



McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



SKETCH AND DESCRIPTION
PARCEL "T"
POMPANO BEACH AIR PARK
PAGE 1 OF 2 PAGES

LEGAL DESCRIPTION:

A portion of Sections 25 and 26, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

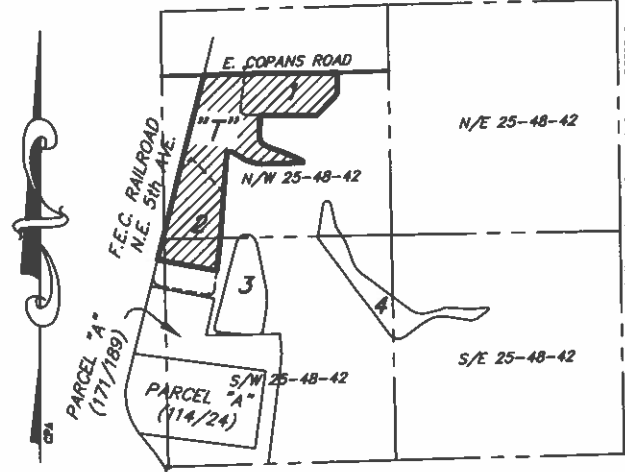
Commencing at the Northwest corner of PARCEL "A", POMPANO BEACH AIR PARK F.B.O. PHASE 1, according to the plat thereof, as recorded in Plat Book 171, Page 189, of the public records of Broward County, Florida;

thence North 14°01'44" East, on the Northerly extension of the West line of said Parcel "A", a distance of 317.57 feet to the Point of Beginning; thence continuing North 14°01'44" East, on said Northerly extension, a distance of 2231.79 feet; thence North 88°24'45" East, on the South right-of-way line of an Access Road, a distance of 873.18 feet to a point on a curve, being a point on the Southerly right-of-way line of East Copans Road; thence Easterly on said curve and South right-of-way line, whose radius point bears North 10°33'24" East, with a radius of 469.20 feet, a central angle of 12°08'39", an arc distance of 99.45 feet to a point of tangency; thence North 88°24'45" East, on the South right-of-way line of East Copans Road (100.50 feet right-of-way), a distance of 595.12 feet; thence South 00°09'55" West, a distance of 204.38 feet to a point of curve; thence Southerly on said curve to the right, with a radius of 125.00 feet, a central angle of 44°51'10", an arc distance of 97.85 feet to a point of tangency; thence South 45°01'06" West, a distance of 302.91 feet; thence North 89°44'23" West, a distance of 653.95 feet; thence South 03°37'49" West, a distance of 237.18 feet; thence South 14°30'44" East, a distance of 84.70 feet; thence South 57°29'25" East, a distance of 88.37 feet; thence South 69°47'01" East, a distance of 191.77 feet; thence South 65°45'45" East, a distance of 257.39 feet to a point of curve; thence Southeasterly and Southwesterly on said curve to the right, with a radius of 10.00 feet, a central angle of 154°43'01", an arc distance of 27.00 feet to a point of tangency; thence South 87°57'16" West, a distance of 437.33 feet to a point of curve; thence Northwesterly on said curve to the right, with a radius of 500.00 feet, a central angle of 34°28'48", an arc distance of 300.89 feet to a point of tangency; thence North 57°33'56" West, a distance of 105.23 feet to a point of curve; thence Northwesterly and Southerly on said curve to the left, with a radius of 50.00 feet, a central angle of 118°23'05", an arc distance of 103.31 feet to a point of tangency; thence South 04°03'00" West, a distance of 976.90 feet; thence South 06°42'02" West, a distance of 373.54 feet; thence North 79°51'35" West, a distance of 727.69 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 2,022,922 square feet or 46.4399 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the most Northerly West line of Parcel "A" (171/189), as North 14°01'44" East.



SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
17th day of October, 2023.

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOC. INC.


JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 230245

CHECKED BY: _____

C: \JMMjr\2023\230245 (SKETCHES)

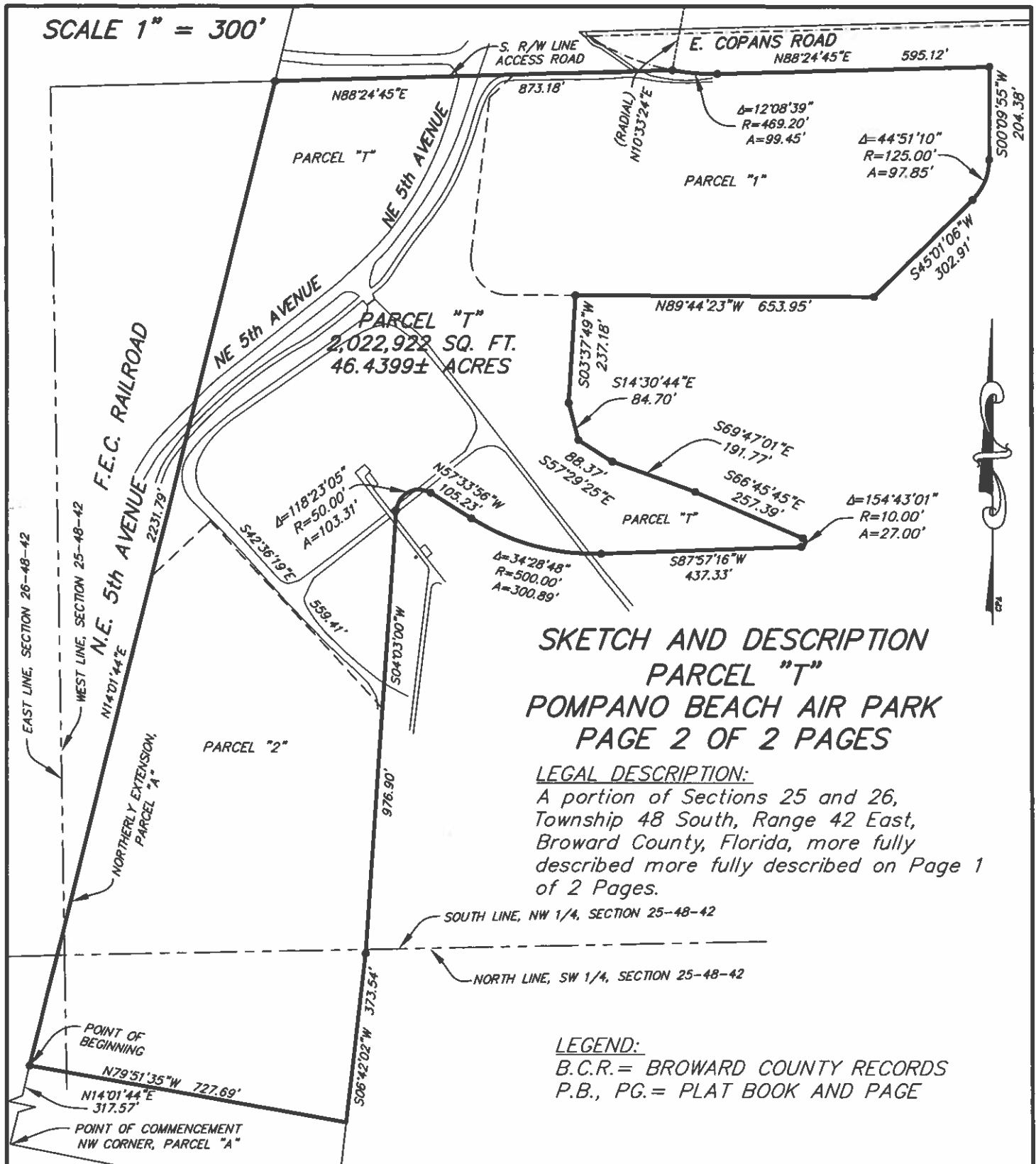


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SCALE 1" = 300'



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CHECKED BY: _____

C: \JMMjr\2023\230245 (SKETCHES)