

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

(PARCEL 1)

THE EAST 70 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST LESS THE SOUTH 76.38 FEET FOR C & SFFCD AND LESS PARCEL 135 FOR ROAD RIGHT OF WAY, LESS RIGHT OF WAY FOR NW. 1ST STREET.

TOGETHER WITH:

(PARCEL 2)

LOTS 14, 15 AND 16, THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 1220 PAGE 17, OFFICIAL RECORD BOOK 2296, PAGE 748, OFFICIAL RECORDS BOOK 16524, PAGE 910, AND OFFICIAL RECORDS BOOK 14465, PAGE 170, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3)

A PORTION OF LOTS 14, 15 AND 16 OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 16 THENCE EAST ALONG NORTH BOUNDARY OF SAID LOT 16 A DISTANCE OF 269.11 FEET TO THE WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWEST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 134.63 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 75°04'33" AND A RADIUS OF 20 FEET, AN ARC DISTANCE OF 26.21 FEET TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 134.53 FEET; THENCE NORTHEAST AND PARALLEL TO THE SAID WEST RIGHT OF WAY LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EAST AND PARALLEL TO THE SAID NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS A PORTION OF THE TOWNSITE OF POMPAÑO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 927.

LESS THAT PORTION DESCRIBED AS FOLLOWS:

PARCEL NO. 122, THAT PART OF LOTS 14, 15 AND 16 OF A PORTION OF THE RESUBDIVISION OF LOT 15 IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

BEING THE TOWNSITE OF POMPANO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 01°25'49" WEST, A DISTANCE OF 81.75 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD; THENCE NORTH 89°00'24" EAST, ALONG THE NORTHERLY EXISTING RIGHT OF WAY FOR ATLANTIC BLVD., A DISTANCE OF 59.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'24" EAST, A DISTANCE OF 134.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET; THROUGH AN ANGLE OF 75°02'14", AN ARC DISTANCE OF 26.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°58'10" EAST, ALONG THE WESTERLY EXISTING RIGHT OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 134.78 FEET; THENCE SOUTH 89°00'24" WEST, A DISTANCE OF 79.80 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 90.08 FEET; THENCE SOUTH 51°04'43" WEST, A DISTANCE OF 41.44 FEET; THENCE SOUTH 88°11'16" WEST, A DISTANCE OF 43.92 FEET; THENCE SOUTH 13°58'10" WEST, A DISTANCE OF 33.04 FEET AND THE POINT OF BEGINNING.

AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 14465, PAGE 170, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 4)

LOT 10, LESS THE EAST 35.50 FEET OF SAID LOT 10; ALL OF LOTS 11, 12, 13, AND LOT 14, LESS THE EAST 35.50 FEET OF SAID LOT 14, WOODRUFF ADDITION TO POMPANO FLA. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH AND ADJACENT TO LOTS, 12, 13, 14 AND THE EAST 1/2 OF VACATED NW. 3RD AVENUE LYING WEST AND ADJACENT TO LOT 12, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF BROWARD COUNTY, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS LYING IN THE CITY OF POMPANO BEACH, FLORIDA, CONTAINING 39,206 SQUARE FEET (0.9 ACRES), MORE OR LESS.

TOGETHER WITH:

(PARCEL 5)

THE EAST 35.50 FEET OF LOT 10, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM BEACH COUNTY RECORDS.

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

SAID LAND SITUATE WITHIN BROWARD COUNTY FLORIDA, CONTAINING 4,952 SQ. FT.,
MORE OR LESS.

THE EAST 35.50 FEET OF LOT 14, WOODRUFF ADDITION TO POMPANO, FLA.,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, PALM
BEACH COUNTY RECORDS.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5,173 SQ. FT.,
MORE OR LESS.

TOGETHER WITH THE WEST 1/2 OF THE VACATED NW 2ND AVENUE LYING EAST AND
ADJACENT TO SAID LOTS, AS RECORDED IN THE OFFICIAL RECORDS BOOK 47116,
PAGE 1242 OF BROWARD COUNTY.

TOGETHER WITH THE VACATED SOUTH 1/2 OF SPRUCE AVENUE LYING NORTH OF
AND ADJACENT TO THE ABOVE-DESCRIBED PARCEL.

TOGETHER WITH:

(PARCEL 6)

BEGINNING AT THE SOUTHWEST CORNER OF LOT SIX (6) OF WOODRUFF ADDITION
TO THE TOWN OF POMPANO, THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE
OF SAID LOT 6, A DISTANCE OF 109.1 FEET; THENCE NORTHEASTERLY AND PARALLEL
TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5.51
FEET; THENCE WESTERLY A DISTANCE OF 109.1 FEET TO A POINT ON THE WESTERLY
BOUNDARY LINE OF SAID LOT 6; THENCE SOUTHERLY ALONG SAID BOUNDARY, A
DISTANCE OF 4.32 FEET TO THE SAID SOUTHWEST CORNER OF LOT 6; AND, ALSO,
ALL OF LOTS SEVEN (7), EIGHT (8) AND NINE(9), OF WOODRUFF ADDITION TO THE
TOWN OF POMPANO, LESS THE EAST TWENTY-FIVE AND NINE-TENTHS (25.9) FEET
THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE
55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: (PARCEL NO. 123 ALSO IN ORB 16645 PG 220 BCR

THAT PART OF LOTS 6, 7, 8 AND 9, OF WOODRUFF ADDITION TO THE TOWN OF
POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,
PAGE 55, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89° 00' 24"
EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 24.15 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 00' 24" EAST, A DISTANCE OF
84.97 FEET; THENCE NORTH 13° 58' 10" EAST ALONG THE WESTERLY EXISTING RIGHT
OF WAY FOR DIXIE HIGHWAY, A DISTANCE OF 99.11 FEET; THENCE SOUTH 88° 24' 17"
WEST, A DISTANCE OF 56.54 FEET; THENCE SOUTH 28° 35' 30" WEST, A DISTANCE OF
109.42 FEET TO THE POINT OF BEGINNING.

PREMISES ARE NOW LOCATED IN BROWARD COUNTY, FLORIDA.

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR A ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 7)

A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6 CONTAINED IN QUIT CLAIM DEED TO THE TOWN OF POMPANO DATED FEBRUARY 1, 1927, AND RECORDED MAY 12, 1958, IN OFFICIAL RECORD BOOK 1220, AT PAGE 19, OF THE BROWARD COUNTY PUBLIC RECORDS. THE ABOVE-DESCRIBED PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE N13°58'10"E FOR A DISTANCE OF 4.32 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N13°58'10"E FOR A DISTANCE OF 197.99 FEET; THENCE N89°21'27"E FOR A DISTANCE OF 60.40 FEET, TO THE WEST RIGHT OF WAY LINE DIXIE HIGHWAY; THENCE S13°52'10"W, ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 171.18 FEET; THENCE S28°35'30"W ALONG THE WEST LINE OF DIXIE HIGHWAY FOR 29.09 FEET; THENCE S88°45'20"E FOR A DISTANCE OF 52.96 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PROPERTY CONTAINS 11,473 SQUARE FEET (MORE OR LESS) (OR 0.2634 ACRES) AND LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE EAST ONE-HALF E. 1/2 OF RIGHT OF WAY FOR AN ALLEY AS SHOWN ON WOODRUFF ADDITION TO THE TOWN OF POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS NOW VACATED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF THE SOUTH 15 FEET OF THAT NOW VACATED PORTION OF RIGHT OF WAY FOR SPRUCE AVENUE, AS RECORDED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 8)

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

LOT 40 LESS THAT WEST 10 FEET THEREOF, AND LESS THE SOUTH 15 FEET THEREOF, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 9)

LOT 39, LESS THE WEST 4 FEET, AND THE WEST 10 FEET OF LOT 40, ALL LESS THE SOUTH 15 FEET, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 10)

LOT 37, LESS THE WEST 48 FEET, ALL OF LOT 38 AND THE WEST 4 FEET OF LOT 39, WOODRUFF ADDITION TO POMPANO, FLA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF. SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 11)

LOT 36, LESS THE WEST 42 FEET AND THE WEST 48 FEET OF LOT 37, ALL LESS THE SOUTH 15 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; SAID LAND SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 12)

LOT 35 LESS THE WEST 36 FEET AND LESS THE SOUTH 15 FEET TOGETHER WITH THE WEST 42 FEET OF LOT 36, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO, FLORIDA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 13)

LOT 34, LESS THE WEST 30 FEET AND LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 36 FEET OF LOT 35, LESS THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, RECORDED IN

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 14)

LOT 33, LESS THE WEST 24 FEET THEREOF AND THE WEST 30 FEET OF LOT 34 LESS
THE SOUTH 15 FEET THEREOF OF WOODRUFF ADDITION TO POMPANO, FLA.
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55 OF THE
PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID LANDS LYING AND BEING IN
BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 15)

LOT 32 LESS THE WEST 18 FEET THEREOF AND THE WEST 24 FEET OF LOT 33, LESS
THE SOUTH 15 FEET THEREOF, OF WOODRUFF ADDITION TO POMPANO FLA.,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING
IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 16)

LOT 31, LESS THE WEST 12 FEET THEREOF AND THE WEST 18 FEET OF LOT 32,
WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 15 FEET THEREOF. SAID LANDS
SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 17)

LOT 30, LESS THE WEST 6 FEET AND THE WEST 12 FEET OF LOT 31, LESS THE SOUTH
15 FEET, OF WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD
COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 18)

LOT 29, LESS THE SOUTH 15 FEET THEREOF, AND THE WEST 6 FEET OF LOT 30 LESS
THE SOUTH 15 FEET THEREOF, OF WOODRUFF'S ADDITION TO POMPANO FLORIDA,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 55, OF

DRCPZ26-12000001
08/05/2026

DRC

PZ26-12000001
04/01/2026

DRC

PZ26-12000001
05/20/2026

THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND
BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 19)

LOT 28, LESS THE SOUTH 15 FEET THEREOF, WOODRUFF'S ADDITION TO POMPANO
FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE
55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING
AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 20)

LOT 27, WOODRUFF ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY,
FLORIDA.

TOGETHER WITH:

(PARCEL 21)

LOT 26 OF WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY,
FLORIDA.

TOGETHER WITH:

(PARCEL 22)

LOT 25, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN
BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 23)

LOT 24, WOODRUFF ADDITION TO POMPANO FLORIDA, ACCORDING TO THE MAP OR
PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN
BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 24)

DRC

PZ26-12000001
08/05/2026

DRC

PZ26-12000001
04/01/2026

DRC

PZ26-12000001
05/20/2026

LOT 23, WOODRUFF ADDITION TO POMPANO FLA., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 25)

LOT 22, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 26)

LOT 21 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

(PARCEL 27)

LOT 20 OF WOODRUFF ADDITION TO POMPANO, PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

(PARCEL 28)

LOTS 18 AND 19 OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 29)

LOT 17, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

DRC

PZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

(PARCEL 30)

THE WEST SIX FEET (6') OF LOT 16, WOODRUFF ADDITION TO POMPANO, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 31)

LOTS 15 AND 16, LESS THE WEST SIX FEET (6') THEREOF, OF WOODRUFF ADDITION TO POMPANO, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE WEST ONE-HALF W. 1/2 OF THAT NOW VACATED PORTION OF NW 3RD AVENUE (PINE STREET PER PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 32)

THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. LESS THE EAST 27 1/2 FEET OF THE WEST 450 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 33)

THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 34)

THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 35)

THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

DRCPZ26-12000001
08/05/2026

DRC

PZ26-12000001
04/01/2026

DRC

PZ26-12000001
05/20/2026

TOGETHER WITH:

(PARCEL 36)

THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 37)

THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 38)

THE EAST 50 FEET OF THE WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 39)

THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 40)

THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 41)

LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS ROAD.

TOGETHER WITH:

(PARCEL 42)

DRC

PZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

THE WEST 174 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES. AND LESS LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

(PARCEL 43)

AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.

TOGETHER WITH:

(PARCEL 44)

THE EAST 150 FEET OF THE WEST 424 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ANY PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES.

TOGETHER WITH:

(PARCEL 45)

LOT 37, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 46)

LOT 38, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 47)

LOT 39, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DRCPZ26-12000001
08/05/2026

DRC

PZ26-12000001
04/01/2026

DRC

PZ26-12000001
05/20/2026

TOGETHER WITH:

(PARCEL 48)

LOT 40, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 49)

LOT 41, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 50)

LOT 42, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 51)

LOT 1, 2, 3, 43 AND 44 (LESS THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE CITY OF POMPANO BEACH BY THE WARRANTY DEED RECORDED IN O.R. BOOK 8728, PAGE 243, BLOCK 1, BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 52)

THAT PORTION OF ABANDONED RIGHT-OF-WAY FOR NW. 5TH AVENUE BOUNDED ON THE NORTH BY MARTIN LUTHER KING, JR. BLVD. (HAMMONDVILLE ROAD) ON THE SOUTH BY THE MAPLES PLAT PARCEL "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LYING BETWEEN BLOCKS 1 AND 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 53)

DRC

PZ26-12000001
08/05/2026

DRC

PZ26-12000001
04/01/2026

DRC

PZ26-12000001
05/20/2026

LOTS 4, 5 AND 6, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOT 6 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8939, PAGE 201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 4 AND 5 FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9107, PAGE 806, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 7, 8 AND 9 BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOTS 7, 8 AND 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8446, PAGE 284, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THAT PORTION OF LOT 9, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 21 THROUGH 28, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING:

THOSE PORTIONS OF LOTS 21 THROUGH 28, FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5704, PAGE 318, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

DRC

PZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

ALL OF LOTS 29 THROUGH 36, BLOCK 2, BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 54)

A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW. 2ND STREET, ALSO KNOWN AS CYPRESS AVENUE PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF PARCEL "A", AND THE NORTHERLY EXTENSION THEREOF, MAPLES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING BOUND ON THE EAST BY THE SOUTHERLY EXTENSION OF LOT 15, OF SAID PLAT. BEING BOUND ON THE NORTH BY THE SOUTH LINE OF LOTS 15 THROUGH 27, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE NORTH LINE OF LOTS 28 THROUGH 40 OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 40' OF RIGHT OF WAY FOR NW. 3RD AVENUE, ALSO KNOWN AS PINE STREET PER PLAT, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE EAST LINE OF LOT 40, OF SAID PLAT AND THE NORTHERLY EXTENSION THEREOF, BEING BOUND ON THE NORTH BY THE EASTERLY EXTENSION OF LOT 15, OF SAID PLAT, BEING BOUND ON THE EAST BY WEST LINE OF LOTS 11 AND 12, OF SAID PLAT, AND BEING BOUND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LOT LINE OF LOT 11, OF SAID PLAT.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 50' RIGHT OF WAY FOR NW. 1ST STREET, UNNAMED RIGHT OF WAY PER PLAT, RE-SUBDIVISION OF LOT 15 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BEING BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 16, OF SAID PLAT AND BEING BOUND ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY.

ALSO DESCRIBED AS:

A PARCEL BEING PORTIONS OF RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY RECORDS, TOGETHER WITH PORTIONS OF WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND TOGETHER WITH PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO KNOWN AS LOT 14, PLAT OF THE SUBDIVISION OF SEC 35, TP 48S, RANGE 42E; THE S 1/2 OF THE SW 1/4 OF SEC 31, TP 48S, RANGE 43E. ALL OF SEC 1, TP 49S, RANGE 42E; LOTS 3, 4 AND 5 OF SEC 6, TP 49S, RANGE 43E; AND RESUBDIVISION OF LOT 15 OF SAID SEC 35., AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "B", LAVIGNE'S COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 117, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD (STATE ROAD 814) THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 88°17'40" EAST, 69.92 FEET; (2) THENCE SOUTH 01°25'44" EAST, 5.00 FEET; (3) THENCE NORTH 88°12'08" EAST, 67.35 FEET; (4) THENCE NORTH 13°59'02" EAST, 6.86 FEET; (5) THENCE NORTH 89°00'02" EAST, 43.92 FEET; (6) NORTH 51°04'21" EAST, 41.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY (STATE ROAD 811); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 13°57'53" EAST, 149.85 FEET; (2) THENCE NORTH 38°29'51" WEST, 18.30 FEET; (3) THENCE NORTH 27°54'26" EAST, 57.17 FEET; (4) THENCE NORTH 28°47'16" EAST, 138.02 FEET; (5) THENCE NORTH 13°57'53" EAST, 176.77 FEET TO A POINT ON THE CENTERLINE OF THAT NOW VACATED RIGHT OF WAY FOR SPRUCE STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 47116, PAGE 1242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°21'55" WEST, ALONG SAID CENTERLINE, 319.12 FEET TO A POINT ON THE EAST LINE OF LOT 15, WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°25'44" WEST ALONG SAID EAST LINE, 4.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°45'31" WEST ALONG THE NORTH LINE OF SAID WOODRUFF ADDITION TO POMPANO FLA. PLAT, 243.67 FEET TO A POINT ON THE WEST LINE OF THE EAST 27.5 FEET OF THE WEST 450 FEET OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 01°26'25", ALONG A SAID WEST LINE, 161.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35; THENCE NORTH 88°41'32" EAST ALONG SAID NORTH LINE, 1.50 FEET TO A POINT THE WEST LINE OF THE EAST 50 FEET OF THE WEST 474 FEET OF THE NORTH ONE-HALF (N. 1/2) OF THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHEAST ONE-QUARTER (NE. 1/4) OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SAID SECTION 35; THENCE NORTH 01°26'25" WEST,

DRCPZ26-12000001
08/05/2026

DRCPZ26-12000001
04/01/2026**DRC**PZ26-12000001
05/20/2026

ALONG SAID WEST LINE, 89.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD, ALSO KNOWN AS HAMMONDVILLE ROAD OR NORTHWEST 3RD STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES; (1) THENCE SOUTH 89°40'55" WEST, 150.03 FEET; (2) THENCE NORTH 87°08'32" WEST, 224.63 FEET; (3) THENCE SOUTH 89°56'07" WEST, 50.01 FEET; (4) THENCE NORTH 86°58'12" WEST, 150.46 FEET; (5) THENCE NORTH 85°55'11" WEST, 33.15 FEET; (6) THENCE NORTH 86°46'52" WEST, 100.28 FEET; (7) THENCE NORTH 89°36'03" WEST, 50.08 FEET; (8) THENCE NORTH 89°35'42" WEST, 136.57 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NW 6TH AVENUE (UNNAMED PER PLAT); THENCE SOUTH 01°26'26" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 458.99 TO A POINT ON THE NORTH LINE OF PARCEL "A", OF "MAPLES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF SAID PLAT BEVILL & SAXON'S ADDITION TO POMPANO; THENCE NORTH 88°45'27" EAST ALONG SAID NORTH AND SAID SOUTH LINE, 469.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING THE SOUTHEAST CORNER OF SAID PLAT BEVILL & SAXON'S ADDITION TO POMPANO; THENCE SOUTH 01°26'25" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF PLAT OF SAID WOODRUFF ADDITION TO POMPANO FLA, 145.94 FEET TO A POINT ON LINE LYING 15' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 28 THROUGH 40, OF SAID PLAT WOODRUFF ADDITION TO POMPANO FLA, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 1ST STREET; THENCE NORTH 88°53'31" EAST, ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY LINE, 666.11 FEET TO A POINT ON THE EAST LINE OF SAID LOT 40; THENCE SOUTH 01°25'44" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 40, 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 1ST STREET; THENCE SOUTH 88°53'31" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 69.98 FEET TO A POINT ON THE EAST LINE OF SAID PLAT LAVIGNE'S COMMERCIAL; THENCE SOUTH 01°26'50" EAST, ALONG SAID EAST LINE 187.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 657,106 SQUARE FEET (15.085 ACRES) MORE OR LESS.

DRCPZ26-12000001
08/05/2026