

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel ¹¹F", **ALPHA 250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida. LESS AND EXCEPTING therefrom, that certain Right-of-Way Parcel as described in Official Records Book 51257, Page 686, of the Public Records of Broward County, Florida, described as follows:

A Parcel of land being a portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Parcel "F"; thence along the East line of said Parcel "F", South 00°49'28" East, 131.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 1°44'28" East); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 62.00 feet, a central angle of 90°27'25", an arc distance of 97.88 feet; thence tangent to said curve, North 1°17'03" West, 69.00 feet to a point on the North line of said Parcel ¹¹F"; thence along said line, North 88°42'57" East, 63.55 feet to the Point of Beginning.

Said lands lying and situate in the City of Pompano Beach, Broward County, Florida and containing 35.1 803 acres, (1,532,453 square feet), more or less.

P&Z

**PZ20-12000019
12/16/20**

A-I

EXHIBIT A-1
DEPICTION OF PROPERTY
[ATTACHED]

TRACT G
POMPANO INDUSTRIAL PARK THIRD ADDITION
(P.B. 111, PG. 33 -B.C.R.)



GRAPHIC SCALE IN FEET
1" = 250'

ACCESS EASEMENT AREA A
(ALL TRAFFIC)

17' ACCESS EASEMENT AREA B
KZLJ (CARS ONLY)

LAKE STORM WATER
EASEMENT

PAROO. "f"

FLORIDA'S TURNPIKE
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)
WAY MAP, BROWARD COUNTY
CONTRACT NO. 21, SHEET 4 OF 10, LAST REVISED 7/56

24' ACCESS
EASEMENT

N00°41'45"W
472.64'

N00°41'45"W
250.01'

N01°10'01"W
230.54'

R=7489.45'
A=2°45'19"
L=>360.16'

PARCEL SUMMARY

PARCELA - 5,8048 ACRES, 244,136 SQUARE FEET ±
PARCELB - 7,4942 ACRES, 326,449 SQUARE FEET ±
PARCELC - 12,9405 ACRES, 563,888 SQUARE FEET ±
PARCER - 9,1410 ACRES, 398,180 SQUARE FEET ±

POINT OF BEGINNING
N88°22'24"E 48.82'
S56°24'52"E (RADIAL)
R=566.00'
Δ=30°17'27"
L=299.23'
N63°52'35"E 260.89'
NORTH LINE OF PARCEL "F"

R=0000'
b=37°25'59"
L=3.2667'

N63°33'24"W (RADIAL)
10.67'

POINT OF BEGINNING
EASEMENT
35' ACCESS

S02°03'26"E 751.69'

PARCEL F-3
12.9405 ACRES,
563,888 SQUARE FEET ±

PARCEL F-1
5,8048 ACRES,
244,136 SQUARE FEET ±

S87°56'34"W 413.61'

S87°56'34"W 383.8"

PARCEL "F"
ALPHA 250 NORTH
(P.B. 180, PG. 14 -B.C.R.)

S02°03'26"E 846.97'

PARCEL F-2
7,4942 ACRES,
326,449 SQUARE FEET ±

R=4331.36'
Δ=3°52'53"
L=293.43'

R=1000.00'
Δ=4°00'09"
L=69.86'

R=22.00'
Δ=65°29'58"
L=25.15'

PARCEL F-4
9,1410 ACRES,
398,180 SQUARE FEET ±

R=80.00'
Δ=19°24'23"
L=27.10'

S89°00'59"W 224.38'

S83°15'42"W (RADIAL)

S89°00'59"W 372.67'

S89°00'59"W 224.38'

S89°00'59"W 224.38'

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S89°00'59"W 224.38'

S89°00'59"W 224.38'

S89°00'59"W 224.38'

S88°22'24"W 63.55'
N.E. CORNER OF PARCEL "F"
ALPHA 250 NORTH

N.W. 33rd STREET
60' R/W (O.R.B. 51257, PG. 889)

R/W PARCEL
(O.R.B. 51257, PG. 886 -B.C.R.)

S01°37'36"E 69.00'

R=62.00'
Δ=90°27'40"
L=97.89'

30' ACCESS
EASEMENT

EAST LINE OF PARCEL "F"

12'

24' ACCESS
EASEMENT

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EASEMENT

12'

KEY TO ABBREVIATIONS LEGEND

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
R/W RIGHT-OF-WAY
NO. NUMBER

Sun-Tech Engineering, Inc.



Engineering, Inc.

Certification of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

NOT VALID WITHOUT SHEET 1 OF 2.

P&Z

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