[illegible]

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;

DISTANCE 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 71.22 FEET; THENCE
 SOUTH 79° 13' 53" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A
 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° 37' 11" EAST; THENCE SOUTH 45° 26' 15" EAST ALONG SAID
 WESTERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 322.78 FEET
 ALONG SAID WESTERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF
 322.78 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY TANGENT TO SAID
 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' 06" WEST, TO A POINT OF REVERSE CURVATURE;
 THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE HAVING AN
 LENGTH OF 33.99 FEET ALONG THE NORTHERLY RIGHT OF WAY OF PALM AIRE 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 97.61 FEET TO THE BEGINNING OF A
 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-AIRE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
 BOOK 100, PAGE 13, EAST 1/4, SECTION 30, TOWNSHIP 36 NORTH, RANGE 37
 EAST, DISTANCE OF 48.49 FEET TO THE BEGINNING OF 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, 114.00
 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 13° 50' 14" WEST, TO
 A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY LINE
 AND ALONG SAID 20.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH
 OF 95.95 FEET HAVING A DELTA OF 10° 06' 25" AND A CHORD BEARING OF NORTH-
 79° 13' 53" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG
 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 ON A TANGENT, 50.00 FEET RADIUS CURVE TO THE
 LEFT FOR AN ARC LENGTH OF 23.21 FEET HAVING A DELTA OF 09° 14' 07"
 HAVING A CHORD BEARING OF NORTH 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 CLUB AT PALM AIRE A DISTANCE OF 164.79 FEET; THENCE
 SOUTH 88° 40' 03" WEST, ALONG SAID NORTHERLY LINE OF CLUB AT PALM AIRE
 41.04 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE SOUTH 89° 33' 47"
 WEST, A DISTANCE OF 263.95 FEET TO THE END OF SAID NORTHERLY LINE; THENCE
 SOUTH 35° 13' 26" EAST, A DISTANCE OF 308.31 FEET, TO THE NORTHEAST CORNER
 OF TRACT R-3 OF SAID PLAT OF PALM AIRE OAKS ESTATES 3RD SECTION; THENCE
 SOUTH 35° 13' 26" EAST, ALONG SAID NORTHERLY LINE OF CLUB AT PALM AIRE
 ESTATES 3RD SECTION, NORTH 69° 56' 15" WEST FOR A DISTANCE OF 13.07 FEET
 THENCE DEPARTING SAID 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 FEET
 HAVING AN ARC DISTANCE OF 52.38 FEET, AND WHOLE LONG BEARS NORTH
 10° 06' 25" EAST, ALONG SAID NORTHERLY LINE OF CLUB AT PALM AIRE
 CURVE; THENCE ALONG SAID 700.00 FEET RADIUS CURVE TO THE RIGHT FOR AN
 ARC LENGTH OF 146.61 FEET HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING
 OF NORTH 34° 11' 53" EAST; THENCE NORTH 40° 11' 53" EAST CURVE TANGENT
 TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE
 TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET; THENCE CONTINUE
 FOR AN ARC LENGTH OF 139.63 FEET HAVING A DELTA OF 20° 00' 00" HAVING A
 CHORD BEARING OF NORTH 30° 11' 53" EAST TO A POINT OF REVERSE
 CURVATURE; THENCE ALONG SAID 110.00 FEET RADIUS CURVE TO THE RIGHT FOR AN
 ARC LENGTH OF 43.41 FEET, HAVING A DELTA OF 22° 36' 39" AND A CHORD
 BEARING OF NORTH 30° 11' 53" EAST, ALONG SAID 110.00 FEET RADIUS CURVE
 BEARING OF 47°11'28"E; THENCE NORTH 56° 40' 31" WEST, A DISTANCE OF 66.95
 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 95.56 FEET; THENCE NORTH 19° 34° 34" EAST, A
 DISTANCE OF 10.00 FEET; THENCE NORTH 21° 52' 52" EAST, ALONG SAID
 SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF PALM AIRE COUNTRY CLUB NO
 71 AS RECORDED IN OFFICIAL RECORD BOOK 6464 PAGE 820 PUBLIC RECORDS OF
 BROWARD COUNTY, FLORIDA, A DISTANCE OF 266.33 FEET; THENCE SOUTH 36° 55'
 03" EAST ALONG SAID SOUTHERLY PARALLEL LINE, A DISTANCE OF 151.63 FEET
 ALONG SAID SOUTHERLY PARALLEL LINE TO THE BEGINNING OF A CURVE TANGENT
 TO SAID SOUTHERLY AND WESTERLY PARALLEL LINE OF PALM AIRE COUNTRY CLUB NO
 71; 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°
 21' 35" EAST; THENCE CONTINUE ALONG SAID PARALLEL WESTERLY LINE SOUTH 4°
 11' 53" WEST TANGENT TO SAID CURVE, A DISTANCE OF 52.62 FEET; THENCE SOUTH
 85° 48' 07" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF OAKS CLUBHOUSE
 DRIVE A DISTANCE OF 212.74 FEET TO THE POINT OF BEGINNING,

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

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

[illegible]

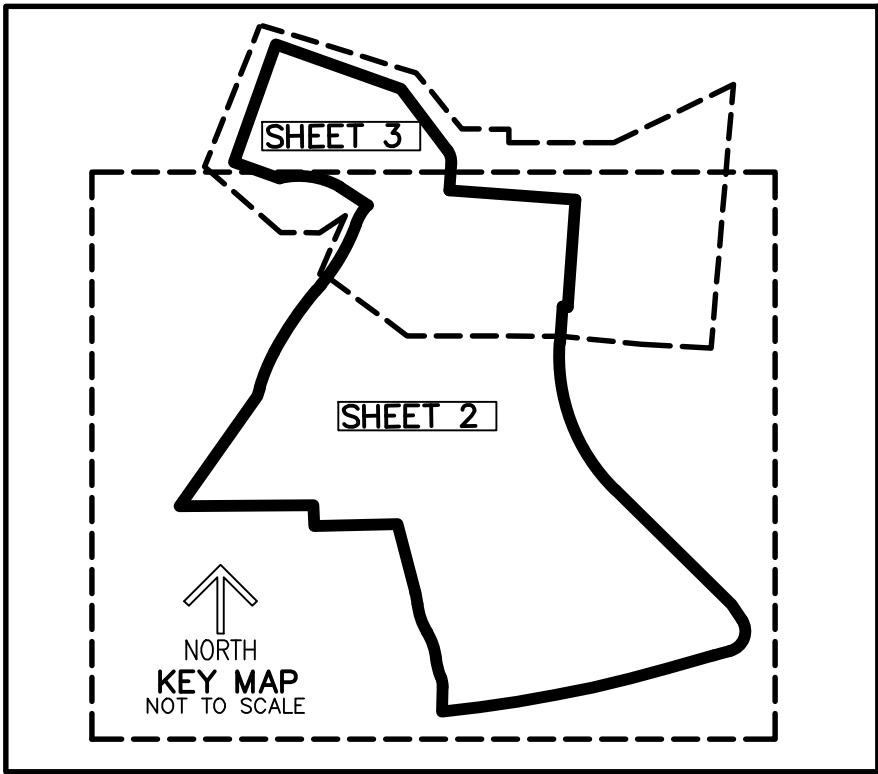
LEGAL DESCRIPTION:
CLUBHOUSE BOUNDARY

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 TO THE NORTHWEST CORNER OF PARCEL A "ALTECE" PARCEL SITE 1 COMMENCING 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 100.00 FEET TO A POINT OF BEGINNING, THENCE SOUTHWEST ALONG 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 41° 11' 53" WEST, ALONG THE WESTERLY 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 54.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 34° 00' 00" WEST, A DISTANCE OF 54.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 36° 21' 55" WEST, A DISTANCE OF 52.00 FEET TO A POINT OF BEGINNING; THENCE ON A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF N 52° 02' 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 S 47° 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 151.63 FEET; THENCE NORTH 20° 00' 00" EAST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 52° 00' 00" WEST, A DISTANCE OF 52.00 FEET TO A POINT OF BEGINNING 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, A DISTANCE OF 151.63 FEET; THENCE SOUTH 20° 00' 00" EAST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 52° 00' 00" WEST, A DISTANCE OF 52.00 FEET TO A POINT OF BEGINNING AND PARALLEL TO THE SOUTH LINE OF PALM AIR COUNTRY CLUB NO. 71 AS 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 PARALLEL WESTERLY LINE SOUTH 41° 11' 53" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 48° 07' 23" EAST, ALONG SAID PARALLEL 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.

CONC. - CONCRETE
F.P.L.-FLORIDA POWER & LIGHT
FND. - FOUNDATION
I.R./CAP - IRON ROD & CAP
L - ARC LENGTH
O.R.B. - OFFICIAL RECORD BOOK
F.B. - FLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
SEC. PAGE(S)
P.M.-PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R/R - RADIUS
R/W - RIGHT-OF-WAY
RGE. - 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



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 PLAT AS RECORDED IN PLAT BOOK 177, PAGE 57 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID MEASURED LINE BEARS S 89°33'47" W AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM SURVEY 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 E1, 9, A, E1, A 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).

I 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 25, 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.

BOUNDARY REVISED	10-15-2024		
BOUNDARY REVISED	07-12-2023		RSF
BOUNDARY REVISED	05-25-2023		AMS
REVISIONS	DATE		BY
FILE NAME: 10326sur5 no c			



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

JOB # 10326
SHT.NO. 1
OF 5 SHEETS