

INDUSTRIAL PARCEL:

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 "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, 111.95 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 EASTERLY 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°34'38", AND AN ARC DISTANCE 184.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHERLY 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 AND WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 56.64 FEET, A CENTRAL ANGLE OF 98°21'45", AND AN ARC DISTANCE OF 97.23 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 OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 17.27 FEET; A CENTRAL ANGLE OF 92°12'41", AND AN ARC DISTANCE OF 27.80 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°08'56" WEST, 344.95 FEET;

**DRC**

PZ23-12000013

05/17/2023

THENCE NORTH 14°28'51" EAST, 419.79 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH 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 NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 111.42 FEET; THENCE NORTH 00°19'25" WEST, 12.75 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 NORTH 89°40'35" EAST, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 224.45 FEET; THENCE SOUTH 78°59'48" EAST, 63.64 FEET TO A POINT ON A LINE LYING 12.50 FEET SOUTH OF AND PARALLEL WITH 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 NORTH 89°40'35" EAST ALONG SAID PARALLEL LINE, 212.64 FEET; THENCE NORTH 00°19'25" WEST, 12.50 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, NORTH 89°36'53" EAST, 334.21 FEET; THENCE SOUTH 79°06'07 EAST, 65.00 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH 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 NORTH 89°34'58" EAST ALONG SAID PARALLEL LINE, 225.05 FEET; THENCE NORTH 00°25'02" WEST, 12.75 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 NORTH 89°34'58" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 578.57 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" 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 4,174,112 SQUARE FEET OR 95.824 ACRES MORE OR LESS.

**DRC**

PZ23-12000013

05/17/2023