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## Legal Description

PID: 484224080611

THE SOUTH 45.50 FEET OF LOT 13, BLOCK 5, "COLLIER MANO-FIRST ADDITION".  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 28 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
CONTAINING 3,936 SQUARE FEET OR 0.090 ACRES MORE OR LESS.

PID:484319000240

THE WEST 200 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE  
QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST  
ONE-QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
EXCEPTING THEREFROM THE SOUTH 170 FEET THEREOF.

LESS A PARCEL OF LAND AS RECORDED ON INSTRUMENT 116813282, AS RECORDED  
IN THE BROWARD COUNTY, FLORIDA PUBLIC RECORDS.

TOGETHER WITH THE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RIGHTS AS  
CREATED BY THAT CERTAIN QUIT CLAIM DEED, RECORDED JUNE 1,1981, IN OFFICIAL  
RECORDS BOOK 9610, PAGE 707, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
OVER THE FOLLOWING DESCRIBED REAL PROPERTY.

THE SOUTH 15 FEET OF THE LOT 13, BLOCK 5, COLLIER MANOR FIRST ADDITION,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 28, OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
CONTAINING 28,305 SQUARE FEET OR 0.6498 ACRES MORE OR LESS.

PID:484319250010

UNIT 7456,2671 N FEDERAL HIGHWAY, POMPANO BEACH, FL NCS:231180

TRACT A OF DENNY'S OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 86, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA.

LESS AND EXCEPT OF THE FOLLOWING DESCRIBED PARCEL: RECORDED IN OFFICIAL  
RECORDS BOOK 31030, PAGE 0192, INSTRUMENT NO.100663042, NOVEMBER 17, 2000,  
BROWARD COUNTY, FLORIDA.

A PORTION OF PARCEL "A" OF DENNY'S OF POMPANO' ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN THE PLAT BOOK 86, AT PAGE 13 OF THE PUBLIC RECORDS  
ON BROWARD COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER SAID PARCEL 'A'. THENCE RUN IN THE  
EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL 'A', FOR A DISTANCE  
OF 210.10 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 89 57'09", RUN IN A  
SOUTHERNLY DIRECTION FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE SOUTH  
LINE OF SAID PARCEL 'A'; THENCE WITH AN ANGLE TO THE LEFT OF 90 02'51" RUN IN A  
WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL 'A', FOR A DISTANCE

AAC

PZ23-12000041

02/06/2024

OF 209.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', THENCE WITH AN ANGLE TO THE LEFT OF 90 16'30" RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID PARCEL 'A', FOR A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

THENCE RUN NORTH 01 11'53" WEST ALONG THE EASTERLY LINE OF BLOCK 5, 109.28 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATES, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 0.0605 ACRES (2,637 SQUARE FEET), MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY.

Folio Number(s)

484224080611, 484319000240, 484319250010

Owner

CITY OF POMPANO BEACH

Site Address

NE 16 AVE POMPANO BEACH FL 33064