

FIRST 95 DISTRIBUTION CENTER, PHASE II

A RE-PLAT OF A PORTION OF PARCEL "A", AND ALL OF PARCELS"B", "C", "D", AND "E",
BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST
ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 475

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INSTR #117440319

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DESCRIPTION:

PARCELS "A", "B", "C", "D" AND "E" OF BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 56, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE LAND DESCRIBED IN INSTRUMENT NO. 115943326, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 56 AND 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ON THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 236.51 FEET; THENCE NORTH 21°57'48" WEST, A DISTANCE OF 188.74 FEET; THENCE NORTH 01°13'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88°46'41" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 22.5 FEET THEREOF.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF THE NORTHEAST ONE-QUARTER (NE ¼), OF THE NORTHEAST ONE-QUARTER (NE ¼), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WESTERLY AND NORTHERLY FROM THE FLORIDA EAST COAST RAILROAD SPUR RECORDED IN DEED BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF THE NORTHEAST ONE-QUARTER (NE ¼), OF THE NORTHEAST ONE-QUARTER (NE ¼), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST SOUTHWEST CORNER OF PARCEL "A", FIRST INDUSTRIAL POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 421 THRU 422, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°46'12" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", 280.58 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE NORTHERLY RAILWAY SPUR RIGHT OF WAY, BEING A POINT ON CURVE TO THE RIGHT (A RADIAL BEARING FROM SAID POINT BEARS NORTH 29°07'32" WEST); THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE, HAVING A RADIUS OF 766.78 FEET, THRU A CENTRAL ANGLE OF 28°28'19", AN ARC DISTANCE OF 381.04 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE F.E.C. RAILWAY; THENCE NORTH 01°25'57" WEST ALONG SAID EAST RAILWAY RIGHT OF WAY, 252.99 FEET TO THE POINT OF BEGINNING.

ALL OF THE SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 843,989 SQUARE FEET (19.375 ACRES) MORE OR LESS.

PREPARED BY:

KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: hait@KEITHINC.com LB NO. 6860

DRC

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