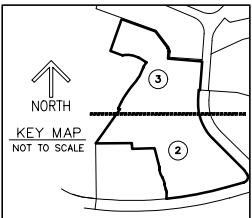
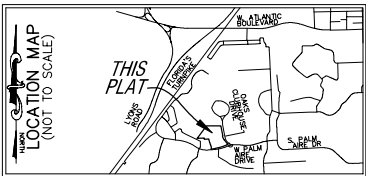


# OAKS AT PALM AIRE

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS

**CAULFIELD and WHEELER, INC.**  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 ~ (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



## LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A OF THE PLAT OF CLUB AT PALM-AIRE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF THE NEXT TEN COURSES, NORTH 01° 07' 36" EAST FOR A DISTANCE OF 48.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 49' 52", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 18.92 FEET, TO THE POINT OF REVERSE CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 43' 58", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 38.44 FEET, TO THE POINT OF REVERSE CURVE, TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 14' 03", HAVING A RADIUS OF 120.00 FEET, HAVING AN ARC DISTANCE OF 54.94 FEET, TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 45' 22", HAVING A RADIUS OF 127.00 FEET, HAVING AN ARC DISTANCE OF 58.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 13' 59", HAVING A RADIUS OF 144.00 FEET, HAVING AN ARC DISTANCE OF 23.21 FEET, THENCE, NORTH 14° 40' 58" WEST FOR A DISTANCE OF 139.90 FEET; THENCE, SOUTH 68° 40' 03" WEST FOR A DISTANCE OF 164.79 FEET; THENCE, NORTH 02° 13' 22" WEST FOR A DISTANCE OF 41.04 FEET; THENCE, SOUTH 89° 33' 47" WEST FOR A DISTANCE OF 263.95 FEET TO A POINT ON THE EAST LINE OF PALM AIRE OAKS ESTATES 3RD/1ST SECTION, AS RECORDED IN PLAT BOOK 108, PAGE 1 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 35° 13' 28" EAST FOR A DISTANCE OF 308.31 FEET TO THE NORTHEAST CORNER OF TRACT R-3 OF SAID PLAT OF PALM AIRE OAKS ESTATES 3RD/1ST SECTION; THENCE ALONG THE NORTH LINE OF SAID TRACT R-3 OF SAID PLAT OF PALM AIRE OAKS ESTATES 3RD SECTION, NORTH 69° 38' 10" WEST FOR A DISTANCE OF 13.07 FEET; THENCE DEPARTING SAID NORTH LINE, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08° 13' 22", HAVING A RADIUS OF 365.00 FEET, HAVING AN ARC DISTANCE OF 52.38 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 00' 12" EAST FOR A DISTANCE OF 52.34 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 00' 00", HAVING A RADIUS OF 700.00 FEET, HAVING AN ARC DISTANCE OF 146.61 FEET; THENCE, NORTH 40° 11' 53" EAST FOR A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07° 00' 00", HAVING A RADIUS OF 400.00 FEET, HAVING AN ARC DISTANCE OF 139.63 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02° 36' 59", HAVING A RADIUS OF 110.00 FEET, HAVING AN ARC DISTANCE OF 43.41 FEET; THENCE, NORTH 58° 40' 31" WEST FOR A DISTANCE OF 66.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42° 28' 27", HAVING A RADIUS OF 165.29 FEET, HAVING AN ARC DISTANCE OF 122.53 FEET, AND WHOSE LONG CHORD BEARS NORTH 82° 09' 24" WEST FOR A DISTANCE OF 119.75 FEET; THENCE, NORTH 70° 25' 28" WEST FOR A DISTANCE OF 95.56 FEET; THENCE, NORTH 19° 34' 34" EAST TO A LINE 10' MORE OR LESS SOUTH OF AND PARALLEL TO THE SOUTH LINE OF PALM-AIRE COUNTY CLUB CONDOMINIUM NO. 71 AS RECORDED IN OFFICIAL RECORDS BOOK 6464, PAGE 920, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EAST FOR A DISTANCE OF 247.38 FEET; THENCE ALONG SAID PARALLEL LINE THE NEXT FIVE COURSES, SOUTH 70° 25' 28" EAST FOR A DISTANCE OF 262.33 FEET; THENCE, SOUTH 36° 55' 03" EAST FOR A DISTANCE OF 151.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 00' 58", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 28.70 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 52.62 FEET; THENCE, SOUTH 85° 48' 07" EAST TO THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT-OF-WAY FOR A DISTANCE OF 250.00 FEET; THENCE ALONG THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT-OF-WAY THE NEXT SEVEN COURSES, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 212.74 FEET; THENCE, NORTH 85° 48' 07" WEST FOR A DISTANCE OF 10.00 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 71.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49° 38' 08", HAVING A RADIUS OF 370.00 FEET, HAVING AN ARC DISTANCE OF 320.53 FEET; THENCE, SOUTH 45° 28' 15" EAST FOR A DISTANCE OF 322.78 FEET; THENCE, SOUTH 33° 36' 17" EAST FOR A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 12' 59", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 76.25 FEET TO THE BEGINNING OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 28' 01", HAVING A RADIUS OF 1358.27 FEET, HAVING AN ARC DISTANCE OF 33.98 FEET; THENCE, SOUTH 74° 10' 44" WEST FOR A DISTANCE OF 87.61 FEET TO THE BEGINNING OF CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101° 08' 25", HAVING A RADIUS OF 2557.24 FEET, HAVING AN ARC DISTANCE OF 451.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 651,166 SQUARE FEET/14,948.7 TOTAL ACRES, MORE OR LESS.

## DEDICATION:

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD )

KNOW ALL MEN BY THESE PRESENTS THAT CLUBLINK US LLC, A FOREIGN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS OAKS AT PALM AIRE, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A AND PARCEL B AS SHOWN HEREON ARE HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CLUBLINK US, LLC, A FOREIGN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CLUBLINK US, LLC,  
A FOREIGN LIMITED LIABILITY COMPANY.

WITNESS:  
PRINT NAME: \_\_\_\_\_

BY: ANDREW TAMLIN

WITNESS:  
PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY ANDREW TAMLIN, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME

## SURVEYOR AND MAPPER'S CERTIFICATION:

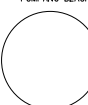
THIS IS TO CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DATE: \_\_\_\_\_

DAVID P. LINDLEY,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434



CITY OF  
POMPAÑO BEACH



CITY  
ENGINEER



COUNTY  
SURVEYOR



COUNTY  
ENGINEER



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 3

## CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPAÑO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FRED STAGER, CHAIRPERSON

## CITY COMMISSION:

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, AND BY RESOLUTION \_\_\_\_\_ ADOPTED BY SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2025.

BY: \_\_\_\_\_ KERVIN ALFRED CITY CLERK BY: \_\_\_\_\_ REX HARDIN CITY MAYOR

## CITY ENGINEER:

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ JOHN SPIROPOLOS, PE CITY ENGINEER

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ROBERTO CHAVEZ DATE: \_\_\_\_\_  
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263  
FLORIDA REGISTRATION NO. LS 7280

## BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD

BY: \_\_\_\_\_ DIRECTOR OR DESIGNEE DATE: \_\_\_\_\_

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

BY: \_\_\_\_\_ MAYOR – COUNTY COMMISSION