

LEGAL DESCRIPTION:

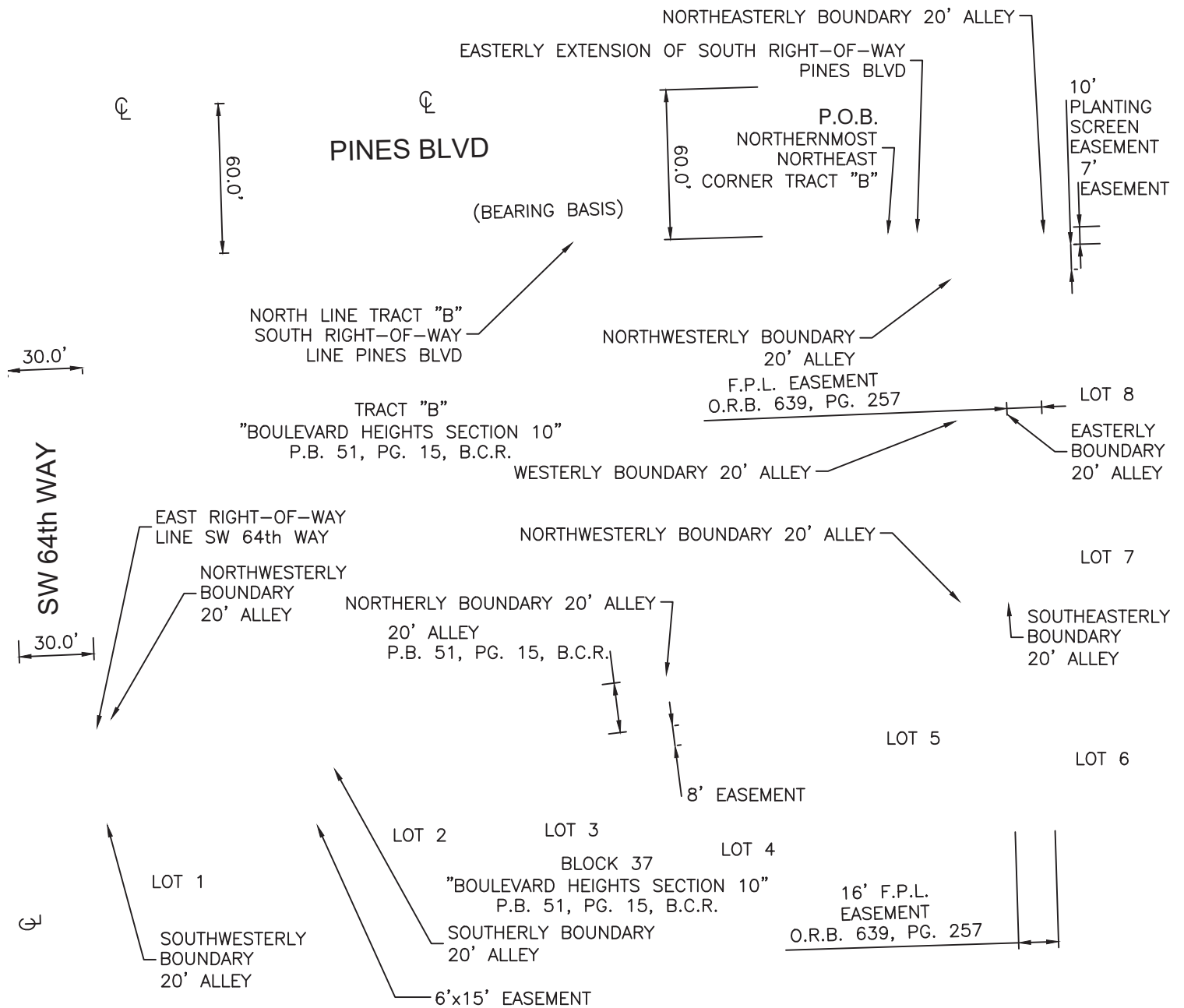
THAT CERTAIN 20 FOOT WIDE ALLEY LYING BETWEEN TRACT "B" AND BLOCK 37 OF BOULEVARD HEIGHTS SECTION 10 PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 15 OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST NORTHEAST CORNER OF SAID TRACT "B":

THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF PINES BLVD, NORTH 90°00'00" EAST 70.00 FEET TO A POINT OF CUSP WITH A 25.00 FOOT RADIUS TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY BOUNDARY OF SAID 20 FEET ALLEY, THROUGH A CENTRAL ANGLE OF 90°33'43" AN ARC DISTANCE OF 39.52 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID 20 FEET ALLEY, SOUTH 0°33'43" EAST 113.37 FEET TO A POINT OF CURVATURE OF A 47.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE ALSO BEING THE SOUTHEASTERLY BOUNDARY OF SAID 20 FEET ALLEY, THROUGH A CENTRAL ANGLE OF 85°05'23" AN ARC DISTANCE OF 69.80 FEET TO A POINT OF TANGENCY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 20 FEET ALLEY, SOUTH 84°31'40" WEST 305.20 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE ALSO BEING THE SOUTHWESTERLY BOUNDARY OF SAID 20 FEET THROUGH A CENTRAL ANGLE OF 85°04'42" AN ARC DISTANCE OF 37.12 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SW 64th WAY, NORTH 0°33'02" WEST 70.26 FEET TO A POINT OF CUSP WITH A 25.00 FOOT RADIUS TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20 FEET ALLEY, THROUGH A CENTRAL ANGLE OF 94°55'18" AN ARC DISTANCE OF 41.42 FEET TO A POINT OF TANGENCY; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID 20 FEET ALLEY NORTH 84°31'40" EAST 299.18 FEET TO A POINT OF CURVATURE OF A 27.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20 FEET ALLEY THROUGH A CENTRAL ANGLE OF 85°05'23" AN ARC DISTANCE OF 40.10 FEET TO A POINT OF TANGENCY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID 20 FEET ALLEY NORTH 0°33'43" WEST 114.06 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20 FEET ALLEY, THROUGH A CENTRAL ANGLE OF 89°26'17" AN ARC DISTANCE OF 39.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN
THE CITY OF PEMBROKE PINES, BROWARD
COUNTY, FLORIDA AND CONTAINING
10960 SQUARE FEET (0.252 ACRES)
MORE OR LESS.

Martin P. Rosen



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N90°00'00"E ALONG THE NORTH LINE OF TRACT "B" "BOULEVARD HEIGHTS SECTION 10" AS SHOWN IN PLAT BOOK 51, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

2. ALL EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.

ABBREVIATIONS:

P.B. — PLAT BOOK
 PG. — PAGE
 B.C.R. — BROWARD COUNTY RECORDS
 U.E. — UTILITY EASEMENT
 P.O.B. — POINT OF BEGINNING
 R — RADIUS
 Δ — DELTA ANGLE
 L — CURVE LENGTH
 F.P.L. — FLORIDA POWER & LIGHT COMPANY