

PARCEL 1:

PARCELS "A", "B", "C", "D" AND "E" OF BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 56, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE LAND DESCRIBED IN INSTRUMENT NO. 115943326, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 56 AND 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ON THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 236.51 FEET; THENCE NORTH 21°57'48" WEST, A DISTANCE OF 188.74 FEET; THENCE NORTH 01°13'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88°46'41" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 22.5 FEET THEREOF.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

PARCEL 4:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY FROM THE FLORIDA EAST COAST RAILROAD SPUR RECORDED IN DEED BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

P&Z

PZ20-14000002

10/28/2020