.

Thence North 06°51'01" East along said Easterly existing Right-of-Way line and the Westerly boundary line of said Parcel "A", a distance of 4.000 meters (13.12 feet); thence South 32°46'52" East, a distance of 4.659 meters (15.29 feet) to a point on the Southerly Boundary line of said Parcel "A", said point being on the Northerly existing Right-of-way line for NE 8th Street; thence South 88°57'26" West along said Southerly boundary line and said Northerly existing Right-of-Way line, a distance of 3.00 meters (9.84 feet) to the Point of Beginning.

ALSO, a portion of said Parcel "A":

Commence at a found one inch iron pipe marking the West $\frac{1}{4}$ corner of said Section 31; thence South 88°37'39" West along the East-West $\frac{1}{4}$ Section line of Section 36, Township 48 South, Range 42 East, a distance of 3.286 meters (10.78 feet) to a point on the Baseline of Survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°51'01" East along said Baseline of Survey, a distance of 136.226 meters (446.94 feet); thence South 83°08'59" East at a Right angle to said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to a point on the Easterly existing Right-of-Way line for State Road 5 (U.S. 1), said point being on the Westerly boundary line of said Parcel "A" and the Point of Beginning; thence North 06°51'01" East along said Easterly existing Right-of-Way line and said Westerly boundary line, a distance of 2.500 meters (8.20 feet) to the Northwest corner of said Parcel "A", thence North 88°56'16" East along said Northerly boundary line and the Southerly existing Right-of-Way line for NE 9th Street, a distance of 2.500 meters (8.20 feet); thence South 47°53'39" West, a distance of 3.771 meters (12.37 feet) to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 159,150 square feet or 3.6536 acres, more or less.