

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME IS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959, AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 310 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 87 DEGREES 58'24" WEST, ALONG THE LAST DESCRIBED LINE, 270 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 200 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 62 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 173.54 FEET TO A POINT, THENCE SOUTH 87 DEGREES 58'24" EAST, 442 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 173.54 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 110 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 200 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A CERTAIN PARCEL OF LAND LYING AND BEING THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME AS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959 AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 563.00 FEET TO THE POINT OF BEGINNING OF THIS SAID DESCRIPTION; THENCE SOUTH 00 DEGREES 07'20" EAST, PARALLEL TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/2 OF SAID SECTION 3, A DISTANCE OF 200.00 FEET; THENCE NORTH 87 DEGREES 58'24" WEST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET; THENCE NORTH 00 DEGREES 07'20" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 87 DEGREES 58'24" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.