

951 SOUTH ANDREWS AVENUE

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND
A PORTION OF THE SOUTHEAST ONE-QUARTER (SE. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

DESCRIPTION:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA, TO-WIT: PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 2; THENCE NORTH 86° 30' 51" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, A DISTANCE OF 326.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (S.W. 12TH AVENUE); THENCE SOUTH 4° 02' 24" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), A DISTANCE OF 550.03 FEET; THENCE SOUTH 86° 30' 51" WEST, ALONG A LINE 550 FEET SOUTH OF(AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, A DISTANCE OF 348.39 FEET; THENCE DUE WEST, ALONG A LINE 550 FEET SOUTH OF(AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 3, A DISTANCE OF 221.35 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", LAMONT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 03° 17' 00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET; THENCE DUE NORTH, A DISTANCE OF 475.85 FEET; THENCE DUE EAST, A DISTANCE OF 208.87 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE 90°00'00" WEST ON THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 3, A DISTANCE OF 208.87 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 475.85 FEET TO AN INTERSECTION WITH THE WEST LINE OF PARCEL "B", LAMONT PLAT (AS RECORDED IN PLAT BOOK 172, PAGE 132 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°00'00" EAST, A DISTANCE OF 74.15 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "B", ALSO BEING THE SOUTH LINE OF THE NORTH 550.00 FEET OF THE SAID SOUTHWEST ONE-QUARTER (1/4) OF SECTION 3; THENCE NORTH 90°00'00" EAST, ON SAID SOUTH LINE, A DISTANCE OF 4.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 03°17'00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET TO THE POINT OF BEGINNING.

PREPARED BY:



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

XXX-MP-25