

**68935 – COLOR FACTORY plat**

**LEGAL DESCRIPTION:**

PARCEL "A", 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, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", KENDALL GREEN SECTION "A"; THENCE NORTH 88°29'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 278.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 13°57'05" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY PER OFFICIAL RECORDS BOOK 21576, PAGE 935, OF SAID PUBLIC RECORDS, FOR 301.01 FEET; THENCE SOUTH 51°11'29" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 30.20 FEET; THENCE SOUTH 88°25'32" WEST ALONG A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 26 FOR 199.86 FEET TO A POINT ON A LINE 1755 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 00°58'58" WEST ALONG SAID PARALLEL LINE 100.01 FEET TO A POINT ON A LINE 125 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26; THENCE NORTH 88°25'32" EAST ALONG SAID PARALLEL LINE 44.85 FEET; THENCE NORTH 00°58'58" WEST 100.01 FEET TO A POINT ON A LINE 225 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 26 AND THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°25'32" WEST ALONG SAID PARALLEL LINE AND SAID SOUTH LINE 22.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°54'50" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 108.64 FEET TO THE POINT OF BEGINNING.

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

**P&Z**

PZ21-14000022

7/27/2022