



October 31, 2023

LEGAL DESCRIPTION

Re: Retail Development Project
4791 N. Federal Highway
Pompano Beach, FL, 33308

The legal description of this property is listed in the survey.

Commencing at the Northeast corner of said NW $\frac{1}{4}$; thence run north $89^{\circ}59'06''$ » West, 134.21 feet along the North line of said NW $\frac{1}{4}$; thence run South $00^{\circ}00'54''$ » West, 35.00 feet to the Point of Beginning, said point being the intersection of a line 35 feet South of and parallel to the North line of said NW $\frac{1}{4}$ with the West right-of-way line of the Federal Highway, (state Road No.5); thence run Southwesterly 136.00 feet along said West right of way being the arc of a curve to the left, having a radius of 43,004.80 feet and a long chord bearing of South $08^{\circ}47'56''$ » West, thence North $89^{\circ}59'06''$; West, 151.74 feet to a point of intersection with the arc of a circular curve running Northeasterly to the right, said curve being parallel to 150 feet from and concentric with, the aforementioned curve to the left; thence run Northeasterly 135.99 feet along the arc of said curve to the right, having a radius of 43,154.80 feet to a point on intersection with a line 35 feet South and parallel to said North line of N.W $\frac{1}{4}$; thence run South $89^{\circ}59'06''$ » East, along said parallel line to the Point of Beginning.

Said lands situate in Broward County, Florida

Also known as; All that part of the following described property beginning at the Northeast corner, South of the South right-of-way of the Northeast 48th street and West of the West right-of-way line of Federal Highway (State Road N#5) and running in a Southerly direction along the end adjacent to the Westerly-right-of-way line of Federal Highway (State Road #5) and a distance of 136 feet; thence Westerly and parallel to the South right-of-way line of the Northeast 48th Street, a distance of 150 feet; thence Northerly to the South right-of-way line of the Northeast 48th street and continue Easterly along said right-of-way line in a distance of 150 feet to a Point of Beginning. The above described property being that part of Section 18, Township 48 South, Range 43 East, Broward County records, Broward County, Florida.

(Parcel A-2) Less that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 48 South, Range 43 East, said part of being more particularly described as follows:

Commence at the Northeast corner of said NW $\frac{1}{4}$; thence Westerly along the North line of said Section 18, a distance of 134.21 feet; thence Southerly to a point of intersection of a line 35.00 feet South of and parallel with the North line of said Section 18 with the Westerly right-of-way line of State Road 5 (Federal Highway), to the Point of Beginning; said point being a point on a concave Easterly, having a radius of 43,004.80 feet and a central angle of $01^{\circ}16'24''$ and

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having a tangent bearing of South 07°54'56" West, through said point; thence Southerly along said curve through an angle of 00°01'52" and arc distance of 23.35 feet; thence North 41°32'16" West a distance of 30.38 feet to a point on the South line of NE 48th Street, thence Easterly along the South line of said NE 48th Street, a distance of 23.36 feet to the Point of Beginning.

Parcel "B"

A parcel of land in the N ½ of the NE ¼ of the NW ¼ of Section 18, Township 48 South, Range 43 East, being more particularly described as follows:

Commencing at the Northeast corner of said North ½ of the NW ¼ of said Section 18; thence run South 89°59'06" East (on an assumed bearing) 1212.14 feet, more or less, along the North line of said North ½ of the NE ¼ of the NW ¼ to a point of intersection with the Westerly right-of-way line of Federal Highway (state Road No. 5) as now located and constructed said Westerly right-of-way line being on the arc of a curve running Southwesterly to the left a radial at said point on intersection bearing South 81°03'47.5" East; thence along said Westerly right-of-way line on the arc on said curve to the left, having a radius of 43,004.8 feet and the central angle of 00°03'58.6" to an intersection with a line 218.60 feet South of an parallel to said North line of the North ½ of the Northeast ¼ of the Northwest ¼; thence run North 89°59'06" West, 151.71 feet along said parallel line to a point of intersection with a line 150 feet Westerly from and parallel to said Westerly right-of-way line if the Federal Highway said line being on the arc of a curve running Northeasterly to the right, a radial at said Point intersection bearing South 81°23'17.2" East; thence along the arc of said curve to the right having a radius of 43,154.80 feet and a central angle of 00°03'57.7", run Northeasterly 49.73 feet to an intersection with a line 169.40 feet South of and parallel to said North line of the North ½ of the NE ¼ of the NW ¼; thence run South 89°59'06" East, 151.74 feet along said parallel line to the Point of Beginning.

Said lands situate in Broward County, Florida

Parcel "C"

That portion of the North 218.6 feet of the NE ¼ of Section 18, Township 48 South, Range 43 East, Broward County, Florida, described as follows:

Beginning at Point in the Southerly right-of way line of NE 48 Street, said point being 957.29 feet East of the West line of the NE ¼ of the NW ¼ of Section 18, Township 48 South, Range 43 East, as measured along the said Southerly right-of-way line of NE 48 Street; thence Southerly forming an included angle of 59'28", a distance of 183.57 feet; thence Easterly forming an included angle of 90°34' a distance of 50 feet to a point being 150 feet West of the Westerly right-of-way line of US Highway No. 1 (Federal Highway) measure at right angles; thence Northerly along a line parallel to and 150 feet West of the Westerly line of said Highway, a distance of 185.58 feet to the Southerly right-of-way line of NE 48th Street; thence Westerly along said Southerly right-of-way line of NE 48 Street, a distance of 80 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 39,543 square feet of 0.9078 acres, more or less.