

## **LEGAL DESCRIPTION:**

PARCEL 1:

TRACT NO. 38 OF COLLIER CITY LOTS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, ACCORDING TO AN UNRECORDED PLAT NO. A 14 W, OF COLLIER CITY LOTS; MADE BY REFERENCE A PART THEREOF, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA,

TOGETHER WITH:

A PORTION OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH. RANGE 42 EAST. BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88°57'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 665.20 FEET; THENCE NORTH 01°16'55" WEST A DISTANCE OF 255.30 FEET; THENCE NORTH 88°55'31" EAST A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 88°55'31" EAST A DISTANCE OF 85.69 FEET TO A POINT ON A CURVE IN THE EASTERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD EXTENSION AS ESTABLISHED IN OFFICIAL RECORDS BOOK 752, PAGE 322 OF THE RECORDS OF BROWARD COUNTY, FLORIDA; SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 31°08'53" WEST AND A RADIUS OF 522.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID RIGHT OF WAY LINE A DISTANCE OF 148.02 FEET THROUGH A CENTRAL ANGLE OF 16°13'00"; THENCE SOUTH 88°54'46" WEST A DISTANCE OF 12.24 FEET; THENCE ALONG A LINE PARALLEL TO AND 75.00 FEET EASTERLY OF THE SOUTHERLY EXTENSION OF THE BASELINE OF SURVEY FOR NW 31ST AVENUE (AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 86130-2504, SHEET 13) RUN SOUTH 01°17'16" EAST A DISTANCE OF 127.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT 37, COLLIER CITY, AN UNRECORDED PLAT DESCRIBED AS THAT PORTION OF THE WEST HALF (W 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTH TWO-FIFTHS ( N 2/5) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4 ) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD EXTENSION, ACCORDING TO AN UNRECORDED PLAT NO. 814 W. OF COLLIER CITY LOTS, MADE BY REFERENCE A PART HEREOF, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH;

PARCEL "A" OF GENCO CORNER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

# **DRC**

**PZ20-12000030**

**1/6/21**