

PORTIONS OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3<sup>rd</sup> STREET) AND THE WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, 675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B, 32.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT B; THENCE NORTH 87°15'54" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR LESS.

P&Z

PZ21-14000008

8/25/2021