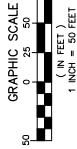


OAKS AT PALM AIRE

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
BOCA RATON, FLORIDA 33434 (561)992-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SURVEYOR'S NOTES

1. THE BEARING BASE FOR THIS SURVEY IS THE OFFICIAL SURVEY OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND ALL NO DISCREPANCIES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PUBLIC RECORDS OF THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 216 NO-RISE UNITS ON PARCEL A, AND A 12,000 SQUARE FOOT MULTI-PURPOSE RECREATION FACILITY ON PARCEL B.

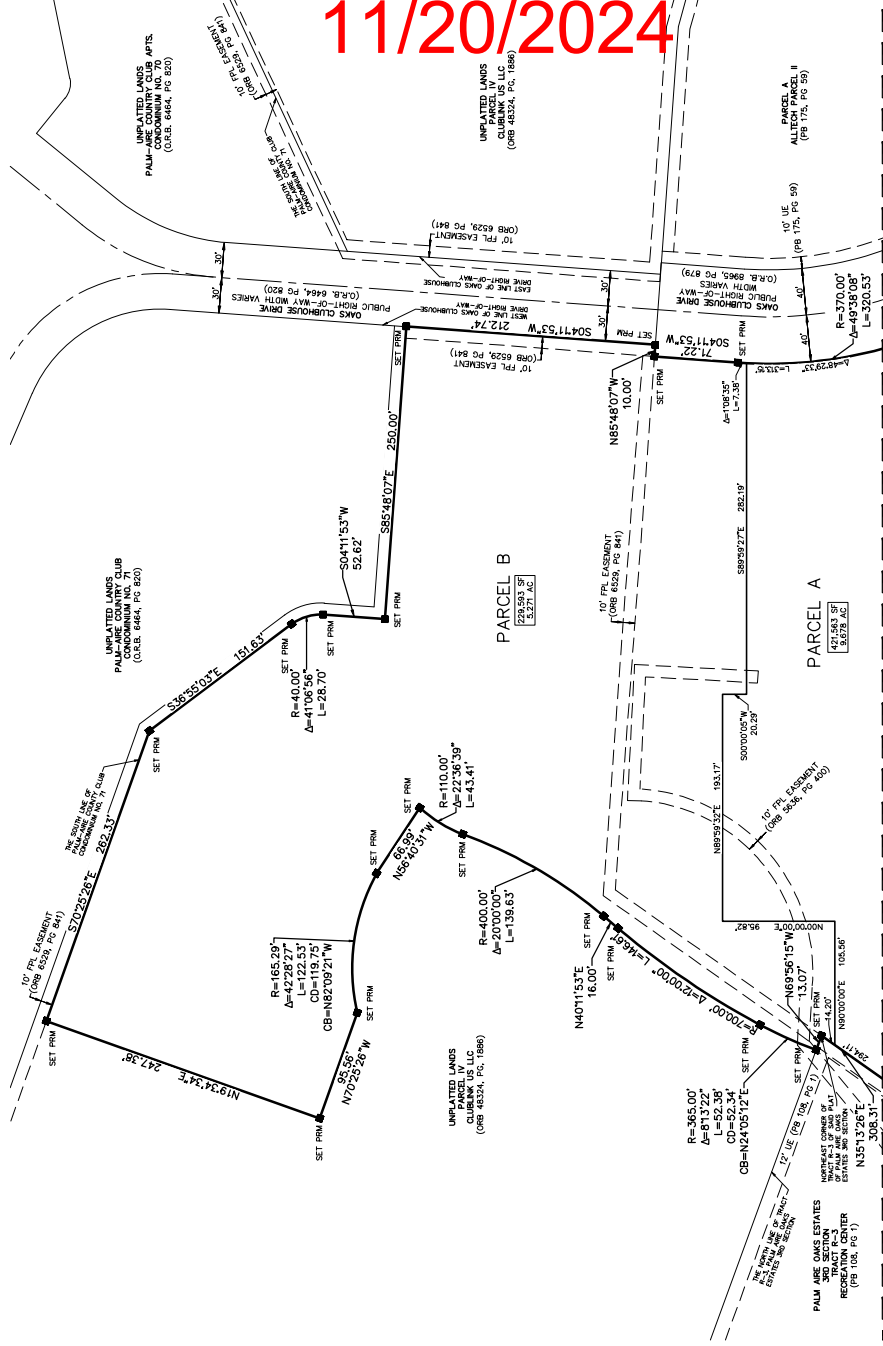
3. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.009, SUBSECTION (2)(3), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE, TELEPHONE, AND OTHER COMMUNICATIONS SERVICES. THE COUNTY TOWNSHIP THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, OR CABLE COMPANY. THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAHO BEACH, ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

4. THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAHO BEACH, ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

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MATCH LINE SHEET 2

DRC
PZ23-14000008
11/20/2024

- AS - (CENTRAL ANGLE)
 - BE - BEARING
 - CB - CURVED BOUNDARY
 - DE - DISTANCE
 - DI - DIAGONAL
 - EA - EASEMENT
 - FB - FENCE
 - IB - INTERSECTION
 - LB - LATERAL BOUNDARY
 - OB - OBTUSE ANGLE
 - OR - OPEN RECORD BOOK
 - PR - PLAT RECORD
 - RA - RADIAL LINE
 - SA - SECTION ANGLE
 - SE - SECTION EASEMENT
 - SP - SUBDIVISION PLAT
 - UE - UTILITY EASEMENT
 - UR - UTILITY RECORD
 - VE - VERIFICATION
 - WM - WITNESS MARK
 - YR - YARD
- DENOTES PERMANENT CONTROL POINT
- 1/4 SECTION CORNER