

DRC

PZ26- 13200002
05/20/2026

2335 E. ATLANTIC BLVD.

DESCRIPTION:

WEST PARCEL: COMMERCIAL BUILDING & PLAZA

A PARCEL OF LAND BEING A PORTION OF LOTS 17 AND 18, ALL OF LOTS 23 THROUGH 25, AND A PORTION OF LOTS 26 THROUGH 28, ALL IN BLOCK 16, OF PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 23, BLOCK 16; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 N.88°57'04"E., A DISTANCE OF 148.00 FEET; THENCE N.01°14'16"W., A DISTANCE OF 135.98 FEET; THENCE S.88°45'44"W., A DISTANCE OF 56.97 FEET; THENCE N.01°16'25"W., A DISTANCE OF 30.63 FEET; THENCE S.88°43'43"W., A DISTANCE OF 56.28 FEET; THENCE S.01°16'17"E., A DISTANCE OF 14.10 FEET; THENCE S.88°57'04"W., A DISTANCE OF 34.74 FEET; THENCE S.01°16'17"E., A DISTANCE OF 2.10 FEET; THENCE S.01°14'16"E., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 22,386.96 SQUARE FEET OR 0.5139 ACRES, MORE OR LESS.

SAID LAND SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS SET OUT UNDER SECTION 2(B) "RESIDENTIAL OWNER EASEMENTS" FOR THE BENEFIT OF THE WEST PARCEL RESIDENTIAL OVER AND UPON THE LANDS DESCRIBED IN EXHIBIT "A" AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT (WEST BUILDING) BY AND BETWEEN G&C POMPANO STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND G&C PLATINUM 2500 INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JANUARY 21, 2022, IN INSTRUMENT NO. 117883113.