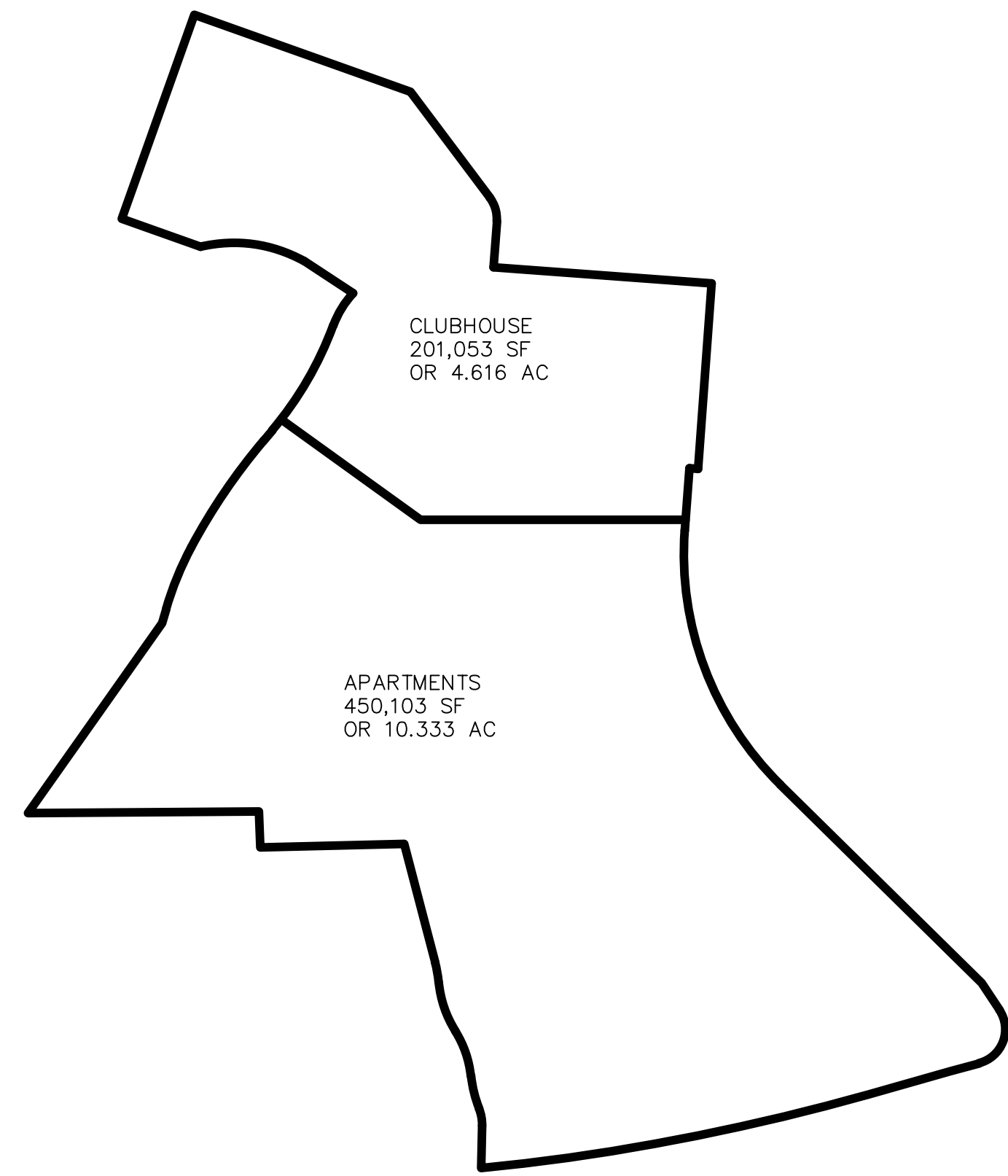


SYMBOLS:

- | | | | |
|--|--|--|-----------------------------|
| | = HORIZONTAL CONTROL POINT | | = CATCH BASIN |
| | = BENCHMARK | | = DRAINAGE PIPE END |
| | = TRASH CONTAINER | | = ELECTRIC SWITCH |
| | = UNIDENTIFIED HANDHOLE | | = ELECTRIC HANDHOLE |
| | = UNIDENTIFIED BOX | | = ELECTRIC VAULT |
| | = NATURAL GAS MARKER | | = ELECTRIC METER |
| | = SIGN | | = ELECTRIC BOX |
| | = BOLLARD | | = TRANSFORMER |
| | = TRAFFIC HANDHOLE | | = GROUND LIGHT |
| | = CROSSWALK SIGNAL | | = LIGHT POLE |
| | = MAST ARM / TRAFFIC LIGHT | | = CONCRETE POWER POLE |
| | = SET/FOUND BOUNDARY POINT | | = WOOD POWER POLE |
| | = FOUND CONCRETE MONUMENT | | = GUY WIRE ANCHOR |
| | = FIBER OPTIC BOX | | = PUMP |
| | = FIBER OPTIC VAULT | | = FIRE HYDRANT |
| | = TELEPHONE SERVICE MANHOLE | | = WATER GATE VALVE |
| | = CABLE TV HANDHOLE | | = BACKFLOW PREVENTER |
| | = CABLE TV BOX | | = IRRIGATION RISER/PEDASTAL |
| | = SEWER GATE VALVE | | = IRRIGATION CONTROL VALVE |
| | = SANITARY MANHOLE | | = WATER METER |
| | = DRAINAGE MANHOLE | | = WELL |
| | = YARD DRAIN | | = WATER VALVE |
| | = AREA OF APPARENT PHYSICAL USE BY ADJOINING LANDS | | = SECTION CORNER |



PAGES 4 AND 5 ARE TOPOGRAPHY ONLY

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 11" 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

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALTECH PARK II" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 56 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG SAID RIGHT OF 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 59.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4° 11' 53" WEST, ALONG SAID RIGHT OF WAY OF OAKS DRIVE A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 37.00 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 21° 00' 37" EAST; THENCE SOUTH 45° 20' 15" EAST ALONG SAID WESTERLY RIGHT OF WAY OF OAKS DRIVE A DISTANCE OF 119.00 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 ALONG THE SAID WESTERLY RIGHT OF WAY LINE HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING OF SOUTH 21° 00' 37" EAST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 37.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.99 FEET ALONG SAID WESTERLY 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° 03' 43" WEST ALONG SAID NORTHERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 1.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 55.72 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 451.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 01° 06' 25" AND A CHORD BEARING OF SOUTH 79° 53' 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 CONTINUE ALONG SAID EASTERLY LINE ON A CURVE TANGENT TO SAID LINE; 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, 50.00 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° 09' 40" AND A CHORD BEARING OF NORTH 19° 55' 17" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 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 23.50 FEET HAVING A DELTA OF 09° 08' 10" AND A CHORD BEARING OF NORTH 10° 54' 16" WEST; THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 14° 00' 55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 139.00 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 13° 22' WEST, A DISTANCE OF 41.04 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE WEST 120° 00' WEST, A DISTANCE OF 263.95 FEET TO THE END OF SAID NORTHERLY LINE; THENCE NORTH 53° 15' 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 R-3 OF SAID PLAT OF PALM AIR OAKS ESTATES 3RD SECTION, NORTH 13° 22' WEST, A DISTANCE OF 11.00 FEET TO THE BEGINNING OF A CURVE TANGENT 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° 05' 12" EAST FOR A DISTANCE OF 52.34 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE ALONG SAID COMPOUND CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.00 FEET HAVING A DELTA OF 12° 00' 00" 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 ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 02° 18' 42" EAST; THENCE SOUTH 54° 15' 00" EAST, ALONG A NON-DISTANCE 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

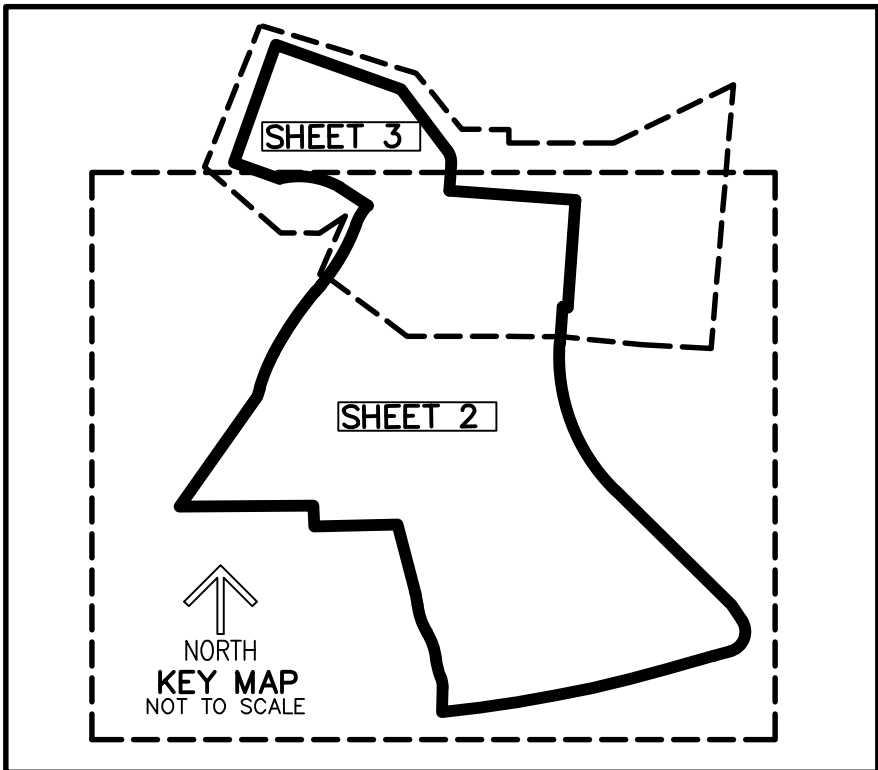
COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALTECEA" PARCEL SITE 1 ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE RIGHT-OF-WAY LINE OF OAKS CLUBHOUSE DRIVE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85° 48' 07" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 10.00 FEET; THENCE SOUTH 41° 11' 53" WEST, ALONG THE WEASTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE A DISTANCE OF 59.00 FEET TO THE BEGINNING; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 65.00 FEET TO AN INTERSECTION OF TWO TANGENT CURVES, HAVING DELTA OF 136.21°, RADIUS BEARING OF NORTH 31° 30' 12" EAST TO A POINT ON CURVE FROM WHICH A RADIAL BEARING OF S20°20'16"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 15.25 FEET HAVING A DELTA OF 165.29°, RADIUS 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" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 20° 00' 00" EAST, A DISTANCE OF 147.38 FEET; THENCE SOUTH 54° 00' 00" WEST, A DISTANCE OF 15.00 FEET TO THE END OF 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 35° 55' 03" EAST ALONG SAID SOUTHERLY PARALLELE LINE, A DISTANCE OF 151.63 FEET TO THE BEGINNING OF ANOTHER PARALLEL TO SAID LINE, THENCE SOUTH 35° 55' 03" EAST ALONG SAID SOUTHERLY PARALLELE LINE OF PALM AIR COUNTRY CLUB NO. 71 A TANGENT, 400.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 28.70 FEET HAVING A DELTA OF 41° 06' 56" AND A CHORD BEARING OF SOUTH 16° 21' 35" EAST; THENCE CONTINUE ALONG SAID PARALLELE WESTERLY LINE SOUTH 41° 11' 53" WEST, A DISTANCE OF 15.25 FEET TO AN INTERSECTION OF TWO TANGENT CURVES, HAVING DELTA OF 136.21°, RADIUS BEARING OF NORTH 31° 30' 12" EAST, ALONG SAID PARALLELE A DISTANCE OF 250.00 FEET; THENCE SOUTH 41° 11' 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. – FLEXIBLE POWER & LIGHT
FND. – FOUND
I.R./CAP. – 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. – PAGES
P.M. – PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R/W – RIGHT-OF-WAY
RNG. – RANGE
SEC – SECTION
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
Δ – DELTA (CENTRAL ANGLE)
-OHE- – ELECTRICAL WIRES OVERHEAD
-FM- – FORCE MAIN
-W- – WATER MAIN
-IRR- – IRRIGATION LINE
-TEL- – PHONE OR FIBER OPTIC LINE
-STM- – STORM LINE
-SS- – SEWER LINE

-OHE- - ELECTRICAL WIRES OVERHEAD
-FM- - FORCE MAIN
-W- - WATER MAIN
-IRR- - IRRIGATION LINE
-TEL- - PHONE OR FIBER OPTIC LINE
-STM- - STORM LINE
-SS- - SEWER LINE



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 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.

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

BOUNDARY SURVEY
FOR OAKS @ PALM AIRE

DATE	3-15-2023
DRAWN BY	RSF
F.B./ PG.	ELEC
SCALE	SHOWN



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

OB # 10326
T.NO. 1
OF 5 SHEETS

PZ23-12000017
01/15/2025