

## 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 the 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 of 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  $88^{\circ}54'56''$  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 on 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 the 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 line of said parcel 'A' 383.30 feet to a point of beginning.

Said lands lying and being in City of Pompano Beach, Broward County, Florida.

**AAC**

PZ22-12000035

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