

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 88°35'46" WEST ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30 FOR 190.01 FEET; THENCE SOUTH 00°50'30" EAST 75.25 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 00°50'30" EAST ALONG THE WEST RIGHT OF WAY LINE OF NE 23RD AVENUE 152.86 FEET; THENCE SOUTH 88°43'02" WEST 233.19 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1, STATE ROAD NO. 5); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) NORTH 06°57'24" EAST 157.92 FEET; (2) NORTH 47°46'36" EAST 32.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. 14TH STREET (STATE ROAD NO. 844); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) NORTH 88°35'46" EAST 162.00 FEET TO A POINT OF CURVATURE; (2) EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°33'44", FOR AN ARC DISTANCE OF 39.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 38,943 SQUARE FEET (0.894 ACRES), MORE OR LESS.

