NO. 71 PALM AIRE COUNTRY CLUB
ORB. 6464 PG. 820

10' FLORIDA POWER AND LIGHT EASEMENT ORB. 6529, PG. 841

SET 5/8" IRON ROD & CAP LB3591

OAKS CLUBHOUSE DRIVE
RIGHT-OF-WAY WIDTH 66'
PUBLIC ROAD
ORB. 6319, PAGE 247, BROWARD COUNTY RECORDS

P.O.C.
N.W. CORNER ALLTECH PARCEL 2

FOUND CONCRETE MONUMENT ILLEGIBLE

NORTH LINE OF PARCEL A
PLAT BOOK 175, PAGE 59

10' FLORIDA POWER AND LIGHT EASEMENT ORB. 6623, PG. 167

10' UTILITY EASEMENT ALLTECH PARCEL II PB. 175, PG.59

PARCEL A
ALLTECH PARCEL II
PB. 175 PG. 59

CLUBHOUSE
201,053 SF OR 4.616 AC

POINT OF BEGINNING

APARTMENTS
450,103 SQ FT OR 10.333 ACRES

ONE STORY BUILDING
& BASEMENT GARAGE
FFE=12.45'
GARAGE FFE=6.58'
17,938 SQ. FT.

ONE STORY BUILDING
ALUMINUM WAREHOUSE
FFE=10.52'
7,419 SQ. FT.

WEST RIGHT OF WAY
OAKS CLUBHOUSE DRIVE

10' FLORIDA POWER AND LIGHT EASEMENT ORB. 5636, PG. 400

12' UE (PB 108, PG 7)

40' F.P.L. EASEMENT (ORB 6529, PG 841)

PALM AIRE OAKS ESTATES
3RD SECTION
TRACT R-3
RECREATION CENTER
(PB 108, PG 7)

15' DRAINAGE EASEMENT PER ORB. 45340, PG. 200 BROWARD COUNTY RECORDS

NORTH LINE OF PARCEL A
(BEARING BASIS)

FOUND 5/8" IRON ROD NO ID.

NOTHERLY LINE OF CLUB AT PALM-AIRE PLAT BOOK 177, PG. 97

FOUND 5/8" IRON ROD & PIPE LB2995

CLUB AT PALM-AIRE PARCEL A
PB. 177 PG. 97

EASTERLY LINE OF CLUB AT PALM-AIRE PLAT BOOK 177, PG. 97

S.W. CORNER N.E 1/4
AKA CENTER OF SECTION 5

FLORIDA POWER AND LIGHT EASEMENT INSTRUMENT NO. 116599445

FOUND CONCRETE MONUMENT LB2995

NORTHERRLY RIGHT OF WAY LINE OF PALM AIRE DRIVE WAY AND SOUTH BOUNDARY OF TRACT A, THE WORLD OF PALM-AIRE PLAT NO. 2 PB. 123, PG. 36

PALM AIRE DRIVE WEST
RIGHT-OF-WAY WIDTH 80'
PUBLIC ROAD
&
ORB. 7596, PG. 236

10' FLORIDA POWER AND LIGHT EASEMENT ORB. 8736, PG. 635
NORTH RIGHT OF WAY PALM AIRE DRIVE

FOUND CONCRETE MONUMENT BROKEN

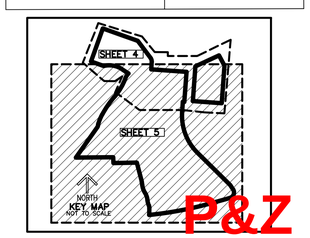
FOUND 5/8" IRON ROD ILLEGIBLE

OAKS CLUBHOUSE DRIVE
RIGHT-OF-WAY WIDTH VARIES
PUBLIC ROAD
ORB. 8965, PAGE 879, BROWARD COUNTY RECORDS

NORTH
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
15151 N:685900.1750' E:925618.8300'	CATCH BASIN RIM: 6.39' B.O.S.: 2.09' N: 2.67' 18" C.M.P. S: 2.63' 18" C.M.P.
15152 N:685871.6390' E:925616.3810'	CATCH BASIN RIM: 7.29' B.O.S.: 2.43' N: 2.59' 18" C.M.P. S: 2.66' 18" C.M.P.
15168 N:686022.1440' E:925752.0290'	CATCH BASIN RIM: 6.17' B.O.S.: 2.54' E: 3.07' 18" C.M.P. W: 3.20' 18" C.M.P.
15165 N:686022.9840' E:925798.3500'	CATCH BASIN RIM: 6.35' B.O.S.:3.19' N.E.: 3.29 18" C.M.P. W:3.23' 18" C.M.P.
15172 N:686048.4260' E:925879.3280'	CATCH BASIN RIM: 6.55' B.O.S.: 3.55' W: 3.74' 18" R.C.P.
15113 N:686458.4030' E:925915.5690'	CATCH BASIN RIM: 6.46' INACCESSIBLE
15252 N:686463.3860' E:925868.4940'	CATCH BASIN RIM: 6.39' B.O.S.: 0.35' N: 0.60' 18" R.C.P. SE: 3.70' 24" R.C.P.
15256 N:686534.6280' E:925874.7490'	CATCH BASIN RIM: 6.31' B.O.S.: 4.47' S: 4.63' 18" R.C.P.
15177 N:685877.8320' E:926223.1650'	SANITARY MANHOLE RIM: 8.19' N: -3.17' 8" PVC S: -3.32' 8" PVC
15102 N:686118.0790' E:925978.6990'	SANITARY MANHOLE RIM: 8.41' N: -1.20' 8" PVC S: -1.39' 8" PVC E: 0.10' 8" PVC
15104 N:686138.9170' E:926041.5090'	SANITARY MANHOLE RIM: 9.84' W: 0.39' 8" PVC E: 0.43' 8" PVC
15111 N:686329.0920' E:925884.1270'	SANITARY MANHOLE RIM:7.71' N: -0.96' 8" PVC S: -1.00' 8" PVC
15247 N:686578.8540' E:925903.4230'	SANITARY MANHOLE RIM:8.43' N: 0.17' 8" PVC S: 0.14' 8" PVC
15260 N:685734.6720' E:926238.6480'	SANITARY MANHOLE RIM:8.12' N: -3.82' 8" PVC E: -3.79' 8" PVC W: -3.74' 8" PVC
15161 N:685774.7320' E:926153.9970'	CATCH BASIN RIM:7.49' B.O.S.: 3.30' S: 3.38' 15" R.C.P.



*LEGEND ON PAGE 1

BY	DATE	REVISIONS

FILE NAME 10326sur5 rev 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	3-15-23
DRAWN BY	RSF
F.B./ PG.	ELEC
SCALE	SHOWN

Digitally signed by David Lindley
Date: 2024.10.15 12:38:24 -04'00'
Adobe Acrobat version: 2024.003.20180

JOB #	10326
SHT.NO.	5
OF	5 SHEETS

P&Z
P223-05000007
06-25-2025