

DESCRIPTION

OVERALL

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 FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A AND ACROSS THE RIGHT OF WAY OF OAKS CLUBHOUSE DRIVE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

[illegible]

SAID PARCEL BEING 651,156 SQUARE FEET/14.9485 ACRES, MORE OR LESS.

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

ACCORDING TO THE NORTHWEST CORNER OF PARCEL A "ALITTLE" PARCEL IT
COMMENCING AT THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 8° 05' 48" WEST
A DISTANCE OF 65.98 FEET TO BEARING CURVE TO THE RIGHT HAVING AN ARC LENGTH
ACROSS THE RIGHT WAY OF OAKS CLUBHOUSE DRIVE A DISTANCE OF 70.00 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
58.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4° 11' 53"
WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 222.22 FEET TO THE BEGINNING
OF A CURVE 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 49° 38'08" AND CHORD BEARING OF SOUTH 20°
37' 13" WEST, THENCE SOUTH 1° 12' 53" EAST, LONG SAID WESTERLY RIGHT OF
WAY LINE A DISTANCE OF 15.00 FEET TO A POINT OF REVERSE CURVATURE;
THENCE CONTINUE ALONG SAID EASTERLY LINE A DISTANCE OF 122.22 FEET TO
36° 17' EAST, A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TANGENT
TO SAID LINE; THENCE ON A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT
FOR AN ARC LENGTH OF 76.25 FEET AND ALSO LONG SAID WESTERLY RIGHT OF
WAY LINE HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING OF SOUTH 2° 07'
13" WEST, THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE
HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING OF SOUTH 2° 07'
13" WEST, THENCE SOUTHEASTERNLY ALONG SAID EASTERLY LINE HAVING A
DELTA OF 76° 58' 41" AND A CHORD BEARING OF NORTH 85° 48' 07" WEST,
NORTH 85° 48' 07" WEST, ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF
THEFTY-ONE (51) 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 EASLERLY LINE 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 CONTINUE ALONG SAID EASLERLY 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
EASLERLY LINE ON A TANGENT, 120.00 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 EASLERLY LINE AND ALSO SAID 120.00 FEET RADIUS
CURVE TO THE LEFT FOR AN ARC LENGTH OF 54.95 FEET HAVING A DELTA OF 26°
45' 08" WEST, THENCE CONTINUE ALONG SAID EASLERLY 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 EASLERLY
LINE ON A TANGENT, 127.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC
LENGTH OF 23.21 FEET HAVING A DELTA OF 09° 14' 07" HAVING A CHORD BEARIN
OF NORTH 10° 04' 56" WEST; THENCE CONTINUE ALONG SAID EASLERLY LINE
NORTH 14° 40' 55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 139.92
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 ON A TANGENT, 120.00 FEET RADIUS CURVE TO THE LEFT FOR AN
ARC LENGTH OF 54.95 FEET HAVING A DELTA OF 26° 45' 08" WEST; THENCE
CONTINUE ALONG SAID NORTHERLY LINE SOUTH 89° 53' 37" 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 PLAT OF PALM AIR OAKS ESTATES 3RD SECTION; THENCE ALONG THE NORTH LINE
OF SAID TRACT OF PALM AIR OAKS ESTATES 3RD SECTION, A DISTANCE OF 115.00
FEET TO A POINT OF BEGINNING OF A 5.00 FOOT DEPARTING LINE TO THE 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 FT., HAVING AN ARC DISTANCE
OF 52.38 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 05' 12" EAST FOR A
DISTANCE OF 52.34 FEET TO THE POINT OF BEGINNING OF A 5.00 FOOT
TANGENT, 700.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 146.61
FEET HAVING A DELTA OF 12° 00' 54" AND A CHORD BEARING OF NORTH 34° 11'
53" EAST); 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.
THENCE CONTINUE ALONG SAID EASLERLY LINE ON A TANGENT, 120.00 FEET
RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 38.43 FEET HAVING A
DELTA OF 16° 19' 43" WEST, THENCE CONTINUE ALONG SAID EASLERLY LINE
OF NORTH 39° 02' 18" EAST; THENCE SOUTH 54° 15' 00" EAST, ALONG A
NON-DIAGONAL LINE A DISTANCE OF 196.21 FEET; THENCE NORTH 90° 00' 00" EAST, A
DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION

LEGAL DESCRIPTION:
CLUBHOUSE 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

ACCORDING AT THE NORTHWEST CORNER OF PARCEL A "ALTECH" PARCEL "I"
ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 85° 48' 07" WEST
A DISTANCE OF 165.29 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 123.44
FEET HAVING A DELTA OF 17° 40' 51" HAVING A CHORD BEARING OF NORTH 29° 02' 19"
EAST TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID PARALLEL LINE SOUTH
41° 11' 53" WEST, A DISTANCE OF 156.29 FEET TO THE BEGINNING OF A CURVE TANGENT
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 OF WAY LINE OAKS DRIVE A DISTANCE OF
159.59 FEET TO THE BEGINNING THEREOF; THENCE SOUTH 90° 00' 00" EAST, A DISTANCE
OF 59.59 FEET TO THE BEGINNING OF A CURVE TANGENT TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 15° 00' 00" WEST, A DISTANCE OF 166.29 FEET TO
THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF N
52°07'16"W; THENCE ON A NON-TANGENT 400.00 FEET RADIUS CURVE TO THE LEFT
FOR AN ARC LENGTH OF 123.44 FEET HAVING A DELTA OF 17° 40' 51" HAVING A
CHORD BEARING OF NORTH 29° 02' 19" EAST TO A POINT OF REVERSE
CURVATURE; THENCE ALONG SAID 110.00 FEET RADIUS CURVE TO THE RIGHT FOR AN
ARC LENGTH OF 123.44 FEET HAVING A DELTA OF 17° 40' 51" HAVING A CHORD BEARING
OF NORTH 31° 30' 12" EAST TO A POINT ON CURVE FROM WHICH A RADIAL
BEARING OF S47°11'28"E THENCE NORTH 56° 40' 31" WEST, A DISTANCE OF 66.99
FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, 165.29 FEET RADIUS
CURVE TO THE LEFT FOR AN ARC LENGTH OF 122.53 FEET, HAVING A DELTA 42° 28'
27" AND A CHORD BEARING OF NORTH 82° 09' 21" WEST; THENCE NORTH 70° 25' 26"
EAST, A DISTANCE OF 151.61 FEET TO THE BEGINNING OF A CURVE TANGENT TO
SAID LINE, 165.29 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 123.44
FEET HAVING A DELTA OF 17° 40' 51" HAVING A CHORD BEARING OF SOUTH 29° 02' 19"
EAST AND PARALLEL TO THE SOUTH LINE OF PALM AIR COUNTRY CLUB NO. 71 AS
RECORDED IN OFFICIAL RECORD BOOK 6464 PAGE 820 PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, A DISTANCE OF 262.33 FEET; THENCE SOUTH 36° 55' 03" EAST
ALONG SAID SOUTHERLY PARALLEL LINE A DISTANCE OF 151.61 FEET TO THE
BEGINNING OF A CURVE TANGENT TO SAID LINE, 165.29 FEET RADIUS CURVE TO THE
RIGHT FOR AN ARC LENGTH OF 123.44 FEET HAVING A DELTA OF 17° 40' 51" HAVING A
CHORD BEARING OF SOUTH 29° 02' 19" EAST AND PARALLEL TO THE SOUTH LINE OF
SOUTHERLY AND WESTERLY PARALLEL LINE OF PALM AIR COUNTRY CLUB NO. 71 A
TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 28.70
FEET AND HAVING A DELTA OF 41° 06' 56" AND A CHORD BEARING OF SOUTH 16°
16' 35" EAST; THENCE CONTINUE ALONG SAID PARALLEL WESTERLY LINE SOUTH 4°
11' 53" WEST, A DISTANCE OF 159.59 FEET TO THE BEGINNING OF A CURVE TANGENT
TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41° 11' 53" WEST, A
DISTANCE OF 156.29 FEET TO THE BEGINNING OF A CURVE TANGENT TO THE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 41° 11' 53" WEST, A DISTANCE OF 156.29 FEET;
THENCE SOUTH 41° 53' WEST, ALONG THE WEST RIGHT OF WAY LINE OF OAKS CLUBHOUSE
DRIVE A DISTANCE OF 212.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 201,053 SQFT OR 4.616 ACRES MORE OR LESS.

LEGEND

CONC. – CONCRETE
F.P.L. – FLORIDA POWER & LIGHT
FND. – FOUNDATION
I.R./C.A. – IRON ROD & CAP
L – ARC LENGTH
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.G.S. – PARCELS
P.P.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC. – SECTION
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
Δ – DELTA (CENTRAL ANGLE)
–E– – ELECTRICAL WIRES OVERHEAD
FM – FORCE MAIN
–W– – WATER MAIN
IRR – IRRIGATION LINE
TEL – PHONE OR FIBER OPTIC LINE
–STM– – STORM LINE
–SS– – SEWER LINE



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 PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
4. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF PARCEL A, CLUB AT PALM BEACH, AS ALL AS RECORDED IN PLAT BOOK 177, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID MEASURED LINE BEARS S 89°33'47" W AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 5.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF EL 9, ALE 9, AND X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NO. 12011C0358H AND 12011C0356H, 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.
7. SYMBOLS USED FOR FEATURES HEREON ARE NOT TO SCALE.
8. BEARINGS AND DISTANCES ARE RECORD UNLESS STATED OTHERWISE.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CERTIFICATE:

HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON
DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON **MAY 22**
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 MAPPERS, PURSUANT TO FLORIDA
STATUTES 472.027.