



LEGAL DESCRIPTION

A PORTION OF PARCEL "A" – FLO. EAST CO. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 01 DEGREEES 58'45" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 212.74 FEET; THENCE SOUTH 00 DEGREEES 27' 23" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 173.37 FEET; THENCE SOUTH 88 DEGREEES 51'19" WEST, A DISTANCE OF 679.70 FEET; THENCE NORTH 11 DEGREEES 10'22" EAST, ALONG A LINE 32.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 395.18 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", THENCE NORTH 88 DEGREEES 51' 19" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 594.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 16.00 FEET OF PARCEL "A" – FLO. EAST CO. ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WESTERLY 32.00 FEET OF SAID PARCEL "A".

TOTAL AREA = 5.875 ACRES MORE OR LESS