

## **LEGAL DESCRIPTION**

### **Plat Legal Description:**

ALL OF PARCEL "A" OF THE ALEXANDER PLAT, AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### **Legal for Parcel:**

A PORTION OF PARCEL "A" OF THE ALEXANDER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLYMOST NORTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 44°17'52" EAST ALONG A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT A DISTANCE OF 42.65 FEET; THENCE NORTH 89°36'13" EAST ALONG SAID LINE (SAID LINE ALSO BEING THE NORTH LINE OF SAID PARCEL A) A DISTANCE OF 240.64 FEET; THENCE SOUTH 00°21'47" EAST 258.00 FEET; THENCE SOUTH 89°38'13" WEST 268.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A; THENCE NORTH 01°02'24" WEST ALONG SAID WEST LINE (SAID LINE ALSO BEING AFORESAID NON-VEHICULAR ACCESS LINE) A DISTANCE OF 116.14 FEET; THENCE NORTH 01°00'23" WEST ALONG SAID WEST LINE AND NON-VEHICULAR ACCESS LINE A DISTANCE OF 111.40 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.