

**LEGAL DESCRIPTION:**

THE SOUTH 5 FEET OF LOTS 23 AND 24, BLOCK 1, TOGETHER WITH NORTH 112 OF PART OF VACATED ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 23 AND 24, BLOCK 1, OF AVONDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 41 THROUGH 48, INCLUSIVE, LESS THE SOUTH 10 FEET FOR ROAD AND LESS THAT PART INCLUDED IN PARCEL 115 OF CA 89-17174 FOR ADDITIONAL RIGHT OF WAY, BLOCK 1, TOGETHER WITH SOUTH 112 OF PART OF VACATED ALLEY NORTH OF AND ADJACENT TO LOTS 41 THROUGH 48, BLOCK 1, OF AVONDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 49 THRU 54, LESS RACE TRACK ROAD, BLOCK 1, TOGETHER WITH THE W 112 OF PART OF VACATED ALLEY LYING NORTH AND ADJACENT TO LOTS 49 THROUGH 54, BLOCK 1, OF AVONDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

A PORTION OF LOT 10, INCLUDING PART OF A 10 FOOT ABANDONED ALLEY, BLOCK 1, AVONDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 10 A DISTANCE OF 33.32 FEET TO THE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 16787, PAGE 385 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 10 IN A NORTHERLY DIRECTION 33.20 FEET; THENCE TURNING AN INCLUDED ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 37°51'28" AND A DISTANCE OF 41.84 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE TURNING AN INCLUDED ANGLE TO THE LEFT FROM THE LAST DESCRIBED COURSE OF 52°30'21" A DISTANCE OF 25.37 FEET IN A WESTERLY DIRECTION ON SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; TOGETHER WITH THE EASTERLY 112 OF THE 10' ABANDONED ALLEY BORDERING THE PRECEDING DESCRIBED PARCEL SAID ALLEY ABANDONED PER CITY OF POMPANO BEACH ORDINANCE 77-22 AS RECORDED IN OFFICIAL RECORDS BOOK 7191, PAGE 130, BROWARD COUNTY RECORDS.

TOGETHER WITH

LOTS 55 THRU 58, ALL LESS THE RIGHT OF WAY FOR RACE TRACK ROAD AND LESS PART OF LOT 58 AND OF VACATED ALLEY ADJACENT TO LOT 58 AS DESCRIBED IN OFFICIAL RECORDS BOOK 24496, PAGE 554 AND TOGETHER WITH SOUTH 112 OF VACATED ALLEY NORTH OF LOTS 55 THRU 58 LESS DEEDED PART, BLOCK 1, OF AVONDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**DRC**

PZ22-12000014

8/17/2022