



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 1
POMPANO BEACH AIR PARK
PAGE 1 OF 2 PAGES**

LEGAL DESCRIPTION:

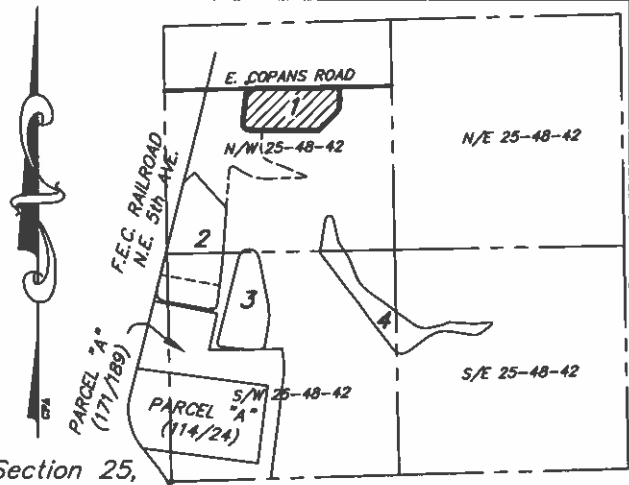
A portion of Northwest one-quarter (NW 1/4) of Section 25, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

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 2549.36 feet; thence North 88°24'45" East, on the South right-of-way line of an Access Road, a distance of 527.10 feet to the Point of Beginning; thence continuing North 88°24'45" East, on said South right-of-way line, a distance of 346.08 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 804.34 feet to a point of curve; thence Westerly through Northerly on said curve to the right, with a radius of 80.00 feet, a central angle of 96°29'09", an arc distance of 134.72 feet to a point of tangency; thence North 06°44'46" East, a distance of 346.89 feet; thence North 46°59'35" East, a distance of 45.44 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 516,578 square feet or 11.8590 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)

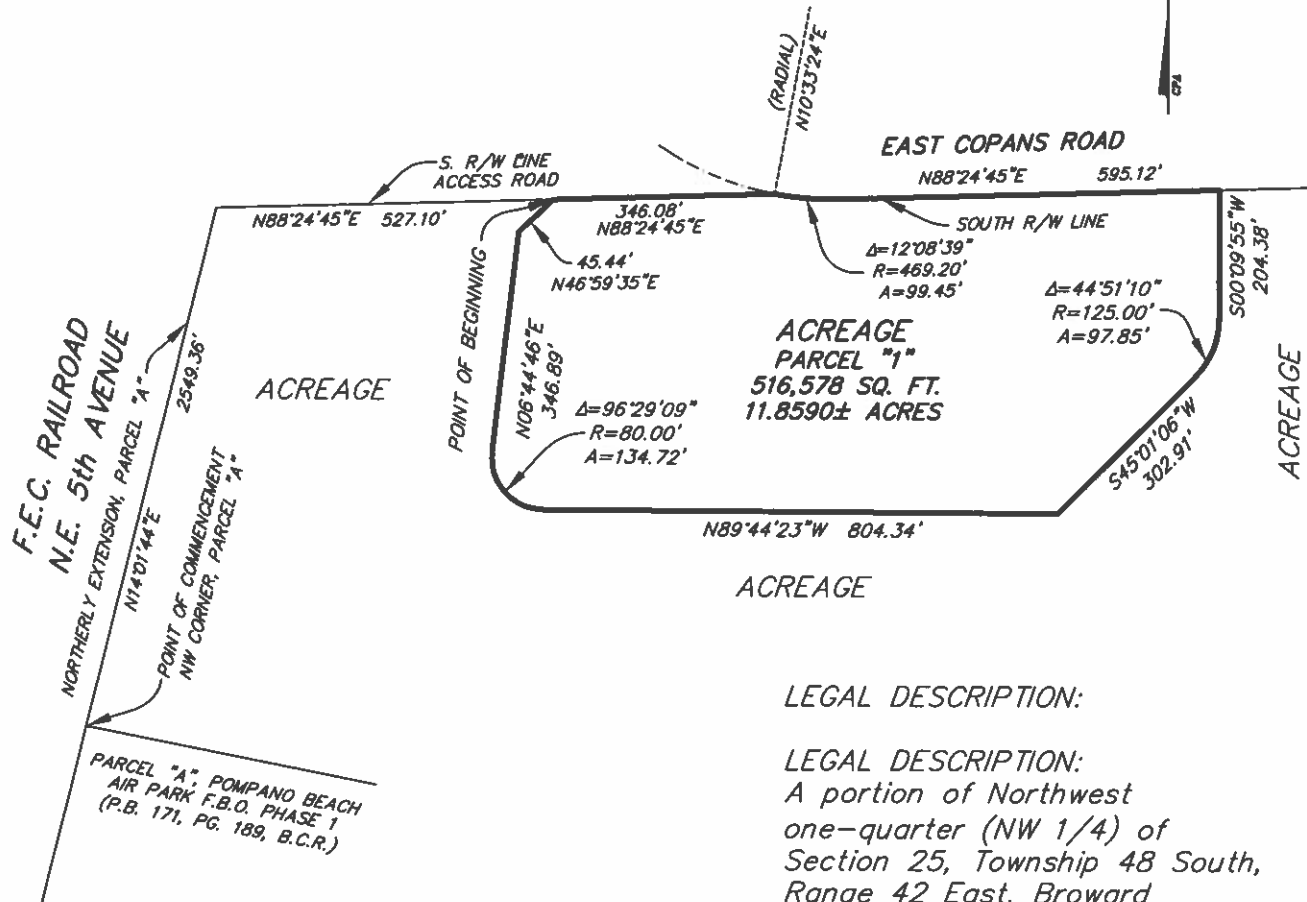


SCALE 1" = 300'

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

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
P.B., PG. = PLAT BOOK AND PAGE



LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A portion of Northwest one-quarter (NW 1/4) of Section 25, Township 48 South, Range 42 East, Broward County, Florida, more fully described on Page 1 of 2 Pages.

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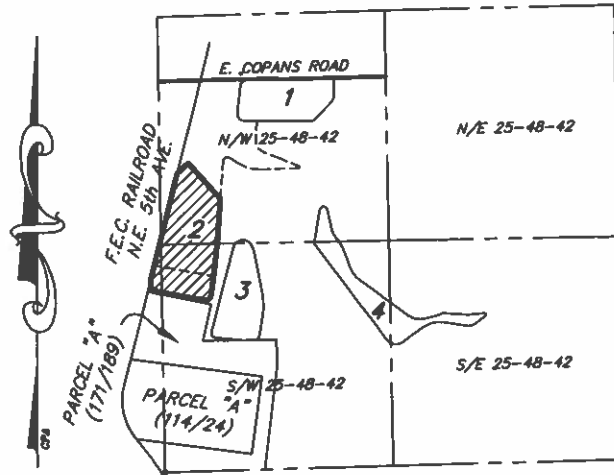
SKETCH AND DESCRIPTION
PARCEL 2
POMPANO BEACH AIR PARK
PAGE 1 OF 2 PAGES

LEGAL DESCRIPTION:

A portion of West one-half (W 1/2) of Section 25, Township 48 South, Range 42 East, Broward County, Florida; AND a portion of the East one-half (E 1/2) of Section 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 126.95 feet to the Point of Beginning; thence continuing North 14°01'44" East, on said Northerly extension, a distance of 1298.91 feet; thence North 46°41'22" East, a distance of 177.40 feet; thence South 42°36'19" East, a distance of 559.41 feet; thence South 04°03'00" West, a distance of 539.81 feet; thence South 06°42'02" West, a distance of 607.32 feet to a point of curve; thence Southerly through Westerly on said curve to the right, with a radius of 60.00 feet; a central angle of 93°26'23", an arc distance of 97.85 feet to a point of tangency; thence North 79°51'35" West, a distance of 573.04 feet to a point of curve; thence Westerly through Northerly on said curve to the right, with a radius of 100.00 feet, a central angle of 93°53'19", an arc distance of 163.87 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 899,046 square feet or 20.6393 acres more or less.



SITE LAYOUT
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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.

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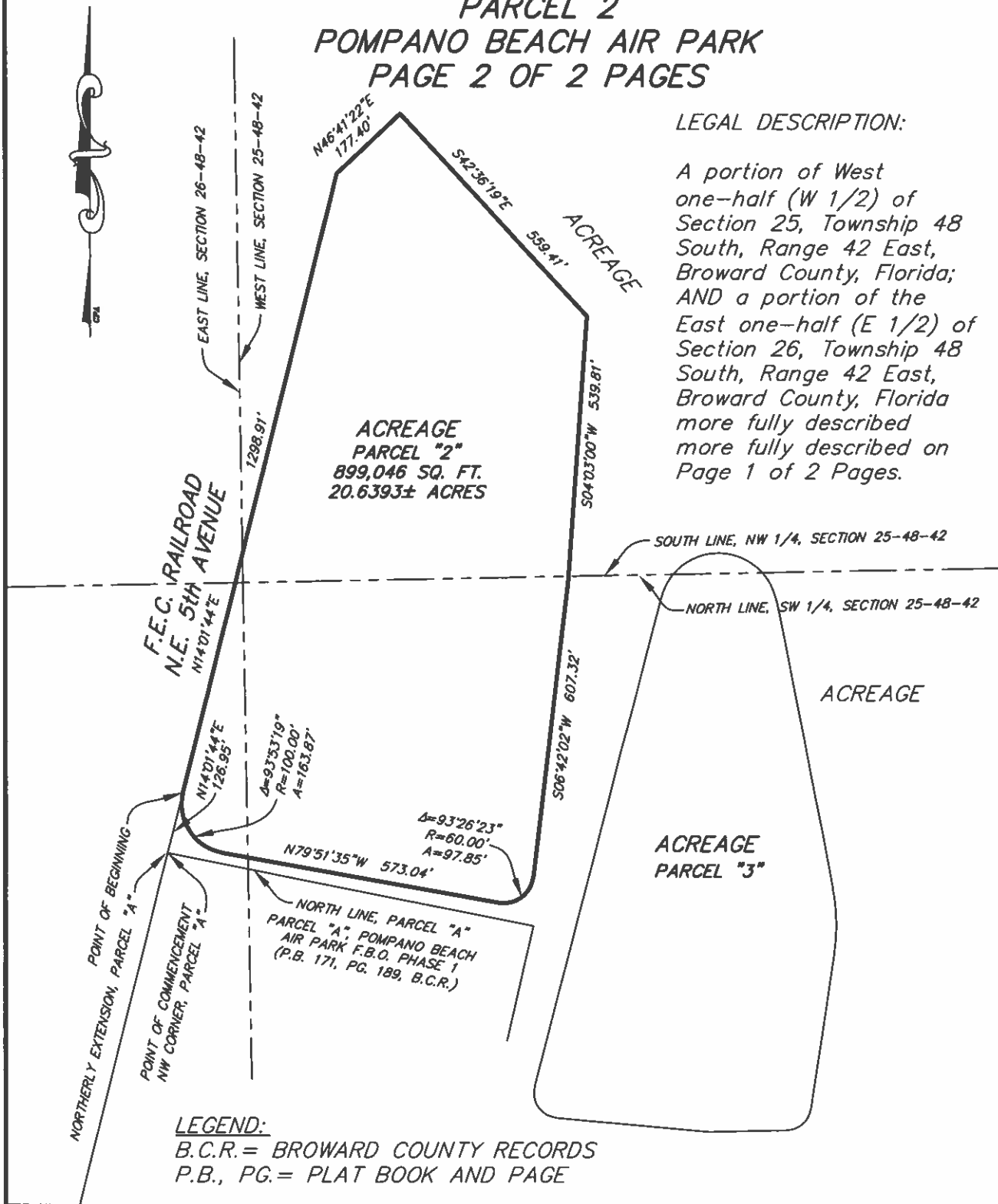


SCALE 1" = 300'

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

LEGAL DESCRIPTION:

A portion of West
one-half (W 1/2) of
Section 25, Township 48
South, Range 42 East,
Broward County, Florida;
AND a portion of the
East one-half (E 1/2) of
Section 26, Township 48
South, Range 42 East,
Broward County, Florida
more fully described
more fully described on
Page 1 of 2 Pages.



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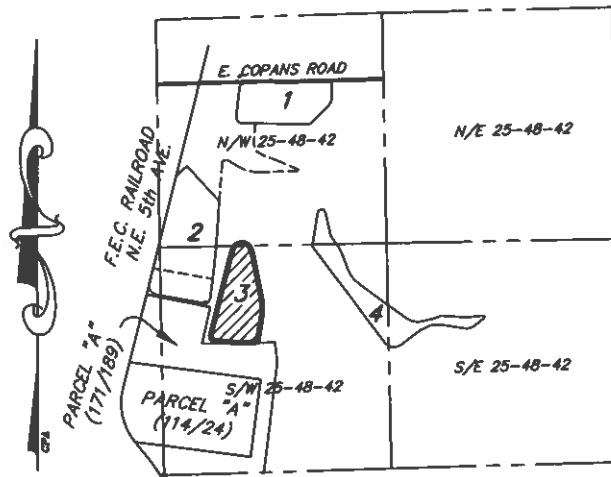
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SKETCH AND DESCRIPTION
PARCEL 3
POMPANO BEACH AIR PARK
PAGE 1 OF 2 PAGES

LEGAL DESCRIPTION:

A portion of West one-half (W 1/2) of Section 25, Township 48 South, Range 42 East, Broward County, Florida; AND a portion of the East one-half of Section 26, Township 48 South, Range 42 East, Broward County, Florida more fully described as follows:



SITE LAYOUT
NOT TO SCALE

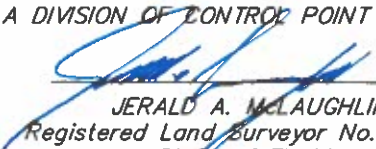
Commencing at the Northwest corner of PARCEL "A", POMPANO BEACH AIR PARK F.B.O. PHASE 1, according to the plat thereof, as recorded in Plat Book 171, Page 189, of the public records of Broward County, Florida; thence South 78°47'41" East, on the North line of said Parcel "A" and Easterly extension thereof, a distance of 842.24 feet to the Point of Beginning; thence North 14°30'28" East, a distance of 706.64 feet to a point of curve; thence Northerly, Easterly and Southerly on said curve to the right, with a radius of 120.00 feet, a central angle of 155°19'18", an arc distance of 325.30 feet to a point of tangency; thence South 10°58'35" East, a distance of 594.32 feet to a Point of curve; thence Southerly on said curve to the right, with a radius of 400.00 feet, a central angle of 19°43'21", an arc distance of 137.69 feet to a point of tangency; thence South 08°44'47" West, a distance of 318.08 feet to a point of curve; thence Southerly through Westerly on said curve to the right, with a radius of 50.00 feet, a central angle of 80°05'55", an arc distance of 69.90 feet to a point of tangency; thence South 88°50'42" West, on a North line of said Parcel "A", a distance of 157.96 feet; thence North 84°49'36" West, a distance of 310.51 feet to a point of curve; thence Westerly through Northerly on said curve to the right, with a radius of 50.00 feet, a central angle of 99°20'04", an arc distance of 86.69 feet to a point of tangency; thence North 14°30'28" East, a distance of 321.69 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 496,131 square feet or 11.3896 acres more or less.

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.

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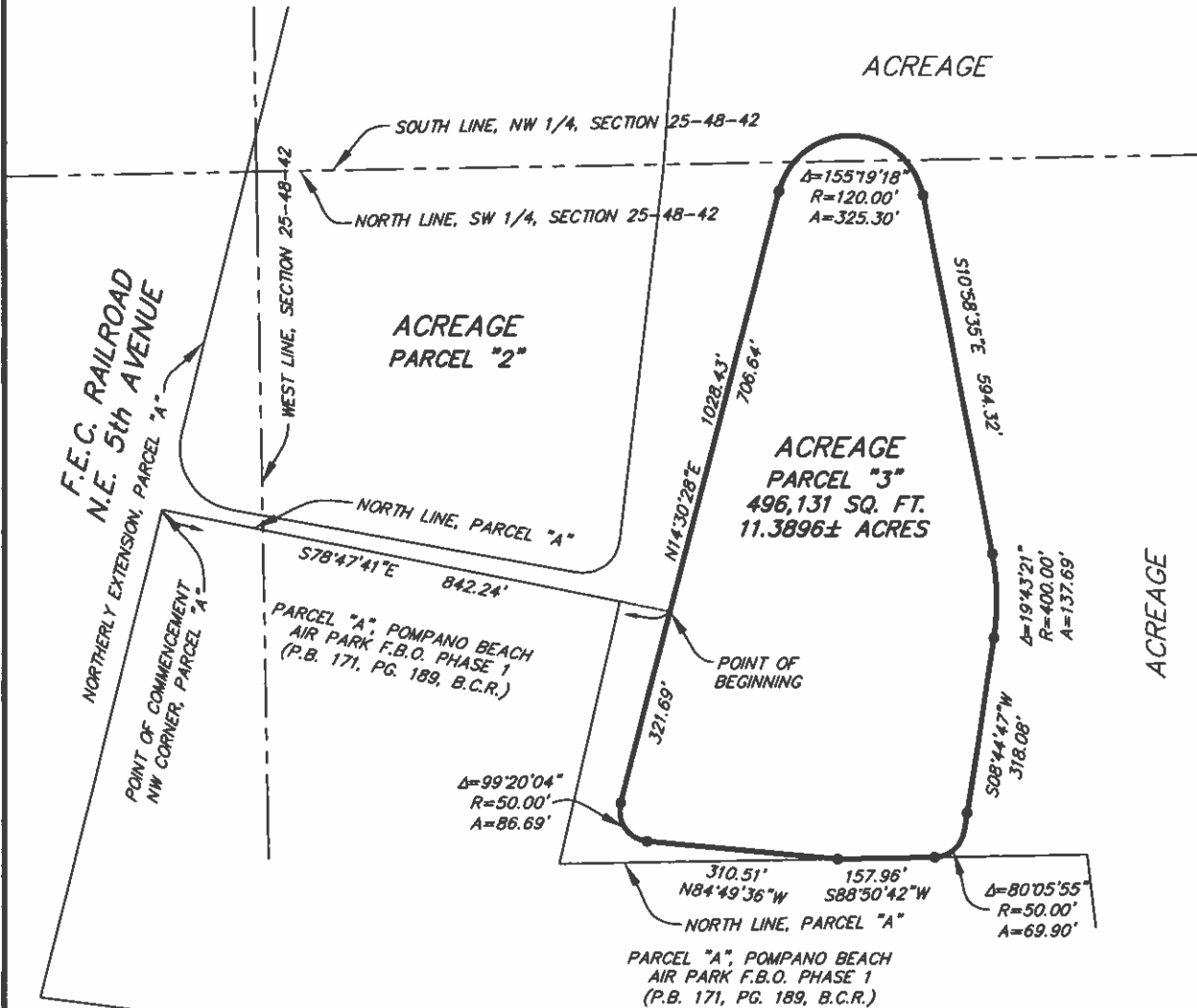
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SCALE 1" = 300'

SKETCH AND DESCRIPTION
PARCEL 3
POMPANO BEACH AIR PARK
PAGE 2 OF 2 PAGES



LEGAL DESCRIPTION:

A portion of West one-half (W 1/2)
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Range 42 East, Broward County,
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fully described on Page 1 of 2
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LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
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SKETCH AND DESCRIPTION
PARCEL 4
POMPANO BEACH AIR PARK
PAGE 1 OF 2 PAGES

LEGAL DESCRIPTION:

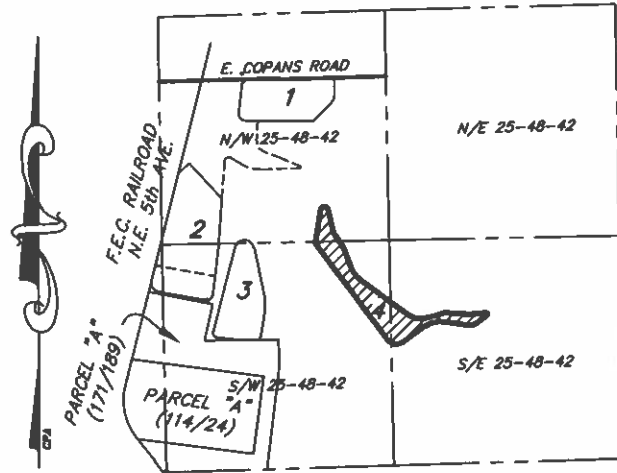
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Page 189, of the public records of Broward County, Florida; thence South 78°47'41" East, on the North line of said Parcel "A" and Easterly extension thereof, a distance of 2845.20 feet to the Point of Beginning; thence North 36°51'12" West, a distance of 1377.69 feet to a point of curve; thence Northerly on said curve to the right, with a radius of 50.00 feet, a central angle of 45°49'12", an arc distance of 39.99 feet to a point of tangency; thence North 08°57'59" East, a distance of 383.25 feet to a point curve; thence Northerly, Easterly and Southerly on said curve to the right, with a radius of 45.00 feet, a central angle of 157°33'34", an arc distance of 123.75 feet to a point of tangency; thence South 13°28'26" East, a distance of 287.31 feet; thence South 33°15'13" East, a distance of 166.31 feet; thence South 28°10'46" East, a distance of 67.39 feet; thence South 20°38'33" East, a distance of 222.59 feet to a point of curve; thence Southeasterly on said curve to the left, with a radius of 310.00 feet, a central angle of 33°10'22", an arc distance of 179.48 feet to a point of tangency; thence South 53°48'55" East, a distance of 714.27 feet to a point of curve; thence Southerly and Easterly on said curve to the left, with a radius of 200.00 feet, a central angle of 49°45'24", an arc distance of 173.68 feet to a point of tangency; thence North 76°25'41" East, a distance of 162.60 feet; thence North 68°46'11" East, a distance of 81.38 feet; thence South 86°44'23" East, a distance of 297.16 feet; thence 84°35'02" East, a distance of 193.41 feet to a point of curve; thence Easterly and Southerly on said curve to the right, with a radius of 17.00 feet, a central angle of 148°22'47", an arc distance of 44.03 feet to a point of tangency; thence South 52°57'49" West, a distance of 168.36 feet to a point of curve; thence Westerly on said curve to the right, with a radius of 100.00 feet, a central angle of 46°05'11", an arc distance of 80.44 feet to a point of tangency; thence North 80°57'00" West, a distance of 296.68 feet to a point of curve; thence Westerly on said curve to the left, with a radius of 300.00 feet, a central angle of 45°28'57", an arc distance of 238.15 feet to a point of tangency; thence South 53°34'03" West, a distance of 314.64 feet to point of curve; thence Southwesterly and Northwesterly on said curve to the right, with a radius of 125.00 feet, a central angle of 89°34'45", an arc distance of 195.45 feet to a point of tangency; thence North 36°51'12" West, a distance of 13.65 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 525,393 square feet or 12.0614 acres more or less.

- NOTES:
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SITE LAYOUT * NOT TO SCALE

CERTIFICATION

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

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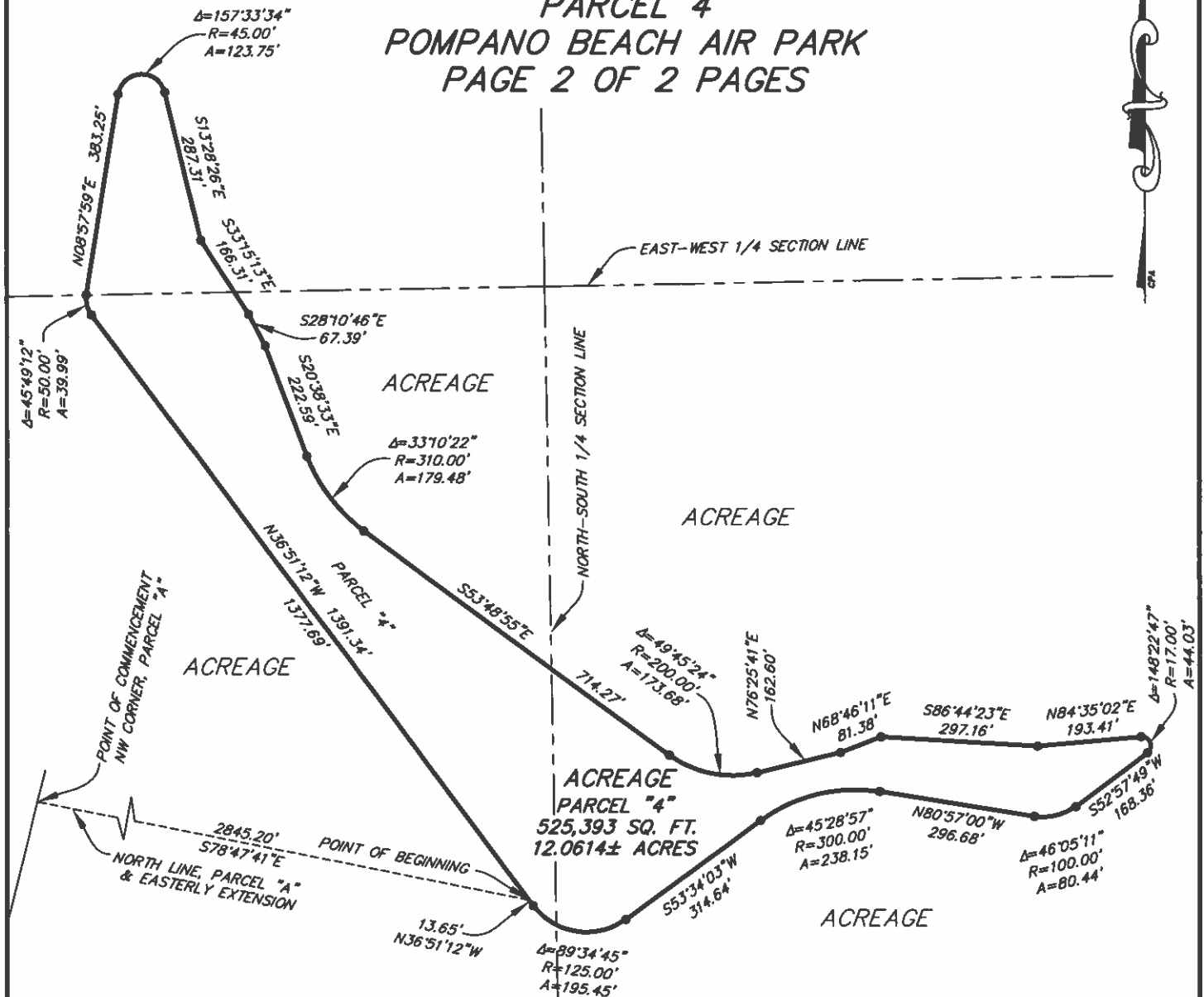
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SCALE 1" = 300'

SKETCH AND DESCRIPTION
PARCEL 4
POMPANO BEACH AIR PARK
PAGE 2 OF 2 PAGES



LEGAL DESCRIPTION:

A portion of Section 25, Township 48 South, Range 42 East, Broward County, Florida, more fully described more fully described on Page 1 of 2 Pages.

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
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