

A PARCEL OF LAND LOCATED IN TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 88°19'17" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1013.78 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 01°08'51" EAST, A DISTANCE OF 35.00 FEET TO A 5/8" REBAR & CAP (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 48TH STREET (70 FOOT WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'51" EAST, A DISTANCE OF 295.88 FEET TO A 5/8" REBAR & CAP (PRM 121) ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 88°22'09" WEST, ALONG SAID SOUTH LINE, 278.60 FEET TO A 5/8" REBAR & CAP (PRM 121); THENCE, LEAVING SAID SOUTH LINE, NORTH 13°55'55" EAST, A DISTANCE OF 306.77 FEET TO A NAIL & DISK (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 48TH STREET; THENCE NORTH 88°16'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING. CONTAINING 70,575.54 SQUARE FEET (1.62 ACRES), MORE OR LESS.

**P&Z**

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