

PARCEL I:

THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E 3/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID E 3/4, A DISTANCE OF 230.0 FEET; THENCE EASTERLY FORMING AN INCLUDED ANGLE OF $89^{\circ}17'30''$ A DISTANCE OF 536.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.17 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE WESTERLY ALONG SAID SOUTH CLINE, A DISTANCE OF 504.85 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 94.02 FEET THEREOF.

PARCEL II:

THAT PORTION OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE E. 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE EASTERLY, ALONG THE SOUTH BOUNDARY OF SAID E 1/2 A DISTANCE OF 320.87 FEET; THENCE NORTHERLY

FORMING AN INCLUDED ANGLE OF $89^{\circ}21'$, A DISTANCE OF 94.08 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY OF SAID E 1/2, A DISTANCE OF 320.72 FEET; THENCE SOUTHERLY, FORMING AN INCLUDED ANGLE $89^{\circ}21'$, A DISTANCE OF 94.02 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTH 100.00 FEET OF THE SOUTH 330.00 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, LYING WEST OF THE RIGHT-OF-WAY OF THE FEDERAL HIGHWAY, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE NORTH $0^{\circ}38'00''$ WEST A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH $0^{\circ}38'00''$ WEST A DISTANCE OF 100.00 FEET; THENCE NORTH $89^{\circ}18'30''$ EAST A DISTANCE OF 165.98 FEET; THENCE FOR A LINE OF DIVISION AS NOW ESTABLISHED SOUTH $0^{\circ}11'38''$ EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH $89^{\circ}18'30''$ WEST A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO, BROWARD COUNTY, FLORIDA AND CONTAINING 118,416 (2.718 ACRES), MORE OR LESS.

AAC

PZ25- 12000016
03/03/2026