DESCRIPTION

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 AT THE NORTHWEST CORNER OF PARCEL A "ALTCHER PACE 1" COMMENCING AT THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST 150.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85° 48' 07" WEST 150.00 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 58.00 FEET TO THE BEGINNING THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 96.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF N 52°07'16"W; THENCE ON A NON-TANGENT 400.00 FEET RADIAL 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 400.00 FEET RADIAL 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° 31' 12" EAST TO A POINT ON CURVE FROM WHICH A RADIAL BEARING OF S47°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 RADIAL 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 165.29 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE OF 247.38 FEET; THENCE SOUTH 40° 25' 28" EAST ALONG LINE 101' SOUTHERLY OF 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 101' TO THE SOUTHERLY PARALLEL LINE A DISTANCE OF 262.33 FEET; THENCE THE BEGINNING OF A CURVE PARALLEL TO SAID LINE, 165.29 FEET CONTINUE ALONG SAID SOUTHERLY AND WESTERLY PARALLEL LINE OF PALM AIR COUNTRY CLUB NO. 71 A TANGENT, 40.00 FEET RADIAL 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° 23' 58" EAST; THENCE CONTINUE ALONG SAID PARALLEL WESTERLY LINE SOUTH 16° 23' 58" EAST, A DISTANCE OF 212.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85° 48' 07" EAST, ALONG SAID PARALLEL A DISTANCE OF 250.00 FEET; THENCE SOUTH 4° 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

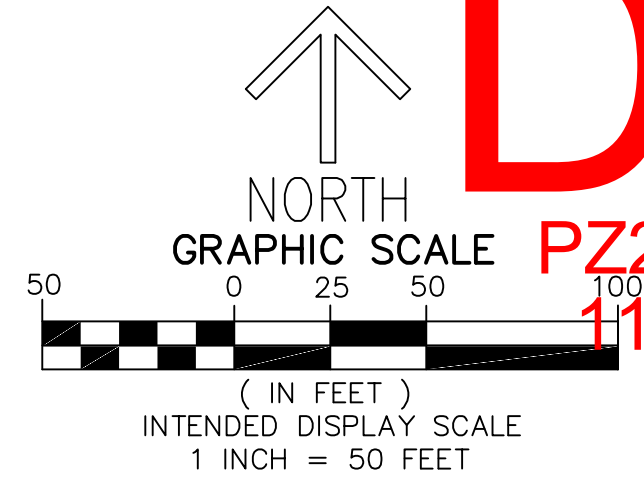
DESCRIPTION

LEGAL DESCRIPTION:
PARKING 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

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALTECH 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 A DISTANCE OF 10.00 FEET; THENCE NORTH 1° 15' 00" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 4° 11' 53" EAST ALONG THE EAST LINE OF OAKS CLUBHOUSE DRIVE RIGHT OF WAY A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 4° 11' 53" EAST, A DISTANCE OF 245.85; THENCE NORTH 64° 55' 36" EAST, ALONG A LINE 10' SOUTH OF AND PARALLEL TO THE SOUTH LINE OF PALM AIRE COUNTRY CLUB NO 71, A DISTANCE OF 183.94 FEET; THENCE SOUTH 26° 09' 00" EAST, A DISTANCE OF 126.71 FEET; THENCE SOUTH 85° 48' 07" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 4° 11' 53" EAST, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 59,965 SQFT OR 1.377 ACRES MORE OR LESS.

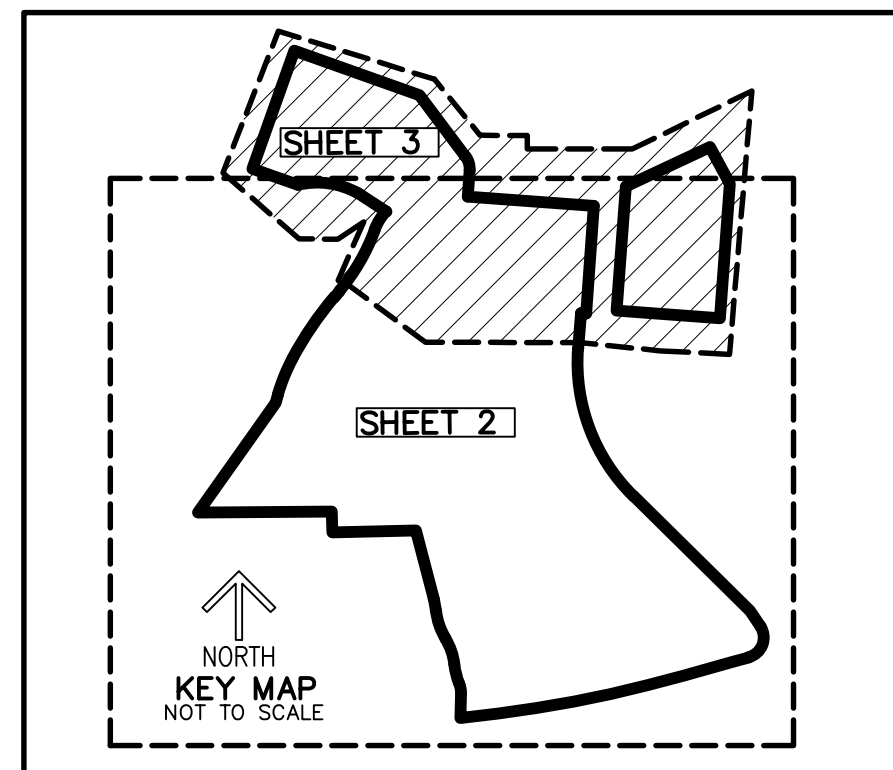


LEGEND

CONC. = CONCRETE
F.P.L. = FLORIDA POWER & LIGHT
FND. = FOUND
I.R./CAP = IRON ROD & CAP
L = ARC LENGTH
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.G.S. = PAGE(S)
P.P. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RADIUS =
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

SYMBOLS:

- | | | | |
|---|---|---|-----------------------------|
|  | = HORIZONTAL CONTROL POINT |  | = CATCH BASIN |
|  | = BENCHMARK |  | = DRAINAGE PIPE END |
|  | = TRASH CONTAINER |  | = ELECTRIC SWITCH |
|  | = UNIDENTIFIED HANDHOLE |  | = ELECTRIC HANDHOLE |
|  | = UNIDENTIFIED BOX |  | = ELECTRIC VAULT |
|  | = NATURAL GAS MARKER |  | = ELECTRIC METER |
|  | = SIGN |  | = ELECTRIC BOX |
|  | = BOLLARD |  | = TRANSFORMER |
|  | = TRAFFIC HANDHOLE |  | = GROUND LIGHT |
|  | = CROSSWALK SIGNAL |  | = LIGHT POLE |
|  | = MAST ARM / TRAFFIC LIGHT |  | = CONCRETE POWER POLE |
|  | = SET/FOUND BOUNDARY POINT |  | = WOOD POWER POLE |
|  | = FOUND CONCRETE MONUMENT |  | = GUY WIRE ANCHOR |
|  | = FIBER OPTIC BOX |  | = PUMP |
|  | = FIBER OPTIC VAULT |  | = FIRE HYDRANT |
|  | = TELEPHONE SERVICE MANHOLE |  | = WATER GATE VALVE |
|  | = CABLE TV HANDHOLE |  | = BACKFLOW PREVENTER |
|  | = CABLE TV BOX |  | = IRRIGATION RISER/PEDESTAL |
|  | = SEWER GATE VALVE |  | = IRRIGATION CONTROL VALVE |
|  | = SANITARY MANHOLE |  | = WATER METER |
|  | = DRAINAGE MANHOLE |  | = WELL |
|  | = YARD DRAIN |  | = WATER VALVE |
|  | = AREA OF APPARENT PHYSICAL SEPARATION BY ADJOINING LANDS |  | = SECTION CORNER |



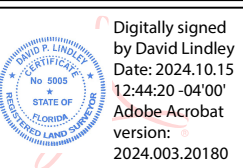
***IMPROVEMENTS ON PAGE 4**



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
NO./ PG.	ELEC
SCALE	SHOWN



JOB # 10326
HT.NO. 3
OF 5 SHEETS