

LEGAL DESCRIPTION

A PORTION OF LOT 11, RE-SUBDIVISION OF LOT 15, 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:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, OF SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT 10, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST 1ST STREET, NORTH 89°08'41" EAST, 95.47 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, SOUTH 00°51'19" EAST, 65.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°08'41" EAST, 35.00 FEET; THENCE SOUTH 01°17'19" EAST, 80.00 FEET; THENCE SOUTH 89°08'41" WEST, 35.00 FEET; THENCE NORTH 01°17'19" WEST, 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,800 SQUARE FEET, MORE OR LESS.