

IMECA – Tentative Plat

Address: 2429 N.W. 4th Street, Pompano beach, FL 33069

Folios: 4842-33-04-0500; 4842-33-04-0510; 4842-33-04-0520; 4842-33-04-0530; 4842-33-04-0540

Legal Description:

Lot 290, of COLLIER CITY (UNRECORDED), described as follows:

The South 50 feet of the North 1/2 of the South 2/5 of that portion of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying Northwesterly of Power Line Road; EXCEPT the West 500 feet thereof, in Section 33, Township 48 South, Range 42 East; according to the unrecorded Plat No. S-6-E of Collier City Lots lying and being in Broward County, Florida.

LESS AND EXCEPT:

The following portion conveyed to the State of Florida for the use and benefit of the State of Florida Department of Transportation by Deed recorded in Official Records Book 5103, Page 728, of the Public Records of Broward County, Florida; and being more particularly described as follows:

All that portion of the South 50.0 feet of the North Half (N 1/2) of the South Two-Fifths (S 2/5) of the Southeast Quarter (SE 1/4) of the Northwest (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as Recorded in Right of Way Map 8, Page 11, of the Public Records of Broward County, Florida.

AND

Lot 291, of COLLIER CITY (UNRECORDED), described as follows:

The North 1/2 of South 2/5 of Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 lying West of County Road, LESS the South 50 feet and LESS the West 500 feet and LESS North 25 feet thereof, in Section 33, Township 48 South, Range 42 East; said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPT:

Those portions conveyed to the State of Florida for the use and benefit of the State Road Department of Florida by Deed recorded in Official Records Book 5018, Page 841, of the Public Records of Broward County, Florida; and being more particularly described as follows:

All that portion of the South Two-Fifth (2/5) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 33, Township 48 South, Range 42 East, lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way Map 8, Page 11, Public Records of Broward County, Florida; LESS that portion described in Official Records Book 4142, Page 864, of the Public Records of Broward County, Florida, and LESS previously deeded or dedicated right of way.

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LESS AND EXCEPT:

All those external areas lying Northeasterly of arcs formed 25.0 foot radius which are tangent to the Southerly right of way lines of the Northwest Second Street, Northwest Third Street, Northwest Fourth Street, Northwest Fourth Court and Northwest Fifth Street respectively and tangent to a line lying within 10.0 feet West of and parallel to the Westerly right of way line of State Road S-809 (Powerline Road) as recorded in Right of Way Map Book 8, Page 11, of the Public Records of Broward County, Florida the Westerly right of way line of State Road S-809 (Powerline Road).

AND

Lots 286 and 287, of the unrecorded plat of COLLIER CITY LOTS, described as follows:

The East 100 feet of the West 400 feet of the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East; less the South 25 feet thereof, of the Public Records of Broward County, Florida.

AND

Lots 288 and 289 of the unrecorded plat COLLIER CITY LOTS, being more particularly described as the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East, less the West 400 feet thereof, and also less the South 25 feet thereof for road right-of-way, all lying Northwesterly of the Northwesterly right-of-way line of Powerline Road as shown on the Department of Transportation Right-of-way Map, Section 86550-2606, Sheet 2 of 5 Sheets, dated 4/23/2071, and recorded in Right-of-way Map Book 8, page 29, Broward County, Florida.

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11/4/2020