

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THRU 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A PORTION 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, AND A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH MOST SOUTHWEST CORNER OF SAID TRACT B ALSO BEING THE SOUTH LINE OF A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29326, PAGE 1421 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT B, THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 29326, PAGE 1421 AND THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 29453, PAGE 479 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°28'50" EAST, 1241.18 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 29453, PAGE 479; THENCE, ALONG SAID EASTERLY LINE THE FOLLOWING TWO COURSES; (1) NORTH 49°06'11" EAST, 43.24 FEET; (2) NORTH 02°27'05" WEST, 710.59 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 29453, PAGE 479, A POINT ON THE SOUTH RIGHT OF WAY LINE OF SW 3rd STREET (RACE TRACK ROAD) AND THE NORTH LINE OF SAID TRACT B; THENCE ALONG SAID SOUTH RIGHT OF WAY AND SAID NORTH LINE THE FOLLOWING TWO COURSES; (1) NORTH 89°40'35" EAST, 99.99 FEET; (2) NORTH 89°34'58" EAST, 1087.87 FEET TO THE NORTHEAST CORNER OF SAID TRACT B AND A POINT ON THE WESTERLY SEABOARD COAST LINE RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 10°45'59" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE, THE EAST LINE OF SAID TRACT B, ITS SOUTHERLY EXTENSION AND THE EAST LINE OF SAID PARCEL "A", 2969.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH CYPRESS BEND DRIVE, AS SHOWN ON CYPRESS BEND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°20'44" WEST, ALONG NORTH RIGHT OF WAY LINE, SAID SOUTH SECTION LINE AND THE SOUTH LINE OF SAID PARCEL "A", 3027.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF PARCEL "A" AND EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845) THE FOLLOWING FIFTEEN (15) DESCRIBED COURSES; (1) NORTH 02°17'48" WEST, 243.52 FEET; (2) SOUTH 87°42'12" WEST, 12.00 FEET; (3) NORTH 02°17'48" WEST, 110.00 FEET; (4) NORTH 87°42'12" EAST, 3.00 FEET; (5) NORTH 02°17'48" WEST, 40.00 FEET; (6) SOUTH 87°42'12" WEST, 3.00 FEET; (7) NORTH 02°17'48" WEST, 967.18 FEET; (8) NORTH 87°42'12" EAST, 3.00 FEET; (9) NORTH 02°17'48" WEST, 40.00 FEET; (10) SOUTH 87°42'12" WEST, 3.00 FEET; (11) NORTH 02°17'48" WEST, 131.17 FEET; (12) NORTH 11°11'57" EAST, 51.42 FEET; (13) NORTH 02°17'48" WEST, 291.83 FEET; (14) NORTH 42°42'12" EAST, 25.45 FEET; (15) NORTH 02°31'10" WEST, 84.24 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 87°28'50" EAST ALONG SAID SOUTH LINE, 1023.67 FEET TO THE SOUTH MOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE, DEPARTING SAID SOUTH LINE, NORTH 87°28'50" EAST, 190.00 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THRU 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH MOST SOUTHWEST 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 87°28'50" WEST ALONG THE WESTERLY EXTENSION OF THE OF SOUTH LINE OF SAID TRACT B, 83.03 FEET; THENCE SOUTH 02°31'10" EAST, 87.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°06'09" EAST, 43.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2048.00 FEET, A CENTRAL ANGLE OF 04°58'35" AND AN ARC

DISTANCE OF 177.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°07'34" EAST, 64.05 FEET; THENCE NORTH 81°16'05" EAST, 66.77 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1951.00 FEET, A CENTRAL ANGLE OF 05°25'41" AND AN ARC DISTANCE OF 184.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°41'46" EAST, 541.68 FEET; THENCE SOUTH 03°18'14" EAST, 261.89 FEET; THENCE SOUTH 86°36'27" WEST, 45.80 FEET; THENCE SOUTH 03°17'37" EAST, 212.02 FEET; THENCE SOUTH 87°55'21" WEST, 509.58 FEET; THENCE SOUTH 25°13'00" EAST, 140.79 FEET; THENCE SOUTH 64°12'28" WEST, 238.71 FEET; THENCE SOUTH 64°35'23" WEST, 101.45 FEET; THENCE NORTH 25°13'00" WEST, 252.32 FEET; THENCE SOUTH 64°47'00" WEST, 83.00 FEET; THENCE NORTH 25°13'00" WEST, 20.49 FEET; THENCE SOUTH 87°42'11" WEST, 90.25 FEET; THENCE NORTH 02°30'16" WEST, 478.21 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 02°17'48" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845), 226.97 FEET TO THE POINT OF BEGINNING; THE NEXT SEVEN (7) COURSES BEING ALONG SAID WEST LINE OF PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845); THENCE (1) NORTH 02°17'48" WEST, 16.57 FEET; THENCE (2) SOUTH 87°42'12" WEST, 12.00 FEET; THENCE (3) NORTH 02°17'48" WEST, 110.00 FEET; THENCE (4) NORTH 87°42'12" EAST, 3.00 FEET; THENCE (5) NORTH 02°18'03" WEST, 40.00 FEET; THENCE (6) SOUTH 87°42'12" WEST, 3.00 FEET; THENCE (7) NORTH 02°17'48" WEST, 442.81 FEET; THENCE DEPARTING SAID WEST LINE OF PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845) NORTH 87°29'57" EAST, 744.71 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.50 FEET, A RADIAL LINE BEARS SOUTH 87°01'11" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°53'06" FOR A DISTANCE OF 64.29 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 42°29'45" WEST, 3.21 FEET; THENCE SOUTH 02°30'15" EAST, 595.22 FEET; THENCE SOUTH 47°30'15" EAST, 10.61 FEET; THENCE SOUTH 02°30'15" EAST, 7.61 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 64.00 FEET, A RADIAL LINE BEARS NORTH 24°31'43" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°20'56", FOR A DISTANCE OF 45.07 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 21,135.80 FEET, A RADIAL LINE BEARS NORTH 09°05'50" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'55", FOR A DISTANCE OF 159.36 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2118.30 FEET, A RADIAL LINE BEARS NORTH 08°46'39" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°10'02", FOR A DISTANCE OF 412.87 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 80°37'06" WEST, 61.28 FEET; THENCE SOUTH 87°43'57" WEST, 112.58 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 02°17'48" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845), 226.97 FEET; THE NEXT SEVEN (7) COURSES ALSO BEING

ALONG SAID WEST LINE OF PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845); THENCE (1) NORTH 02°17'48" WEST, 16.57 FEET; THENCE (2) SOUTH 87°42'12" WEST, 12.00 FEET; THENCE (3) NORTH 02°17'48" WEST, 110.00 FEET; THENCE (4) NORTH 87°42'12" EAST, 3.00 FEET; THENCE (5) NORTH 02°18'03" WEST, 40.00 FEET; THENCE (6) SOUTH 87°42'12" WEST, 3.00 FEET; THENCE (7) NORTH 02°17'48" WEST, 442.81 FEET; THENCE DEPARTING SAID WEST LINE OF PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845) NORTH 87°29'57" EAST, 865.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°29'57" EAST, 268.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 228.10 FEET, A RADIAL LINE BEARS SOUTH 73°07'29" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°58'06", FOR A DISTANCE OF 59.59 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 278.76 FEET, A RADIAL LINE BEARS NORTH 60°18'20" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°09'58", FOR A DISTANCE OF 185.69 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.22 FEET, A RADIAL LINE BEARS NORTH 74°37'24" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°41'48", FOR A DISTANCE OF 190.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 373.80 FEET, A RADIAL LINE BEARS SOUTH 04°29'41" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°34'07", FOR A DISTANCE OF 205.95 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 606.27 FEET, A RADIAL LINE BEARS SOUTH 41°30'51" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°47'21", FOR A DISTANCE OF 135.33 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 190.89 FEET, A RADIAL LINE BEARS SOUTH 57°50'51" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°13'21", FOR A DISTANCE OF 97.36 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 584.64 FEET, A RADIAL LINE BEARS NORTH 87°21'44" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°20'38", FOR A DISTANCE OF 187.18 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 136.00 FEET, A RADIAL LINE BEARS NORTH 68°03'47" WEST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°04'41", FOR A DISTANCE OF 187.70 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 78°58'02" EAST, 313.92 FEET; THENCE SOUTH 10°46'36" WEST, 388.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 582.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°08'46", FOR A DISTANCE OF 783.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°55'22" WEST, 285.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 982.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 10°51'16", FOR A DISTANCE OF 186.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°13'21" WEST, 109.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 64.00 FEET, A RADIAL LINE BEARS NORTH 82°26'33" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°37'57", FOR A DISTANCE OF 69.96 FEET TO A NON-TANGENT LINE; THENCE NORTH 04°43'30" WEST, 7.74 FEET; THENCE NORTH 42°29'45" EAST, 10.61 FEET; THENCE NORTH 02°30'15" WEST, 595.22 FEET; THENCE NORTH 47°30'15" WEST, 3.44 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.50 FEET, A RADIAL LINE BEARS SOUTH 31°28'01" EAST FROM THE RADIUS POINT THROUGH SAID POINT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°33'16", FOR A DISTANCE OF 63.94 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

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11/01/2023

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; TOGETHER WITH A PORTION 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; TOGETHER WITH ALL OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 531 THROUGH 532 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", PLAT BOOK 181, PAGES 22 THROUGH 27; THENCE NORTH 02°17'48" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", PLAT BOOK 181, PAGES 22 THROUGH 27 ALSO BEING THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (STATE ROAD 845), 164.30 FEET; THENCE NORTH 87°42'12" EAST, 111.95 FEET; THENCE NORTH 85°43'29" EAST, 224.25 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL BEARING TO SAID POINT BEARS NORTH 02°06'42" EAST); THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 2082.00 FEET, A CENTRAL ANGLE OF 06°39'57", AND AN ARC DISTANCE OF 242.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°13'21" EAST, 391.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 10°51'01", AND AN ARC DISTANCE OF 193.16 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 01°19'12" EAST); THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 388.01 FEET, A CENTRAL ANGLE OF 01°30'20" AND AN ARC LENGTH OF 10.20 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 87°55'38" EAST, 275.62 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 618.00 FEET, A CENTRAL ANGLE OF 77°09'01", AND AN ARC DISTANCE OF 832.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 10°46'36" EAST, 1014.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY, EASTERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 10°34'39", AND AN ARC DISTANCE 184.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1146.77 FEET, A CENTRAL ANGLE OF 04°15'43", AND AN ARC DISTANCE OF 85.30 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03°18'14" WEST, 123.98 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 82°40'20" EAST); THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 56.64 FEET, A CENTRAL ANGLE OF 98°21'45", AND AN ARC DISTANCE OF 97.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°29'45" WEST, 468.72 FEET; THENCE SOUTH 87°38'32" WEST, 8.59 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 00°00'00" EAST); THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 18.00 FEET; A CENTRAL ANGLE OF 87°29'45", AND AN ARC DISTANCE OF 27.49 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°08'52" WEST, 344.96 FEET; THENCE NORTH 14°28'51" EAST, 432.98 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES (1) NORTH 89°40'35" EAST, 721.23 FEET; (2) NORTH 89°34'58" EAST, 1087.88 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 10°45'59" WEST, ALONG THE WESTERLY SEABOARD COAST LINE RAILROAD RIGHT OF WAY LINE, THE EAST LINE OF SAID TRACT B, THE EAST LINE OF SAID PARCEL "A", PLAT BOOK 181, PAGES 22 THROUGH 27 AND THE EAST LINE OF SAID PARCEL "A", PLAT BOOK 183, PAGES 531 THROUGH 532, 2969.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", PLAT BOOK 181, PAGES 22 THROUGH 27, ON THE SOUTH LINE OF THE NORTH ONE-HALF (N.1/2) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A POINT ON THE NORTH LINE OF PARCEL R-1, CYPRESS BEND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°20'44" WEST, ALONG THE NORTH LINE OF SAID PARCEL R-1, SAID SOUTH SECTION LINE AND THE SOUTH LINE OF SAID PARCEL "A", PLAT BOOK 181, PAGES 22 THROUGH 27, 3027.64 FEET TO THE POINT OF BEGINNING.



LESS THE FOLLOWING:

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

BEGINNING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID TRACT B, THENCE NORTH 89°40'35" EAST, ALONG THE NORTH LINE OF SAID TRACT B ALSO BEING THE SOUTH RIGHT OF WAY LINE FOR POMPANO PARK PLACE, 639.88 FEET; THENCE SOUTH 14°28'51" WEST, 432.98 FEET; THENCE SOUTH 00°08'52" EAST, 344.96 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY, (THROUGH WHICH A RADIAL LINE BEARS SOUTH 87°29'45" WEST) HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 87°29'45" AND AN ARC DISTANCE OF 27.49 FEET TO A POINT OF CUSP; THENCE SOUTH 87°29'20" WEST, 146.71 FEET; THENCE NORTH 88°45'25" WEST, 188.82 FEET; THENCE SOUTH 87°29'45" WEST, 217.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°30'15" WEST, 735.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 19°49'13" AND AN ARC DISTANCE OF 11.42 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN 220-FOOT ACCESS OPENING EASEMENT AS SHOWN ON SAID PLAT BOOK 181, PAGES 22-27; THENCE NORTH 89°40'35" EAST, ALONG SAID NORTH EASEMENT LINE, 67.91 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT B; THENCE NORTH 02°27'09" WEST, ALONG SAID WESTERLY LINE, 12.01 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LAND LAYING & SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

DRC

PZ23-12000039  
01/03/2024

DRC

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11/01/2023