

Legal Description

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (POMPANO PARKWAY/STATE ROAD 845) THE FOLLOWING FIVE (5) COURSES; (1) THENCE NORTH 47°24'29" WEST, 63.50 FEET; (2) THENCE NORTH 02°17'48" WEST, 746.34 FEET; (3) THENCE NORTH 43°41'45" EAST, 50.34 FEET; (4) THENCE NORTH 89°40'35" EAST, 8.79 FEET; (5) THENCE NORTH 02°17'48" WEST, 7.00 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°40'35" EAST ALONG THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SW 3RD STREET (POMPANO PARK PLACE/RACE TRACK ROAD) 217.25 FEET; THENCE SOUTH 79°00'55" EAST, 74.71 FEET TO A POINT ON A LINE LYING 14.65 SOUTH OF AND PARALLEL WITH SAID NORTH LINE, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 275.67 FEET; THENCE NORTH 00°25'02" WEST, 14.65 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 222.22 FEET; THENCE SOUTH 78°59'42" EAST, 65.37 FEET TO A POINT ON A LINE LYING 12.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT A, AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 221.72 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 35°41'29" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 51°50'44", AN ARC DISTANCE OF 29.86 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 75.06 FEET; THENCE SOUTH 06°19'06" EAST, 165.38 FEET; THENCE SOUTH 02°30'15" EAST, 172.61 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 85°10'24" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.03 FEET, THROUGH A CENTRAL ANGLE OF 89°13'23", AN ARC DISTANCE OF 57.67 FEET TO A NON-TANGENT LINE; THENCE SOUTH 87°29'48" WEST, 230.85 FEET TO A POINT A POINT ON A CURVE TO THE LEFT (A RADIAL

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LINE FROM SAID POINT BEARS SOUTH 02°30'13" EAST); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'57", AN ARC DISTANCE OF 39.28 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°28'41" EAST, 130.26 FEET; THENCE SOUTH 08°39'31" EAST, 46.43 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS SOUTH 75°09'49" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'38", AN ARC DISTANCE OF 45.72 FEET TO A NON-TANGENT LINE; THENCE SOUTH 02°30'15" EAST, 133.89 FEET; THENCE SOUTH 87°29'45" WEST, 783.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, THROUGH A CENTRAL ANGLE OF 17°06'09", AN ARC DISTANCE OF 30.75 FEET TO A NON-TANGENT LINE; THENCE NORTH 02°31'10" WEST, 0.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 87°28'50" WEST ALONG SAID SOUTH LINE, 1.69 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 812,283 SQUARE FEET OR 18.647 ACRES MORE OR LESS. OR 18.647 ACRES MORE OR LESS.

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