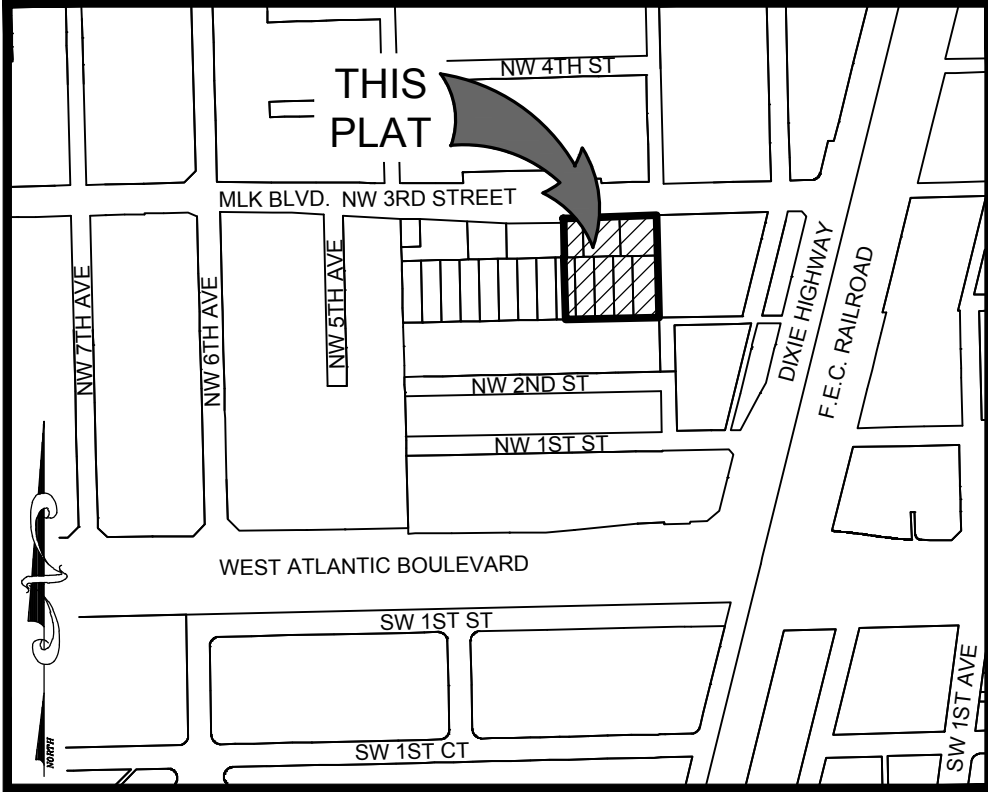


DOWNTOWN POMPANO PHASE I

A REPLAT OF A PORTION OF LOT 14, SECTION 35, PLAT OF THE SUBDIVISION OF SEC 35, TP 48S, RANGE 42E; THE S 1/2 OF THE SW 1/4 OF SEC 31, TP 48S, RANGE 43E. ALL OF SEC 1, TP 49S, RANGE 42E; LOTS 3, 4 AND 5 OF SEC 6, TP 49S, RANGE 43E; AND RESUBDIVISION OF LOT 15 OF SAID SEC 35. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LYING IN SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 14, SECTION 35, OF THE PLAT ENTITLED "PLAT OF THE SUBDIVISION OF SEC 35, TP 48S, RANGE 42E; THE S 1/2 OF THE SW 1/4 OF SEC 31, TP 48S, RANGE 43E. ALL OF SEC 1, TP 49S, RANGE 42E; LOTS 3, 4 AND 5 OF SEC 6, TP 49S, RANGE 43E; AND RESUBDIVISION OF LOT 15 OF SAID SEC 35." AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PORTION OF LOT 14 IS ALSO KNOWN AS A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 15, OF THE PLAT ENTITLED "WOODRUFF ADDITION TO POMPANO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 88°42'48" WEST, A DISTANCE OF 19.02 FEET ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, ALSO BEING THE NORTH LINE OF SAID "WOODRUFF ADDITION TO POMPANO BEACH", TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°42'48" WEST, A DISTANCE OF 224.62 FEET ALONG SAID LINE TO A POINT ON THE WEST LINE OF THE EAST 27.5 FEET OF THE WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'00" WEST, A DISTANCE OF 161.44 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 88°38'49" EAST, A DISTANCE OF 1.50 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF THE WEST 474 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'00" WEST, A DISTANCE OF 102.37 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, ALSO KNOWN AS HAMMONDVILLE ROAD; THENCE NORTH 88°06'11" EAST, A DISTANCE OF 223.86 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 01°19'29" EAST, A DISTANCE OF 266.20 FEET TO THE POINT OF BEGINNING.