

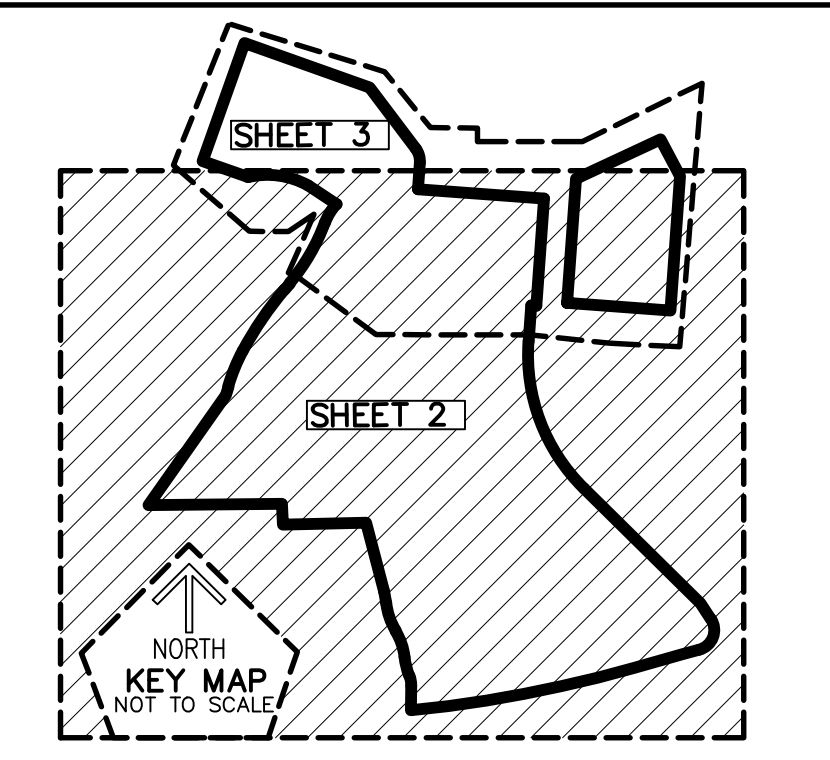
DESCRIPTION

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

ACCOMMENCING AT THE NORTHWEST CORNER OF PARCEL A ALLTPOH PARCEL 11 ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 86° 07' 07" WEST 159.00 FEET; THENCE EAST 111° 53' 00" SOUTH 111.63 FEET; THENCE SOUTHWEST ACROSS THE 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 159.00 FEET; THENCE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 4° 11' 53" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 12.22 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 A CHORD BEARING OF SOUTH 20° 02' 02" WEST 111.51 FEET; THENCE EAST 45° 30' 00" SOUTH 158.99 FEET; THENCE WESTERLY ALONG SAID TANGENT, A DISTANCE OF 32.72 FEET; THENCE SOUTH 35° 53' 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 TO SAID LINE 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 00° 00' 00" WEST 158.99 FEET; THENCE WESTERLY ALONG SAID TANGENT, A DISTANCE OF 158.99 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.99 FEET ALONG THE WESTERLY RIGHT OF WAY OF PALM AIR DRIVE HAVING A DELTA OF 01° 26' 02" WEST 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 158.99 FEET; THENCE TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, A DISTANCE OF 255.24 FEET; THENCE ON A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 1451.09 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 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 RIGHT FOR AN ARC LENGTH OF 38.43 FEET AND A DELTA OF 15° 43' 38" AND A CHORD BEARING OF NORTH 33° 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° 45' 08" AND A CHORD BEARING OF NORTH 18° 49' 39" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE AND ALONG SAID 44.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 127.27 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 44.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 127.27 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 59.30 FEET HAVING A DELTA OF 10° 04' 16" WEST; THENCE CONTINUE ALONG SAID EASTERLY 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 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 263.95 FEET TO THE END OF SAID NORTHERLY LINE; THENCE NORTH 35° 11' 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 16° 19' 00" WEST, A DISTANCE OF 16.19 FEET; THENCE TO THE BEGINNING OF A NON-RADIAL 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° 05' 12" EAST FOR A DISTANCE OF 52.34 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 108° 13' 22", 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 AND HAVING A DELTA OF 02° 19' 09" AND A CHORD BEARING OF NORTH 40° 11' 53" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.19 FEET; THENCE ALONG SAID NON-RADIAL LINE A DISTANCE OF 196.21 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 303.00 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

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06-25-2025