

DESCRIPTION: PORTION OF TRACT 3 TIER 10

A PORTION OF TRACT 3, TIER 10, "NEWMAN'S SUBDIVISIONS ONE AND TWO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 20, "FLORAL HEIGHTS 1ST ADDITION" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 75°10'26" EAST ALONG THE SOUTHERLY LINE OF SAID "FLORAL HEIGHTS 1ST ADDITION" AND THE NORTHERLY LINE OF TIERS 12 AND 10, A DISTANCE OF 381.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75°10'26" EAST ALONG THE NORTH LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 496.17 FEET; THENCE SOUTH 14°49'34 WEST ALONG THE EASTERLY LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 151.21 FEET; THENCE SOUTH 89°26'17 WEST ALONG THE NORTH LINE OF BLOCK 13, "BROADVIEW PARK SECTION 4", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 514.61 FEET; THENCE NORTH 14°49'34 EAST ALONG A LINE 88.83 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 287.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, BEING AND SITUATED IN SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, UNINCORPORATED BROWARD COUNTY, FLORIDA. CONTAINING 108,900 SQUARE FEET OR 2.5000 ACRES, MORE OR LESS.