

# ARVIDA POMPANO PARK

A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

## DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1767.73 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID EXTENSION A DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 13.75 FEET;

THENCE NORTH A DISTANCE OF 7.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE A DISTANCE OF 1008.53 FEET;

THENCE S 00°09'21" E A DISTANCE OF 71.60 FEET;

THENCE S 88°01'37" E A DISTANCE OF 50.25 FEET;

THENCE S 00°09'21" E A DISTANCE OF 685.69 FEET;

THENCE S 44°48'39" W A DISTANCE OF 49.47 FEET;

THENCE S 89°46'38" W A DISTANCE OF 1025.36 FEET;

THENCE N 45°06'41" W A DISTANCE OF 94.55 FEET TO A POINT ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD AS RECORDED IN O.R. BOOK 12173, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH ALONG SAID PARALLEL LINE AND ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 573.56 FEET;

THENCE EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 17.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3;

THENCE NORTH ALONG SAID PARALLEL LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 151.00 FEET;

THENCE N 45°59'33" E A DISTANCE OF 50.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 3, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID NORTH LINE AND ALONG SAID CENTERLINE AND THE EXTENSION THEREOF, A DISTANCE OF 1328.63 FEET;

THENCE S 00°09'21" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1361.13 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7;

THENCE S 88°07'14" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1087.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD;

THENCE S 13°03'47" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 675.45 FEET;

THENCE S 89°33'40" W A DISTANCE OF 960.05 FEET;

THENCE S 00°12'26" E A DISTANCE OF 32.69 FEET;

THENCE S 89°46'38" W A DISTANCE OF 1,347.69 FEET;

THENCE N 45°11'21" W A DISTANCE OF 49.53 FEET;

THENCE N 00°09'21" W A DISTANCE OF 680.99 FEET;

THENCE S 88°01'37" E A DISTANCE OF 49.86 FEET;

THENCE N 00°09'21" W A DISTANCE OF 71.60 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, SAID POINT ALSO BEING ON THE CENTERLINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID LINE A DISTANCE OF 529.31 FEET;

THENCE N 01°58'23" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4 AND THE POINT OF BEGINNING;

THENCE CONTINUE N 01°58'23" E A DISTANCE OF 327.00 FEET TO A POINT ON A LINE 380.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE A DISTANCE OF 414.00 FEET;

THENCE S 01°58'23" W A DISTANCE OF 327.00 FEET TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE N 88°01'37" W ALONG SAID PARALLEL LINE A DISTANCE OF 414.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 64.18 ACRES, (2,795,775 SQUARE FEET), MORE OR LESS.

## DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD  
CASTLETON INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC., A KENTUCKY CORPORATION, OWNER AND HOLDER OF A MORTGAGE ON THIS PROPERTY RECORDED IN O.R. BOOK 1225, PAGE 113, COUNTY RECORDS, DOES HEREBY JOIN IN THE DEDICATION AS SHOWN ON SHEET 1 OF 5 OF THIS PLAT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX THE CORPORATE SEAL IN THE COUNTY OF BROWARD, STATE OF FLORIDA, THIS 10 DAY OF April, 1987.

WITNESS: Mary J. Zerow

John A. Cashman, Jr.  
JOHN A. CASHMAN, JR.  
PRESIDENT  
CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC.

WITNESS:

Michael U. Lang  
MICHAEL U. LANG  
TREASURER  
CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC.

## ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN A. CASHMAN, JR., PRESIDENT OF CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC. AND HE ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF April, A.D. 1987.

MY COMMISSION EXPIRES THE 18TH DAY OF July, A.D. 1989

Mary Ann Treese  
NOTARY PUBLIC, STATE OF FLORIDA

SEE PAGES 1 and 2 of 6 FOR ADDITIONAL DEDICATIONS / ACKNOWLEDGEMENTS

