

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 OF POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALSO A PORTION OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTH $10^{\circ}45'59''$ WEST, ALONG THE EAST LINE OF SAID TRACT B AND THE EAST LINE OF SAID PARCEL "A", POMPANO PARK RACINO II, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1110.24 FEET; THENCE NORTH $79^{\circ}14'12''$ WEST, A DISTANCE OF 1095.43 FEET; THENCE SOUTH $26^{\circ}22'28''$ WEST, A DISTANCE OF 159.59 FEET TO A POINT ON A CURVE TO THE LEFT, (A RADIAL LINE FROM SAID POINT BEARS SOUTH $89^{\circ}23'04''$ WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1146.77 FEET, THROUGH A CENTRAL ANGLE OF $4^{\circ}15'43''$, FOR AN ARC DISTANCE OF 85.30 FEET TO A NON-TANGENT LINE; THENCE NORTH $03^{\circ}18'14''$ WEST, 123.98 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL LINE FROM SAID POINT BEARS NORTH $82^{\circ}40'20''$ WEST); THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 56.64 FEET, THROUGH A CENTRAL ANGLE OF $98^{\circ}21'45''$, FOR AN ARC DISTANCE OF 97.24 FEET TO A NON-TANGENT LINE; THENCE SOUTH $87^{\circ}29'45''$ WEST, 468.72 FEET; THENCE SOUTH $87^{\circ}38'32''$ 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, THROUGH A CENTRAL ANGLE OF $92^{\circ}12'41''$, AND AN ARC DISTANCE OF 27.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH $00^{\circ}08'56''$ WEST, 344.95 FEET; THENCE NORTH $14^{\circ}28'51''$ 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 AND RACE TRACK ROAD); THENCE NORTH $89^{\circ}40'35''$ EAST ALONG SAID PARALLEL LINE, 111.42 FEET; THENCE NORTH $00^{\circ}19'25''$ 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 $89^{\circ}40'35''$ EAST, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 224.45 FEET; THENCE SOUTH $78^{\circ}59'48''$ 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 $89^{\circ}40'35''$ EAST ALONG SAID PARALLEL LINE, 212.64 FEET; THENCE NORTH $00^{\circ}19'25''$ 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 $89^{\circ}40'35''$ EAST, 113.69'; THENCE NORTH $89^{\circ}34'58''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 220.52 FEET; THENCE SOUTH $79^{\circ}06'07''$

DRC

PZ25-14000005

07.16.2025

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 POINT OF BEGINNING.

TOGETHER WITH (A):

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO A PORTION OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 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 10°45'59" WEST, ALONG THE EAST LINE OF SAID TRACT B AND PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1110.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10°45'59" WEST, ALONG SAID EAST LINE OF PARCEL "A", POMPANO PARK RACINO II, AND ALONG THE EAST LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", ALSO BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 755.23 FEET; THENCE NORTH 79°14'12" WEST, A DISTANCE OF 1118.34 FEET; THENCE NORTH 10°46'36" EAST, A DISTANCE OF 401.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1002.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'38" AND AN ARC DISTANCE OF 184.98 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1146.77 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°48'54", FOR AN ARC DISTANCE OF 16.31 FEET TO A NON-TANGENT LINE; THENCE NORTH 26°22'28" EAST, A DISTANCE OF 159.59 FEET; THENCE SOUTH 79°14'12" EAST, A DISTANCE OF 1095.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (B):

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

DRC

PZ25-14000005

07.16.2025

COMMENCING AT THE NORTHEAST CORNER OF TRACT B, ARVIDA OF 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 10°45'59" WEST, ALONG THE EAST LINE OF SAID TRACT B AND THE EAST LINE OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE WEST RIGHT- OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1865.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 10°45'59" WEST, ALONG SAID EAST LINE OF PARCEL "A", "POMPANO PARK RACINO PLAT" AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1103.91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT"; THENCE NORTH 88°20'44" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT", A DISTANCE OF 1132.87 FEET; THENCE NORTH 10°46'36" EAST, A DISTANCE OF 1283.26 FEET; THENCE SOUTH 79°14'12" EAST, A DISTANCE OF 1118.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

DRC

PZ25-14000005

07.16.2025