

POMPANO BEACH AIR PARK F.B.O. PHASE 1

A REPLAT OF PORTIONS OF THE PLATS OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80, "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND ALSO BEING A PORTION OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80 AND ALL OF PARCEL "EE" OF "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 36;

THENCE NORTH 01° 23' 13" WEST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (1/4) FOR A DISTANCE OF 712.12 FEET;

THENCE NORTH 88° 36' 47" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88° 02' 30" EAST FOR A DISTANCE OF 249.46 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15° 30' 00", HAVING A RADIUS OF 1379.39 FEET FOR AN ARC DISTANCE OF 373.16 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 72° 32' 30" EAST FOR A DISTANCE OF 291.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 20' 14", HAVING A RADIUS OF 1485.39 FEET FOR AN ARC DISTANCE OF 423.54 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 88° 52' 44" EAST FOR A DISTANCE OF 2813.86 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 52' 57", HAVING A RADIUS OF 741.36 FEET FOR AN ARC DISTANCE OF 166.69 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST SIX (6) COURSES BEING COINCIDENT WITH THE NORTH LINE OF NORTHEAST 10TH STREET BEING 106.00 FEET IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS;

THENCE NORTH 32° 02' 01" WEST ALONG SAID LINE, ALSO BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A RUNWAY PROTECTION ZONE FOR RUNWAY 15-33 OF THE POMPANO BEACH AIR PARK AND ITS PROLONGATION, FOR A DISTANCE OF 700.56 FEET;

THENCE NORTH 52° 15' 21" EAST ALONG A LINE WHICH IS THE SOUTHWESTERLY PROLONGATION OF THE END OF RUNWAY 15-33 OF SAID AIR PARK FOR A DISTANCE OF 155.00 FEET;

THENCE NORTH 37° 44' 39" WEST ALONG A LINE 75.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF RUNWAY 15-33 FOR A DISTANCE OF 51.46 FEET;

THENCE NORTH 82° 44' 22" WEST FOR A DISTANCE OF 2469.33 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18° 11' 41", HAVING A RADIUS OF 35.50 FEET FOR AN ARC DISTANCE OF 11.27 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 11' 41", HAVING A RADIUS OF 114.50 FEET FOR AN ARC DISTANCE OF 36.36 FEET TO A POINT OF TANGENCY;

THENCE NORTH 82° 44' 22" WEST FOR A DISTANCE OF 86.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH, THE LAST FOUR (4) COURSES BEING 39.50 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "L" OF SAID AIR PARK;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 52' 41", HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 59.89 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 82° 44' 22" WEST ALONG SAID NON-TANGENT LINE FOR A DISTANCE OF 43.18 FEET;

THENCE SOUTH 52° 17' 08" WEST FOR A DISTANCE OF 308.32 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52° 24' 45", HAVING A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 45.74 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL "EE";

THENCE SOUTH 52° 17' 08" WEST ALONG A NON-TANGENT LINE, SAID LINE ALSO BEING 39.50 FEET SOUTHEAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "M" OF SAID AIR PARK, FOR A DISTANCE OF 269.92 FEET;

THENCE NORTH 37° 42' 52" WEST ALONG A LINE WHICH IS THE END OF RUNWAY 6-24 OF SAID AIR PARK AND ITS PROLONGATION FOR A DISTANCE OF 435.19 FEET;

THENCE NORTH 07° 15' 38" EAST ALONG A LINE WHICH IS THE END OF RUNWAY 10-28 OF SAID AIR PARK AND ITS PROLONGATION FOR A DISTANCE OF 643.94 FEET;

THENCE SOUTH 82° 44' 22" EAST ALONG A LINE 75.00 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF RUNWAY 10-28 FOR A DISTANCE OF 416.80 FEET;

THENCE NORTH 07° 16' 14" EAST FOR A DISTANCE OF 1309.37 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 03' 58", HAVING A RADIUS OF 460.50 FEET FOR AN ARC DISTANCE OF 113.05 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 06° 47' 44" WEST FOR A DISTANCE OF 162.98 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 22' 46", HAVING A RADIUS OF 539.50 FEET FOR AN ARC DISTANCE OF 12.99 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST FOUR (4) COURSES BEING ALONG A LINE 39.50 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "B" OF SAID AIR PARK;

THENCE SOUTH 88° 50' 42" WEST FOR A DISTANCE OF 860.25 FEET;

THENCE NORTH 12° 58' 12" EAST FOR A DISTANCE OF 438.33 FEET;

THENCE NORTH 78° 47' 41" WEST FOR A DISTANCE OF 758.56 FEET;

THENCE SOUTH 14° 01' 44" WEST ALONG THE EASTERLY LINE OF NORTHEAST 5TH AVENUE AS RELOCATED BEING 133.12 FEET IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS, FOR A DISTANCE OF 817.26 FEET;

THENCE SOUTH 82° 41' 26" EAST FOR A DISTANCE OF 1547.39 FEET;

THENCE SOUTH 07° 18' 34" WEST FOR A DISTANCE OF 917.00 FEET;

THENCE NORTH 82° 41' 26" WEST FOR A DISTANCE OF 1365.92 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AT WHICH THE RADIUS POINT BEARS NORTH 51° 34' 38" EAST, THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF THE PLAT OF "GOOD YEAR BASE" AS RECORDED IN PLAT BOOK 114 AT PAGE 24 OF SAID PUBLIC RECORDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 08' 17", HAVING A RADIUS OF 735.19 FEET FOR AN ARC DISTANCE OF 1.78 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 38° 33' 21" EAST FOR A DISTANCE OF 325.89 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37° 10' 08", HAVING A RADIUS OF 820.25 FEET FOR AN ARC DISTANCE OF 532.11 FEET TO THE POINT OF TANGENCY, THE LAST THREE (3) COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF NORTHEAST 5TH AVENUE AS RELOCATED VARYING IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS;

THENCE SOUTH 01° 23' 13" EAST ALONG SAID EASTERLY LINE OF NORTHEAST 5TH AVENUE BEING 80.00 FEET IN WIDTH FOR A DISTANCE OF 1563.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 138.280 ACRES (6,023,484 SQ. FT.), MORE OR LESS.

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