

POMPANO CITI CENTRE PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA MAY, 2002

LEGAL DESCRIPTION: OVERALL

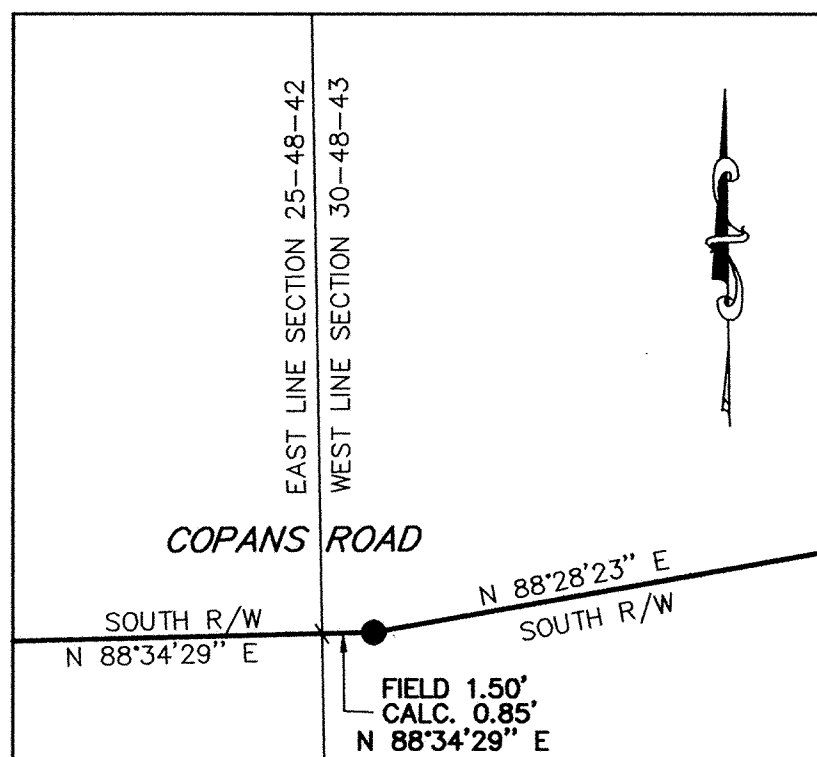
A PORTION OF SECTIONS 25 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH MAY 8, 1951; THENCE SOUTH 06°51'23" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE 249.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06°51'23" WEST, ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 247.24 FEET; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THE LAST THREE DESCRIBED COURSES BEING ALONG THE WESTERLY LINE OF PARCEL NO. 109 OF THAT CERTAIN STIPULATED FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9201, PAGE 123 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE CONTINUE SOUTH 06°51'23" WEST, ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 560.00 FEET; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 144.00 FEET; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 60.33 FEET; THENCE SOUTH 88°28'23" WEST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 40.43 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY AND WESTERLY LINES OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20278, PAGE 871 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°28'23" WEST, A DISTANCE OF 579.78 FEET; THENCE NORTH 48°54'35" WEST, A DISTANCE OF 900.00 FEET; THENCE NORTH 88°19'09" WEST, A DISTANCE OF 656.86 FEET; THENCE NORTH 07°35'41" EAST, A DISTANCE OF 953.25 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG A PORTION OF THE SOUTHERLY AND WESTERLY LINES OF EXHIBIT "B" OF THAT CERTAIN DEVELOPMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3659, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°34'27" EAST, A DISTANCE OF 4.08 FEET; THENCE NORTH 07°35'41" EAST, A DISTANCE OF 30.38 FEET; THENCE NORTH 88°34'27" EAST, A DISTANCE OF 28.89 FEET; THENCE NORTH 01°25'33" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 81°08'34" EAST, A DISTANCE OF 69.58 FEET TO A POINT ON A NORTHERLY LINE OF SAID EXHIBIT "B", THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE SOUTHERLY AND EASTERLY LINES OF PARCEL 809 AS DESCRIBED IN A STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 21519, PAGE 394 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°34'29" EAST, ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, A DISTANCE OF 972.38 FEET; THENCE NORTH 88°28'23" EAST, ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30, A DISTANCE OF 316.03 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 710.71 FEET, A CENTRAL ANGLE OF 15°10'30" FOR A DISTANCE OF 188.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°21'07" EAST, A DISTANCE OF 170.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 882.63 FEET, A CENTRAL ANGLE OF 6°47'30" FOR A DISTANCE OF 104.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE LAST SIX (6) DESCRIBED COURSES BEING ALONG A PORTION OF THE NORTHERLY LINE OF SAID EXHIBIT "B"; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING THE POINT OF BEGINNING, THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY LINE OF PARCEL 148 AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 19241, PAGE 955 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 59.763 ACRES OR (2,603,282 SQUARE FEET) MORE OR LESS.

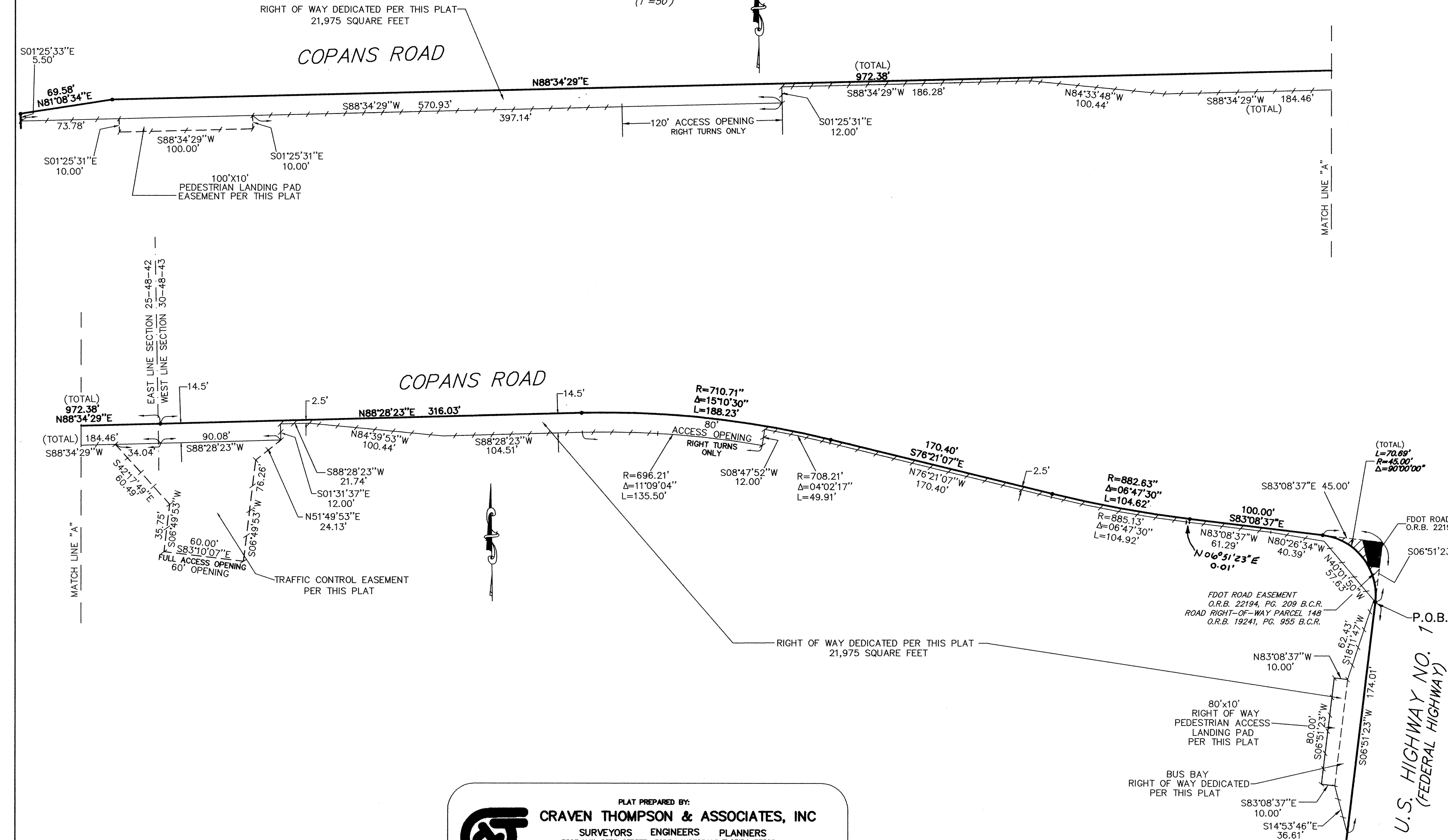
DETAIL "B"

SEE SHEET 8 of 8



DETAIL "D"

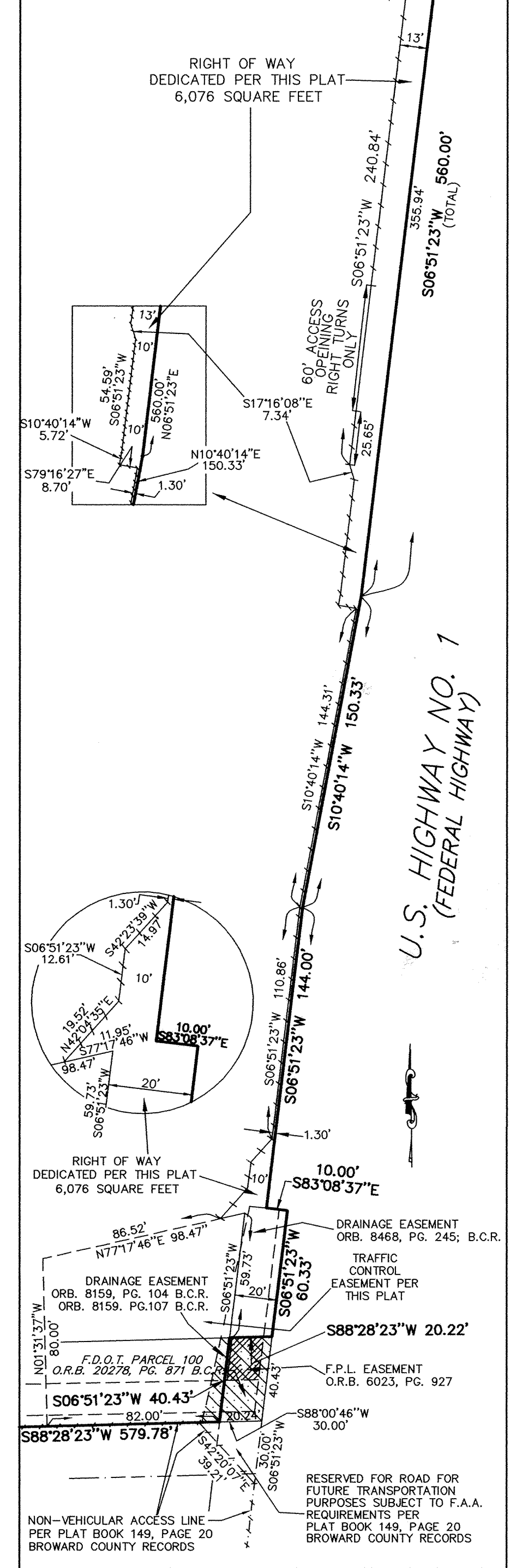
SEE SHEET 8 of 8
(1"=50')



PLAT PREPARED BY:
Craven Thompson & Associates, Inc.
SURVEYORS ENGINEERS PLANNERS
3663 N.W. 53RD STREET FORT LAUDERDALE FLORIDA 33309
(954) 739-6400

DETAIL "E"

SEE SHEET 8 of 8



LEGEND

- P.B. INDICATES PLAT BOOK
- B.M. EL. INDICATES BENCH MARK ELEVATION.
- S.F. INDICATES SQUARE FEET.
- O.R.B. INDICATES OFFICIAL RECORDS BOOK.
- P.G. INDICATES PAGE.
- /— INDICATES NON-VEHICULAR ACCESS LINE
- INDICATES PERMANENT REFERENCE MONUMENT (PRM)
- INDICATES LICENSED BUSINESS NUMBER 271 DISC
- A= INDICATES ARC LENGTH
- Δ= INDICATES DELTA (CENTRAL ANGLE)
- R= INDICATES RADIUS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.P.L. INDICATES FLORIDA POWER & LIGHT
- FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W INDICATES RIGHT-OF-WAY
- CALC. INDICATES CALCULATED FROM REFERENCES
- DESC. INDICATES PER DESCRIPTION
- L= INDICATES LENGTH OF ARC
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- C.C. INDICATES CENTER LINE
- C.M. INDICATES 4"x4"x24" CONCRETE MONUMENT W/ LICENSED BUSINESS NUMBER 271 DISC