

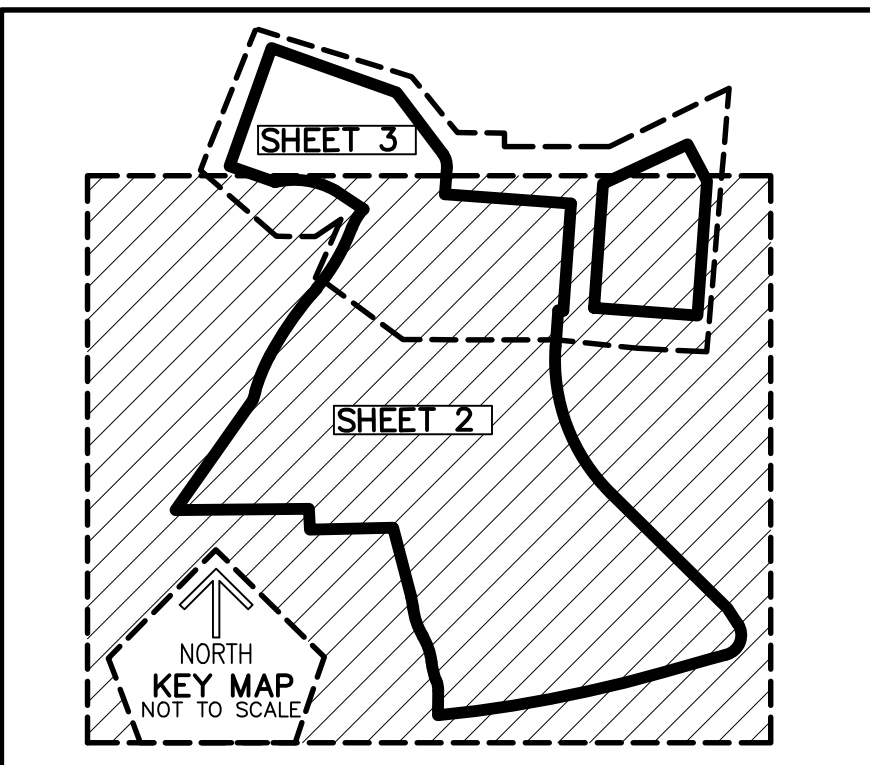
### DESCRIPTION

LEGAL DESCRIPTION:  
APARTMENT BOUNDARY

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

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALTECH PARCEL 1" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 74° 00' WEST 127.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 11° 53' WEST 127.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85° 48' 07" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 10.00 FEET; THENCE SOUTH 4° 11' 53" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE, A DISTANCE OF 37.23 FEET; THENCE SOUTH 74° 53' 22" WEST, ALONG SAID WESTERLY RIGHT OF WAY TANGENT TO SAID LINE; THENCE ON A TANGENT, 370.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 320.53 FEET, ALONG SAID WESTERLY RIGHT OF WAY HAVING A DELTA OF 0° 49' 38" 08" AND CHORD BEARING OF SOUTH 21° 00' 26" WEST; THENCE SOUTH 21° 00' 26" EAST, ALONG SAID CHORD BEARING OF SOUTH 21° 00' 26" WEST, A DISTANCE OF 320.53 FEET TO A POINT OF BEGINNING; THENCE SOUTH 43° 36' 17" EAST, A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TANGENT SAID LINE; THENCE ON A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.25 FEET AND ALONG SAID WESTERLY RIGHT OF WAY LINE HAVING A DELTA OF 09° 12' 53" AND A CHORD BEARING OF SOUTH 21° 00' 26" WEST; THENCE SOUTH 21° 00' 26" EAST, ALONG SAID CHORD BEARING OF SOUTH 21° 00' 26" WEST, A DISTANCE OF 76.25 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.99 FEET ALONG THE NORTHERLY RIGHT OF WAY OF PALM AIR DRIVE HAVING A DELTA OF 01° 26' 02" AND A CHORD BEARING OF SOUTH 74° 53' 22" WEST; THENCE SOUTH 74° 10' 43" WEST, ALONG SAID NORTHERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 14.96 FEET; THENCE THE BEGINNING OF A CURVE TANGENT TO SAID LINE, HAVING AN ARC LENGTH OF 255.72 FEET, RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 451.09 FEET, ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 10° 06' 25" AND A CHORD BEARING OF SOUTH 79° 13' 53" WEST; THENCE NORTH 1° 07' 25" EAST, ALONG THE EASTERLY LINE OF CLUB AT PALM-AIR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 85° 48' 07" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 127.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE ON A TANGENT, 50.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 19.93 FEET HAVING A DELTA OF 22° 50' 26" AND A CHORD BEARING OF NORTH 10° 17' 19" WEST; TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE ON A TANGENT, 127.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 38.43 FEET AND A DELTA OF 15° 43' 38" AND A CHORD BEARING OF NORTH 13° 50' 14" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 120.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 54.95 FEET HAVING A DELTA OF 26° 10' 08" AND A CHORD BEARING OF NORTH 05° 05' 00" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE ON A TANGENT, 127.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 59.30 FEET HAVING A DELTA OF 26° 45' 08" CHORD BEARING OF NORTH 18° 49' 39" WEST TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 144.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 22.22 FEET HAVING A DELTA OF 09° 07' 07" AND A CHORD BEARING OF NORTH 10° 04' 16" WEST; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 14° 00' 55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 139.99 FEET; THENCE SOUTH 88° 40' 03" WEST, ALONG THE NORTHERLY LINE OF SAID CLUB AT PALM AIR A DISTANCE OF 164.79 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE NORTH 2° 13' 22" WEST, A DISTANCE OF 41.04 FEET; THENCE SOUTH 88° 40' 03" WEST, ALONG THE NORTHERLY LINE OF SAID CLUB AT PALM AIR OAKS ESTATES 3RD SECTION; THENCE ALONG THE NORTH LINE OF SAID TRACT R-3 OF SAID PALM AIR OAKS ESTATES 3RD SECTION, NORTH 00° 00' 00" WEST, A DISTANCE OF 263.95 FEET TO THE END OF SAID NORTHERLY LINE; THENCE NORTH 35° 13' 26" EAST, A DISTANCE OF 308.31 FEET; TO THE NORTHEAST CORNER OF TRACT R-3 OF SAID PALM AIR OAKS ESTATES 3RD SECTION; THENCE ALONG THE NORTH LINE OF SAID TRACT R-3 OF SAID PALM AIR OAKS ESTATES 3RD SECTION, NORTH 00° 00' 00" WEST, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET AND HAVING A DELTA OF 02° 19' 09" AND A CHORD BEARING OF NORTH 00° 00' 00" WEST; THENCE CONTINUE ALONG SAID TANGENT, A DISTANCE OF 16.19 FEET HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST; THENCE NORTH 04° 10' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET AND HAVING A DELTA OF 02° 19' 09" AND A CHORD BEARING OF NORTH 00° 00' 00" WEST; THENCE CONTINUE ALONG SAID TANGENT, A DISTANCE OF 16.19 FEET HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST; THENCE NORTH 04° 10' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET AND HAVING A DELTA OF 02° 19' 09" AND A CHORD BEARING OF NORTH 00° 00' 00" WEST; THENCE CONTINUE ALONG SAID TANGENT, A DISTANCE OF 16.19 FEET HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST; THENCE NORTH 04° 10' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 450,103 SQFT OR 10.333 ACRES MORE OR LESS.



# P&Z

**\*IMPROVEMENTS ON PAGE 5**

\*LEGEND ON PAGE 1

**PZ23-14000008**

06-25-2025