

PZ23-12000017
11/20/2024

DATE	3/24/2025
BY	RSE
REVISIONS	
FILE NAME	10326-SPS

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
ANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
(561) 392-1991 / FAX (561) 750-1452

SPECIFIC PURPOSE SURVEY
OAKS @ PALM AIRE

DATE	03-14-2023
DRAWN BY	RSE
F.B./ PG.	ELEC
SCALE	SHOWN

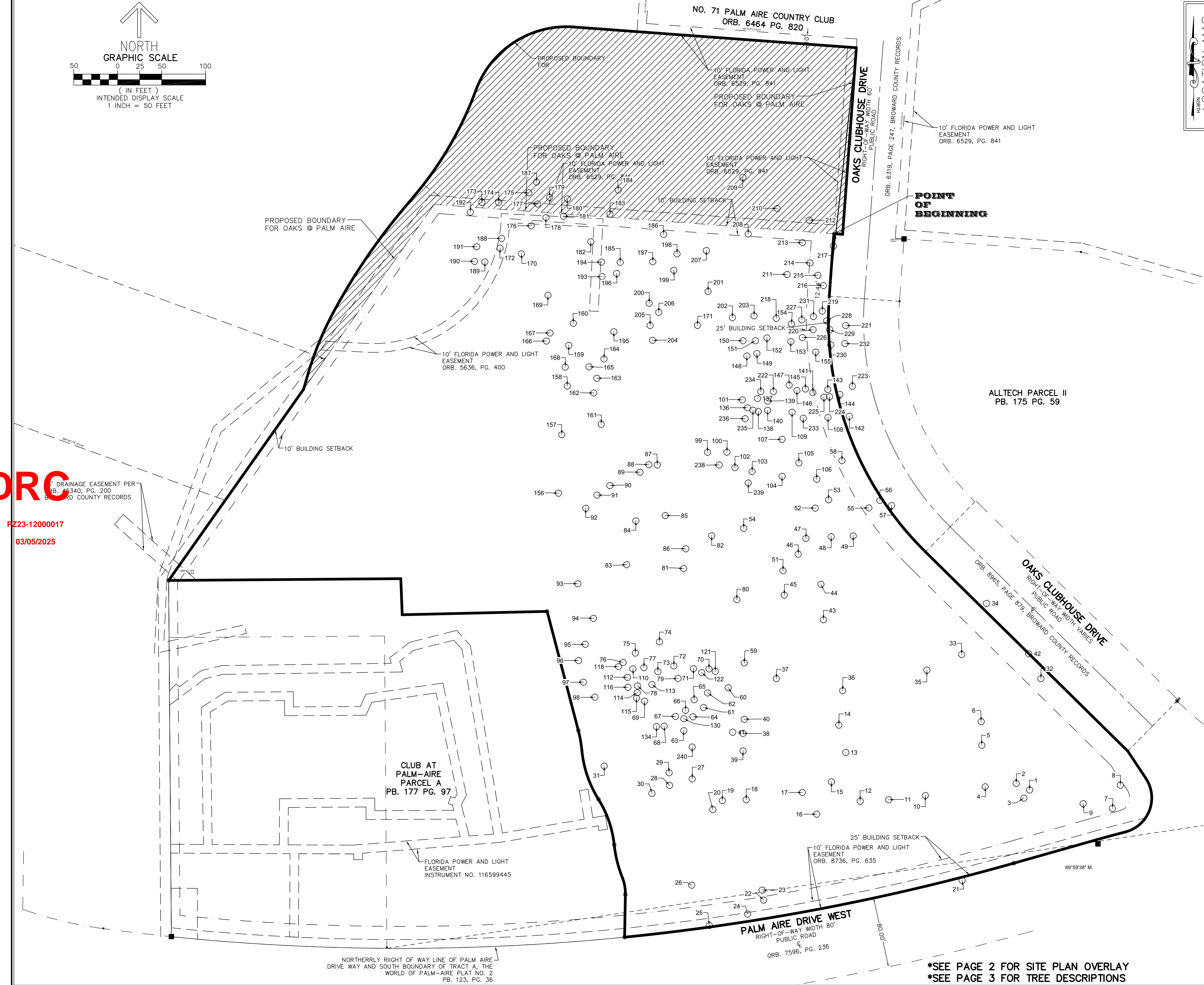
Digitally signed by
David Lindley
Date: 2024.03.15 15:10:45 EDT
10326-SPS
Albion Account
2024.03.15 15:10:45

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
F.B. 3591

OB #	10326
T.NO.	1
OF 3 SHEETS	

PZ23-12000017
01/15/2025

DRC
PZ23-12000017
03/05/2025



DESCRIPTION

- 1) COMMENCING AT A POINT OF BEGINNING;
- 2) THENCE NORTH 85° 48' 07" WEST, A DISTANCE OF 455.61 FEET;
- 3) THENCE SOUTH 35° 13' 26" WEST, A DISTANCE OF 257.46 FEET;
- 4) THENCE NORTH 16° 11' 53" EAST, A DISTANCE OF 16.95 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
- 5) THENCE ON A TANGENT, 365.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.45 FEET (CHORD BEARING OF NORTH 22° 11' 53" EAST, FOR 76.31 FEET) TO A POINT OF COMPOUND CURVATURE;
- 6) THENCE ALONG SAID 700.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 146.61 FEET (CHORD BEARING OF NORTH 34° 11' 53" EAST, FOR 146.34 FEET);
- 7) THENCE NORTH 40° 11' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
- 8) THENCE ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 139.63 FEET (CHORD BEARING OF NORTH 30° 11' 53" EAST, FOR 138.92 FEET) TO A POINT OF REVERSE CURVATURE;
- 9) THENCE ALONG SAID 110.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 142.07 FEET (CHORD BEARING OF NORTH 57° 11' 53" EAST, FOR 132.40 FEET);
- 10) THENCE SOUTH 85° 48' 07" EAST TANGENT TO SAID CURVE, A DISTANCE OF 82.00 FEET;
- 11) THENCE SOUTH 85° 48' 07" EAST, A DISTANCE OF 240.00 FEET;
- 12) THENCE SOUTH 4° 11' 53" WEST, A DISTANCE OF 212.74 FEET;
- 13) THENCE NORTH 85° 48' 07" WEST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL BEING 97964.03 SQ FT OR 2.249 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. THIS SPECIFIC PURPOSE SURVEY WAS CREATED TO REFERENCE AND DEPICT TREES ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AH (ELEV 9 AND 10) AND X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12011C 0358H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NUMBER 120055 IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
5. SYMBOLS USED FOR FEATURES HEREON ARE NOT TO SCALE.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY HAND AND SEAL ON 03/14/2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPER PURSUANT TO THE STATUTES 472.027.

*SEE PAGE 2 FOR SITE PLAN OVERLAY
*SEE PAGE 3 FOR TREE DESCRIPTIONS