

68935 – COLOR FACTORY plat

TEMPORARY PROPERTY LEGAL DESCRIPTION: (NEW METES & BOUNDS DESCRIPTION TO BE PROVIDED LATER)

PARCEL "A", OF KENDALL GREEN, SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, SUBJECT TO THE ROAD RIGHT-OF-WAY OF NORTH DIXIE HIGHWAY, AS NOW EXISTING, CONSTRUCTED AND MAINTAINED OVER AND ACROSS THE EASTERLY 44 FEET, MEASURED AT RIGHT ANGLE TO SAID RAILROAD RIGHT-OF-WAY, EXCEPTING THEREFROM THE WEST 1500 FEET THEREOF.

AND EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 811 (DIXIE HIGHWAY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°25'26" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 249.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°25'26" EAST, A DISTANCE OF 37.36 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 207.68 FEET; THENCE SOUTH 88°25'50" WEST, A DISTANCE OF 56.40 FEET; THENCE NORTH 51°11'23" EAST, A DISTANCE OF 30.31 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 188.64 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN O.R. BOOK 35924, PAGE 874; OR BOOK 35924, PAGE 895 AND INSTRUMENT NO. 113419018, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY INSTRUMENT NO. 116779350 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(SAID PROPERTY CONTAINING FOLIO #'S:

48-42-26-00-0340,
48-42-26-00-0350,
48-42-26-00-0360, &
48-42-26-06-0010)

DRC

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12/15/2021