

## **Legal Description for 1440 SW 28<sup>th</sup> Ave**

A parcel of land lying in the Southeast 1/ 4 of the Southeast 1/ 4 of Section 4, Township 49 South, Range 42 east, more fully described as follows: Commencing at the Southeast corner of the said Southeast 1/ 4 of Section 4± thence Westerly along the South line of the said Southeast 1/ 4 of Section 4, a distance of 1279. 78 feet± thence Northerly along a line which is 30 feet East of and parallel to the West line of the Southeast 1/ 4 of the Southeast 1/ 4 of Section 4, making an angle in the Northeast quadrant of 88' 25' 04', a distance of 254.90 feet to the Point of Beginning, thence continuing Northerly along the last-mentioned course a distance of 313 feet± thence Easterly making an included angle of 89' 56' 59' a distance of 239 feet± thence Southerly to the last- mentioned course, a distance of 313 feet± thence Westerly perpendicular to the last- mentioned course, a distance of 238.72 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida and containing 1. 716 acres more of less.

Tax Folio No. 494204000422