

LEGAL DESCRIPTION:

A PORTION OF TRACT 5, "GEO. O. BUTLER SUBDIVISION", SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'08" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 180.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°29'08" WEST ALONG SAID WEST LINE 165.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 345.98 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 87°55'47" EAST ALONG SAID NORTH LINE 141.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF N.W. NW 8TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 758, PAGE 511 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°29'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 120.31 FEET; THENCE NORTH 87°59'15" EAST 1.62 FEET; THENCE SOUTH 01°29'08" EAST 45.68 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", " MT. CALVARY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°55'47" WEST ALONG SAID NORTH LINE 143.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 23,587 SQUARE FEET (0.542 ACRES), MORE OR LESS.

DRC

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