

**LEGAL DESCRIPTION:**

PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A PORTION OF TRACTS 37 AND 38, OF THE UNRECORDED PLAT, "COLLIER CITY", BEING PORTIONS OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'A' OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814) THE FOLLOWING 4 COURSES AND DISTANCES; 1) SOUTH  $88^{\circ}56'16''$  WEST 51.28 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH  $29^{\circ}21'31''$  EAST; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF  $0^{\circ}24'09''$  FOR AN ARC LENGTH OF 3.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH  $00^{\circ}37'53''$  EAST; 3) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1455.89 FEET, A CENTRAL ANGLE OF  $7^{\circ}08'14''$  FOR AN ARC LENGTH OF 181.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH  $44^{\circ}57'47''$  EAST; 4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 622.96 FEET, A CENTRAL ANGLE OF  $6^{\circ}48'06''$  FOR AN ARC LENGTH OF 73.95 FEET TO A POINT ON NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31<sup>ST</sup> AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES; 1) NORTH  $01^{\circ}17'16''$  WEST ALONG THE WESTERLY LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION, 180.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH  $\frac{1}{3}$  OF THE NORTH  $\frac{3}{5}$  OF THE AFOREMENTIONED SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, ALSO BEING THE NORTH LINE OF SAID TRACT 38; THENCE NORTH  $88^{\circ}54'46''$  EAST ALONG SAID NORTH LINE 12.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH  $66^{\circ}56'48''$  EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF  $14^{\circ}31'40''$  FOR AN ARC LENGTH OF 132.60 FEET TO A POINT OF NON-TANGENCY TO A POINT ON THE NORTH LINE OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{2}{5}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF SAID TRACT 37; THENCE NORTH  $88^{\circ}54'42''$  EAST ALONG SAID NORTH LINE 303.83 FEET TO A NORTHEAST CORNER OF TRACT 37 SAID POINT BEING ON THE EAST LINE OF THE WEST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 33; THENCE SOUTH  $01^{\circ}15'21''$  EAST ALONG SAID EAST LINE OF TRACT 37, CONTINUING ALONG THE EAST LINE OF TRACT 38, AND EAST OF SAID PARCEL 'A' 383.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.