

LEGAL DESCRIPTION

(PROVIDED BY OTHERS)

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND 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 THE NORTH ONE-HALF (N. 1/2) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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), 164.30 FEET; THENCE NORTH 87°42'12" EAST, 111.92 FEET; THENCE NORTH 85°43'30" EAST, 224.28 FEET TO A POINT ON A CURVE TO THE RIGHT (A RADIAL BEARING FROM 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, 391.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1018.00 FEET, A CENTRAL ANGLE OF 10°51'16", AND AN ARC DISTANCE OF 192.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°55'22" EAST, 285.86 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°08'46", AND AN ARC DISTANCE OF 832.11 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 11°59'07", AND AN ARC DISTANCE 209.60 FEET TO POINT OF NON-TANGENCY; THENCE NORTH 03°06'35" WEST, 197.69 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL BEARING FROM SAID POINT BEARS NORTH 86°41'46" EAST); THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 89°12'19", AND AN ARC DISTANCE OF 84.07 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°29'45" WEST, 421.00 FEET; THENCE SOUTH 87°30'48" WEST 56.32 FEET TO POINT ON CURVE TO THE RIGHT (A RADIAL BEARING FROM SAID POINT BEARS DUE SOUTH); 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 & 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, 721.24 FEET; (2) NORTH 89°34'58" EAST 1087.88 FEET TO 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" AND THE EAST LINE OF SAID PARCEL "A", 2969.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" ON THE SOUTH LINE OF THE NORTH ONE-HALF (N.1/2) OF SAID SECTION 3 AND A POINT ON THE NORTH 60-FOOT RIGHT OF WAY LINE OF NORTH CYPRESS BEND DRIVE; THENCE NORTH 88°20'44" WEST, ALONG SAID 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" AND THE POINT OF BEGINNING. SAID LAND LAYING & SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 4,181,907 SQUARE FEET OR 96.003 ACRES MORE OR LESS.