

THIEME 4791 LEGAL DESCRIPTION (2/21/24):

A portion of the Northwest one-quarter (NW 1/4) of Section 18, Township 48 South, Range 43 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 18; thence South 89°59'06" East, on the North line of said Section 18, a distance of 974.52 feet; thence South 00°31'06" East, a distance of 35.00 feet to the Point of Beginning; thence South 89°59'06" East, on a line 35.00 feet South of and parallel with the North line of said Section 18, being the South right-of-way line of N.E. 48th Street, a distance of 208.45 feet; thence South 40°34'11" East, on said South right-of-way line, a distance of 30.38 feet to a point on a curve; thence Southerly on said curve to the left, being on the West right-of-way line of North Federal Highway - U.S. #1 (120.00 feet right-of-way), whose radius point bears South 81°08'29" East, with a radius of 40,004.80 feet, a central angle of 00°12'59", an arc distance of 162.41 feet; thence North 89°59'06" West, on a line 218.60 feet South of and parallel with the North line of said Section 18, being a boundary of Parcel "A", VANTAGE POINT ANNEX, according to the plat thereof, as recorded in Plat Book 130, Page 32, of the public records of Broward County, Florida, a distance of 201.84 feet; thence North 00°31'06" West, on a boundary of said Parcel "A", VANTAGE POINT ANNEX, a distance of 183.61 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, containing 39,527 square feet or 0.9074 acres more or less.

DRC

PZ24-14000006

11/06/2024