

LEGAL DESCRIPTION

A portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of the NE 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the NE 1/4 of the SE 1/4 a distance of 430.04 feet; thence Southerly along a line making an angle of $89^{\circ} 13' 40''$ in the Southwest quadrant a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; thence continue Southerly along the East right-of-way line of Northwest 12th Avenue a distance of 121.08 feet to a point on the South right-of-way line of that certain 20-foot alley, as referred to an Official Records Book 1970, Page 269, and as now occupied and the Point of Beginning; thence Easterly along the said South right-of-way line, making an included angle of $89^{\circ} 13' 40''$ a distance of 98.41 feet; thence Southerly making an included angle of $90^{\circ} 47' 55''$, a distance of 180 feet to a point on the North right-of-way line of Northwest 5th street; thence Westerly along the said North right-of-way line of Northwest 5th Street, making an included angle of $89^{\circ} 12' 05''$, a distance of 98.54 feet to a point on the East right-of-way line of said Northwest 12th Avenue; thence Northerly along the said East right-of-way line of Northwest 12th Avenue, making an Included angle of $90^{\circ} 46' 20''$, a distance of 180 feet to the Point of Beginning.

A portion of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of Section 34, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4); thence North $89^{\circ} 26' 43''$ East along the North line of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) a distance of 430.04 feet; Thence South $1^{\circ} 19' 37''$ East a distance of 99.46 feet to a point on the Easterly right-of-way line of Northwest 12th Avenue; Thence continue South $1^{\circ} 19' 37''$ East along the said East right-of-way line of distance of 351.08 feet to a point on the South right-of-way line of Northwest 5th Street as now occupied, and to the Point of Beginning; thence continue South $1^{\circ} 19' 37''$ East along said East right-of-way line a distance of 62.15 feet; thence North $89^{\circ} 26' 43''$ East a distance of 150.0 feet; thence North $1^{\circ} 19' 37''$ West a distance of 62.15 feet to a point on the South right-of-way line of said Northwest 5th street; thence South $89^{\circ} 26' 43''$ West along said South right-of-way line a distance of 150.00 feet to the Point of Beginning.

Property Address: 500 NorthWest 12th Avenue, Pompano Beach, FL 33069

DRC

PZ24-12000009

5/15/2024