

A PORTION OF THE EAST 1/2 OF LOT 15, IN BLOCK 5, ACCORDING TO "BUTLER'S SUBDIVISION" OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK "B" AT PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE RUN EASTERLY 1017.42 FEET, ALONG THE SOUTH BOUNDARY OF SAID LOT 15, TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1); THENCE RUN NORTHEASTERLY 104.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 170.73 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN NORTHWESTERLY AT RIGHT ANGLES 10.00 FEET;

THENCE RUN NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY 72.01 FEET; THENCE RUN WEST 309.48 FEET ALONG A LINE PARALLEL TO SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE RUN SOUTHWESTERLY 250.00 FEET ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE RUN EAST 135.00 FEET ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, 4.00 FEET; THENCE RUN EAST ALONG A LINE PARALLEL WITH THE SAID SOUTH BOUNDARY LINE OF LOT 15, 185.00 FEET.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 1.712 ACRES, MORE OR LESS.

