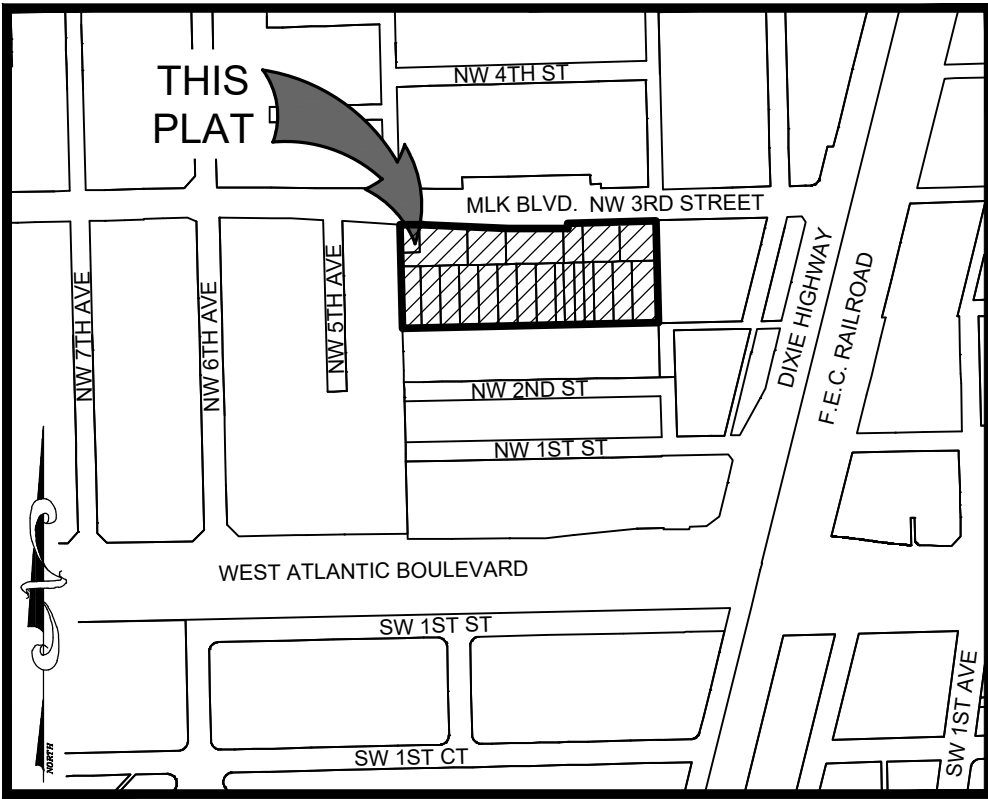


DOWNTOWN POMPANO PHASE I

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)
OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:

PARCEL NO. 1
LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS ROAD.

TOGETHER WITH:

THE WEST 174 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES. AND LESS LOT 50 FEET X 125 FEET IN THE NORTHWEST CORNER OF THE WEST 1 ACRE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO. 3
AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.

TOGETHER WITH:

PARCEL NO. 4
THE EAST 150 FEET OF THE WEST 424 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ANY PORTION THEREOF PREVIOUSLY DEEDED FOR ROADWAY PURPOSES.

TOGETHER WITH:

PARCEL NO.5
THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.6
THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.7
THE EAST 50 FEET OF THE WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.8
THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.9
THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.10
THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.11
THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO.12
THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO. 13
THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. LESS THE EAST 27 1/2 FEET OF THE WEST 450 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH:

PARCEL NO. 14
A PARCEL OF LAND BEING A PORTION OF LOT 14, SECTION 35, OF THE PLAT ENTITLED "PLAT OF THE SUBDIVISION OF SEC 35, TP 48S, RANGE 42E; THE S 1/2 OF THE SW 1/4 OF SEC 31, TP 48S, RANGE 43E. ALL OF SEC 1, TP 49S, RANGE 42E; LOTS 3, 4 AND 5 OF SEC 6, TP 49S, RANGE 43E; AND RESUBDIVISION OF LOT 15 OF SAID SEC 35." AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID PORTION OF LOT 14 IS ALSO KNOWN AS A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 15, OF THE PLAT ENTITLED "WOODRUFF ADDITION TO POMPANO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 88°42'48" WEST, A DISTANCE OF 19.02 FEET ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, ALSO BEING THE NORTH LINE OF "WOODRUFF ADDITION TO POMPANO BEACH", TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°42'48" WEST, A DISTANCE OF 224.62 FEET ALONG SAID LINE TO A POINT ON THE WEST LINE OF THE EAST 27.5 FEET OF THE WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'00" WEST, A DISTANCE OF 161.44 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 88°38'49" EAST, A DISTANCE OF 1.50 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF THE WEST 474 FEET OF THE NORTH ½ OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'00" WEST, A DISTANCE OF 102.37 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, ALSO KNOWN AS HAMMONDVILLE ROAD; THENCE NORTH 88°06'11" EAST, A DISTANCE OF 223.86 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 01°19'29" EAST, A DISTANCE OF 266.20 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860
XXX-MP-25