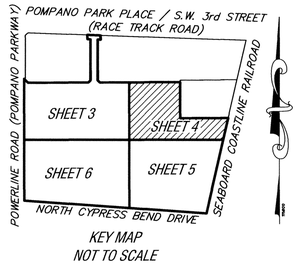
SHEET 4 OF 6 SHEETS



KEY MAP
NOT TO SCALE

ROAD
(P.B. 1.)

TRACT "B"
ARVIDA POMPANO PARK
(PLAT BOOK 137, PAGE 33, B.C.R.)

10' LANDSCAPE BUFFER
(P.B. 137, PG. 33, B.C.R.)

SOUTH LINE, TRACT "B" & PLAT LIMIT

N89°46'38"E 1347.69'(TOTAL)

FOUND P.R.M. #285

FOUND P.R.M. #285 ON LINE

855.49'(P.R.M. TO P.R.M.)
50' INGRESS/ EGRESS EASEMENT

10' UTILITY EASEMENT

POINT OF COMMENCMENT
SE CORNER, TRACT "B"

FOUND P.R.M. #285

602.61'

S00°12'26"E

10' UTILITY EASEMENT

A C R E A G E
(NOT INCLUDED)

WEST RAILROAD RIGHT-OF-WAY LINE
S13°03'47"W 656.16'

SEABOARD COAST LINE RAILROAD (100' R/W)

RIGHT-OF-WAY AND OCCUPANCY AGREEMENT (PER O.R. 21176, PG. 64, B.C.R.)

POINT OF BEGINNING

PLAT LIMIT

10' UTILITY EASEMENT

SET P.R.M. #285

N89°45'15"E 809.43'

FOUND P.R.M. #285

WEST RAILROAD RIGHT-OF-WAY LINE & PLAT LIMIT

S13°03'47"W 385.70' (P.R.M. TO P.R.M.)
1637.77'(TOTAL)

10' FPL EASEMENT
(PER O.R. 27346, PG. 908, B.C.R.)

10' UTILITY EASEMENT

FOUND P.R.M. #285 ON LINE

MATCH LINE SEE SHEET 3

20' & 35' FPL EASEMENT
(PER O.R. 42434, PG. 515, B.C.R.)

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 5

PARCEL "A"
6,444,899 SQUARE FEET
147.9545 ± ACRES

"POMPANO PARK RACINO PLAT"

A PORTION OF THE NORTH ONE-HALF (N 1/2), OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
DECEMBER, 2007

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NORTH

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION

This plat is restricted to: 278,381 square foot / 5,256 Seat Racetrack Grand Stand Facility (existing); a 230,000 square foot Casino Building with 55,000 square feet of Casino (46,503 square feet existing and 8,497 square feet proposed) and 175,000 square feet of ancillary Commercial (115,906 square feet existing and 59,094 square feet proposed); a 500 – Room Hotel; 550 Horse Stalls (existing); and 44 Dormitory Rooms for jockeys (existing).

No free standing drive–thru bank facilities are permitted and residential uses are not permitted within the hotel use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

All facilities for the distribution of electricity, telephone, and cable television shall be installed underground.

SURVEYOR'S NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark #2990, Brass Disk in concrete walk in the Southeast corner of the intersection of S.W. 1st Street and S.W. 1st Avenue.

Bench Mark Elevation = 7.95 (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon are based on an assumed meridian, and assume the West line of Section 3–49–42 as North 00°00'00" East, as referenced by monumentation, as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and / or

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

LEGAL DESCRIPTION:

A portion of the North one–half (N 1/2) of Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of Tract "B", ARVIDA POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, Page 33, of the public records of Broward County, Florida; thence South 13°03'47" West, on the West right–of–way line of the Seaboard Coast Line Railroad (100 foot right–of–way), a distance of 656.16 feet to the Point of Beginning; thence continuing South 13°03'47" West, on the said West right–of–Way line, a distance of 1637.77 feet; thence North 86°02'56" West, on the South line of the Northeast one–quarter (NE 1/4) of said Section 3 and on the South line of the Northwest one–quarter (NW 1/4) of said Section 3, a distance of 3078.76 feet; thence North 00°00'00" East, on a line 33.00 feet East of and parallel with the West line of said Section 3, being the East right–of–way line of Powerline Road (Pompano Parkway), a distance of 1007.53 feet; thence North 90°00'00" East, on said East right–of–way line, a distance of 3.50 feet; thence North 00°59'01" East, on said East right–of–way line, a distance of 494.13 feet; thence North 14°25'04" East, on said East right–of–way line, a distance of 64.33 feet; thence North 00°00'00" East, on said East right–of–way line, a distance of 283.29 feet; thence North 45°00'00" East, on said East right–of–way line, a distance of 57.98 feet; thence North 00°13'22" West, on said East right–of–way line, a distance of 84.24 feet; thence North 89°46'38" East, on the South line of Tract "A", of said ARVIDA POMPANO PARK, a distance of 1023.67 feet; thence North 44°48'39" East, on a boundary of said Tract "A", a distance of 49.47 feet; thence North 00°09'21" West, a distance of 685.69 feet; thence North 88°01'37" West, on a boundary of said Tract "A", a distance of 50.25 feet; thence North 00°09'21" West, on a boundary of said Tract "A", a distance of 71.60 feet to the Most Northerly Northeast corner of said Tract "A"; thence South 88°01'37" East, on the South right–of–way line of Pompano Park Place (S.W. 3rd Street/Race Track Road), as shown on said ARVIDA POMPANO PARK, a distance of 220.20 feet to the Most Northerly Northwest corner of said Tract "B", ARVIDA POMPANO PARK; thence South 00°09'21" East, on a boundary of said Tract "B", a distance of 71.60 feet; thence North 88°01'37" West, on a boundary of said Tract "B", a distance of 49.86 feet; thence South 00°09'21" East, on the West line of said Tract "B", a distance of 681.01 feet; thence South 45°11'22" East, on a boundary of said Tract "B", a distance of 49.53 feet; thence North 89°46'38" East, on a South line of said Tract "B", a distance of 1347.69 feet; thence South 00°12'26" East, a distance of 602.61 feet; thence North 89°45'15" East, a distance of 809.43 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 6,513,579 square feet or 149.5312 acres more or less.

LEGEND

- ◉ P.R.M. – indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."–L.B. 285)
- NO. – indicates number
- SQ. FT. – indicates square feet
- B.M. ELEV. – indicates Bench Mark Elevation
- L.B. – indicates Licensed Business Number
- P.B., PG. – indicates Plat Book & Page
- B.C.R. – indicates Broward County Records
- P.B.C.R. – indicates Palm Beach County Records
- ℄ – indicates centerline of Right–of–way
- O.R., PG., – indicates Official Record, Page
- ////////////// – indicates Non–Vehicular Access Line
- D.B., PG., – indicates Deed Book, Page
- F.D.O.T – indicates the Florida Department of Transportation

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301 TEL. (954) 763–7611 FAX (954) 763–7615 SURVEY FILE NO. 05–3–031 McL JOB NO. U–2721 058–MP–07

PZ25 14000005

07.16.2025

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