

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMPAÑO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845), THE FOLLOWING SEVEN (7) COURSES; (1) THENCE NORTH $02^{\circ}17'48''$ WEST, 243.52 FEET; (2) THENCE SOUTH $87^{\circ}42'12''$ WEST, 12.00 FEET; (3) THENCE NORTH $02^{\circ}17'48''$ WEST, 110.00 FEET; (4) THENCE NORTH $87^{\circ}42'12''$ EAST, 3.00 FEET; (5) THENCE NORTH $02^{\circ}17'48''$ WEST, 40.00 FEET; (6) THENCE SOUTH $87^{\circ}42'12''$ WEST, 3.00 FEET; (7) THENCE NORTH $02^{\circ}17'48''$ WEST, 634.08 FEET; THENCE DEPARTING SAID WEST LINE OF PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845) NORTH $87^{\circ}29'45''$ EAST, 841.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $87^{\circ}29'45''$ EAST, 359.79 FEET; THENCE SOUTH $02^{\circ}30'15''$ EAST, 74.29 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF $22^{\circ}24'03''$, AN ARC DISTANCE OF 12.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH $24^{\circ}54'19''$ EAST, 132.00 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF $25^{\circ}16'39''$, AN ARC DISTANCE OF 88.23 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF $42^{\circ}52'03''$, AN ARC DISTANCE OF 23.94 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH $46^{\circ}34'33''$ EAST, 112.43 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS NORTH $43^{\circ}22'55''$ EAST); THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF $64^{\circ}29'20''$, AN ARC DISTANCE OF 87.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 133.97 FEET, THROUGH A CENTRAL ANGLE OF $80^{\circ}35'46''$, AN ARC DISTANCE OF 188.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF $84^{\circ}11'21''$, AN ARC DISTANCE OF 58.78 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH $65^{\circ}18'00''$ EAST, 35.69 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 138.51 FEET, THROUGH A CENTRAL ANGLE OF $59^{\circ}28'14''$, AN ARC DISTANCE OF 143.77 FEET TO A POINT OF TANGENCY; THENCE NORTH $05^{\circ}49'46''$ EAST, 30.27 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 492.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}56'08''$, AN ARC DISTANCE OF 128.25 FEET TO A POINT OF TANGENCY; THENCE NORTH $20^{\circ}45'54''$ EAST, 37.40 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE,

HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF $84^{\circ}23'14''$, AN ARC DISTANCE OF 47.13 FEET TO A POINT OF TANGENCY; THENCE NORTH $63^{\circ}37'20''$ WEST, 33.18 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF $164^{\circ}23'56''$, AN ARC DISTANCE OF 315.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH $79^{\circ}13'24''$ EAST, 290.69 FEET; THENCE SOUTH $10^{\circ}46'36''$ WEST, 520.92 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET, THROUGH A CENTRAL ANGLE OF $77^{\circ}08'46''$, AN ARC DISTANCE OF 783.64 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH $87^{\circ}55'38''$ WEST, 285.86 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 984.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}51'01''$, AN ARC DISTANCE OF 186.34 FEET TO A POINT OF TANGENCY; THENCE NORTH $81^{\circ}13'21''$ WEST, 126.47 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS NORTH $08^{\circ}47'11''$ EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF $78^{\circ}42'32''$, AN ARC DISTANCE OF 38.47 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH $02^{\circ}30'15''$ WEST, 31.33 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.33 FEET, THROUGH A CENTRAL ANGLE OF $45^{\circ}00'00''$, AN ARC DISTANCE OF 1.83 FEET TO A POINT OF TANGENCY; THENCE NORTH $42^{\circ}29'45''$ EAST, 9.88 FEET; THENCE NORTH $02^{\circ}30'15''$ WEST, 622.13 FEET; THENCE NORTH $47^{\circ}30'15''$ WEST, 9.88 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.33 FEET, THROUGH A CENTRAL ANGLE OF $45^{\circ}00'00''$, AN ARC DISTANCE OF 1.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH $02^{\circ}31'42''$ WEST, 7.91 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS NORTH $87^{\circ}29'45''$ EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF $41^{\circ}20'35''$, AN ARC DISTANCE OF 70.71 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.50 FEET, THROUGH A CENTRAL ANGLE OF $75^{\circ}28'12''$, AN ARC DISTANCE OF 84.96 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF $35^{\circ}23'25''$, AN ARC DISTANCE OF 60.53 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 872,650 SQUARE FEET OR 20.033 ACRES MORE OR LESS.

