

DRC

PZ26- 14000001
02/18/2026

BEING A PORTION OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, N01°02'41"W, A DISTANCE OF 330.00 FEET TO A LINE 330.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID PARALLEL LINE, N88°53'49"E, A DISTANCE OF 165.98 FEET; THENCE S00°36'19"E, A DISTANCE OF 100.00 FEET TO A LINE 230.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE; THENCE ALONG SAID PARALLEL LINE, N88°53'49"E, A DISTANCE OF 371.55 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S. 1/FEDERAL HIGHWAY), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86020-2526; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S06°51'10"W, A DISTANCE OF 137.25 FEET TO A LINE 94.08 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE; THENCE ALONG SAID PARALLEL LINE, S88°53'49"W, A DISTANCE OF 197.18 FEET; THENCE S01°08'10"E, A DISTANCE OF 94.08 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, S88°53'49"W, A DISTANCE OF 320.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,416 SQUARE FEET OR 2.7185 ACRES, MORE OR LESS.