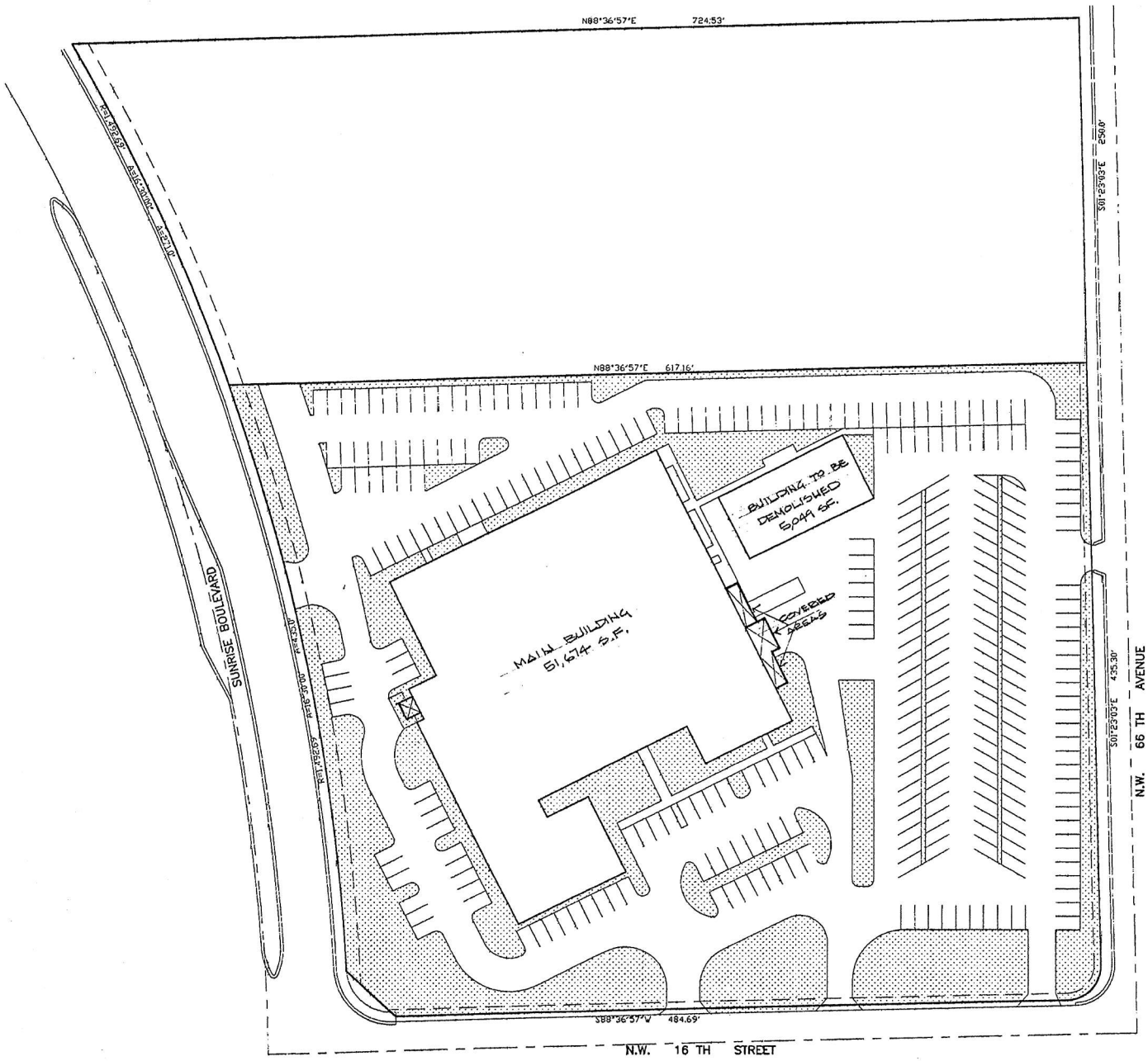

LEGAL DESCRIPTION

TRACT 'A', AIRPAX ELECTRONICS, INCORPORATED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:
A PORTION OF SAID TRACT 'A' BEING MORE PARTICULALY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORWEST CORNER OF SAID TRACT 'A', SAID POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST (RADIAL LINE THROUGH SAID POINT BEARS NORTH 60°00'08" EAST), SAID POINTALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD AS RECORDED IN DEED BOOK 793, PAGE 465 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 27°40'36" AND AN ARC DISTANCE OF 716.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°01'53" AND AN ARC DISTANCE OF 38.85 FEET TO A POINT OF TANGENCY ON THE SOUTH BOUNDARY OF SAID PLAT (THE LAST 2 COURSES DESCRIBED BEING COINCIDENT WITH THE BOUNDARY OF SAID PLAT AND THE EASTERLY RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD); THENCE NORTH 88°38'51" EAST, 19.80 FEET ALONG THE SOUTH BOUNDARY OF SAID PLAT; THENCE NORTH 47°01'06" WEST, 48.91 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 87°18'59" EAST); NORTHWESTERLY ALONG THE NORTHWESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1492.69 FEET, A CENTRAL ANGLE OF 27°06'17" AND AN ARC DISTANCE OF 706.14 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PLAT (THE LAST COURSE DESCRIBED LIES 10.00 FEET EAST OF AND PARALLEL WITH WEST BOUNDARY OF SAID PLAT); THENCE SOUTH 88°38'51" WEST ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING.

LOT AREA = 261,467 S.F.
LANDSCAPE AREA = 63,713 S.F. = 24 %
BLDG. AREA = 51,674 + 5,049 = 56,723 S.F.
COVERED AREAS = 416
TOTAL = 52,090 SF.

NORTH

SITE PLAN

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last plot: OCT 05 1998 Anberi c:/DRAWINGS/SUNRISE/SITE.DWG

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SUNRISE - OSHEROFF
SUNRISE BOULEVARD AND NW 16th STREET
FLORIDA

revisions
date
scale 1" = 40'
drawn B.G.V.
job
drawing A-1
of