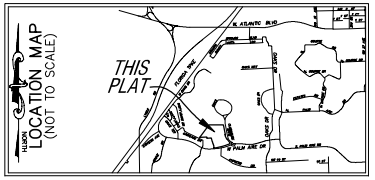
OAKS AT PALM AIRE

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

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392–1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



LEGAL DESCRIPTION:

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:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A OF THE PLAT OF CLUB AT PALM–AIRE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY THE NEXT TEN COURSES, NORTH 01° 07' 36" EAST FOR A DISTANCE OF 48.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 49' 52", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 19.92 FEET, TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15° 43' 58", HAVING A RADIUS OF 140.00 FEET, HAVING AN ARC DISTANCE OF 38.44 FEET, TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26° 14' 03", HAVING A RADIUS OF 120.00 FEET, HAVING AN ARC DISTANCE OF 54.94 FEET, TO THE POINT OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 45' 22", HAVING A RADIUS OF 127.00 FEET, HAVING AN ARC DISTANCE OF 59.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09° 13' 59", HAVING A RADIUS OF 144.00 FEET, HAVING AN ARC DISTANCE OF 23.21 FEET; THENCE, NORTH 14° 40' 58" WEST FOR A DISTANCE OF 139.92 FEET; THENCE, SOUTH 88° 40' 03" WEST FOR A DISTANCE OF 164.79 FEET; THENCE, NORTH 02° 13' 22" WEST FOR A DISTANCE OF 41.04 FEET; THENCE, SOUTH 89° 33' 47" WEST FOR A DISTANCE OF 263.95 FEET TO A POINT ON THE EAST LINE OF PALM AIRE OAKS ESTATES 3RD/ SECTION, AS RECORDED IN PLAT BOOK 108, PAGE 1 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, NORTH 35° 13' 26" EAST FOR 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 ALONG THE NORTH LINE OF SAID TRACT R–3 OF SAID PLAT OF PALM AIRE OAKS 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 WHOSE LONG CHORD BEARS NORTH 24° 05' 12" EAST FOR A DISTANCE OF 52.34 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 00' 00", HAVING A RADIUS OF 700.00 FEET, HAVING AN ARC DISTANCE OF 146.61 FEET; THENCE, NORTH 40° 11' 53" EAST FOR A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20° 00' 00", HAVING A RADIUS OF 400.00 FEET, HAVING AN ARC DISTANCE OF 139.63 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22° 36' 39", HAVING A RADIUS OF 110.00 FEET, HAVING AN ARC DISTANCE OF 43.41 FEET; THENCE, NORTH 56° 40' 31" WEST FOR A DISTANCE OF 66.99 FEET TO THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42° 28' 27", HAVING A RADIUS OF 165.29 FEET, HAVING AN ARC DISTANCE OF 122.53 FEET, AND WHOSE LONG CHORD BEARS NORTH 82° 09' 21" WEST FOR A DISTANCE OF 119.75 FEET; THENCE, NORTH 70° 25' 26" WEST FOR A DISTANCE OF 95.56 FEET; THENCE, NORTH 19° 34' 34" EAST TO A LINE 10' MORE OR LESS SOUTH OF AND PARALLEL TO THE SOUTH LINE OF PALM–AIRE COUNTY CLUB CONDOMINIUM NO. 71 AS RECORDED IN OFFICIAL RECORDS BOOK 6464, PAGE 820, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, EAST FOR A DISTANCE OF 247.38 FEET; THENCE ALONG SAID PARALLEL LINE THE NEXT FIVE COURSES, SOUTH 70° 25' 26" EAST FOR A DISTANCE OF 262.33 FEET; THENCE, SOUTH 36° 55' 03" EAST FOR A DISTANCE OF 151.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41° 06' 56", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 28.70 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 52.62 FEET; THENCE, SOUTH 85° 48' 07" EAST TO THE WEST LINE OF OAKS CLUBHOUSE DRIVE RIGHT–OF–WAY, FOR A DISTANCE OF 250.00 FEET; THENCE ALONG THE EAST LINE OF OAKS CLUBHOUSE DRIVE RIGHT–OF–WAY THE NEXT SEVEN COURSES, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 212.74 FEET; THENCE, NORTH 85° 48' 07" WEST FOR A DISTANCE OF 10.00 FEET; THENCE, SOUTH 04° 11' 53" WEST FOR A DISTANCE OF 71.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49° 38' 08", HAVING A RADIUS OF 370.00 FEET, HAVING AN ARC DISTANCE OF 320.53 FEET; THENCE, SOUTH 45° 26' 15" EAST FOR A DISTANCE OF 322.78 FEET; THENCE, SOUTH 33° 36' 17" EAST FOR A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 12' 59", HAVING A RADIUS OF 40.00 FEET, HAVING AN ARC DISTANCE OF 76.25 FEET TO THE BEGINNING OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 26' 01", HAVING A RADIUS OF 1358.27 FEET, HAVING AN ARC DISTANCE OF 33.99 FEET; THENCE, SOUTH 74° 10' 41" WEST FOR A DISTANCE OF 97.61 FEET TO THE BEGINNING OF CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10° 06' 25", HAVING A RADIUS OF 2557.24 FEET, HAVING AN ARC DISTANCE OF 451.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.948 TOTAL ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT CLUBLINK US LLC., A FOREIGN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS OAKS AT PALM AIRE, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A AND PARCEL B AS SHOWN HEREON ARE HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON–EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON–EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER PARCEL A, AND PARCEL B TO THE CITY OF POMPANO BEACH FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

IN WITNESS WHEREOF, THE ABOVE NAMED CLUBLINK US, LLC, A FOREIGN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPESENTATIVE THIS _____ DAY OF _____, 2025.

CLUBLINK US, LLC,
A FOREIGN LIMITED LIABILITY COMPANY.

WITNESS: _____
PRINT NAME:

_____
BY: ANDREW TAMLIN

WITNESS: _____
PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY ANDREW TAMLIN, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATE SHOWN HEREON COMPLIES WITH ALL OF THE APPLICABLE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCES MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

DATED: _____

SURVEYOR

_____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
(561)392–1991
CERTIFICATION OF AUTHORIZATION NO. LB 3591

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS THIS _____ DAY OF _____, 2025.

BY: _____ DATE: _____
FRED STACER, CHAIRPERSON

CITY COMMISSION:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION _____, ADOPTED BY SAID CITY COMMISSION THIS _____, DAY OF_____, 2025.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTSTO BE ATTESTED BY ITS CITY CLERK AND CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 2025.

BY: _____ BY: _____
KERVIN ALFRED
CITY CLERK
REX HARDIN
CITY MAYOR

CITY ENGINEER:

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS _____, DAY OF_____, 2025.

BY: _____
JOHN SFIROPOULO, PE
CITY ENGINEER

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS–OF–WAY THIS _____ DAY OF _____2025.

BY _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPR[illegible]OVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____2025.

BY: _____
EXECUTIVE DIRECTOR OR DESIGN[illegible]

BROWARD COUNTY HIGHW[illegible]CONSTRUCTION AND ENGINEE[illegible] DIVISION

THIS PLAT HAS BEE[illegible] REVIEWED [illegible] CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS [illegible]VED AND ACCEPTED F[illegible] RECORDATION.

_____ BY:_____ _____
RICHARD TORNESE DATE ROBERTO CHAVE DATE
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
PROFESSIONAL ENGINEER 7280
FLORIDA REGISTRATION NO.

BROWARD COUNTY RESILIENT ENVIRONMEN[illegible] DEPARTMENT

THIS PLAT HAS BEEN APPROVED AND ACCEPTE[illegible] RECORD

BY: _____
DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION–MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES W[illegible]177, FLORIDA STATUTES, [illegible]WAS ACCEPTED FOR [illegible] BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLO[illegible] DAY OF _____, 2025 A.D.

BY: _____
MAYOR – COUNTY COMMISSION

CITY OF POMPANO BEACH | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER

PRC 23140008 10/20/2024