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DATE
REVISIONS
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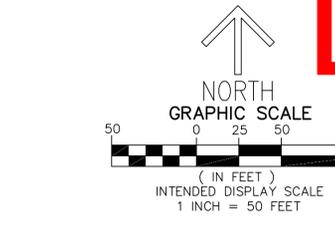
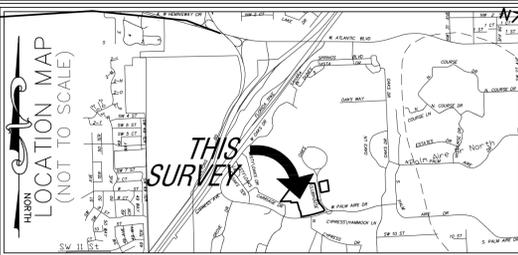
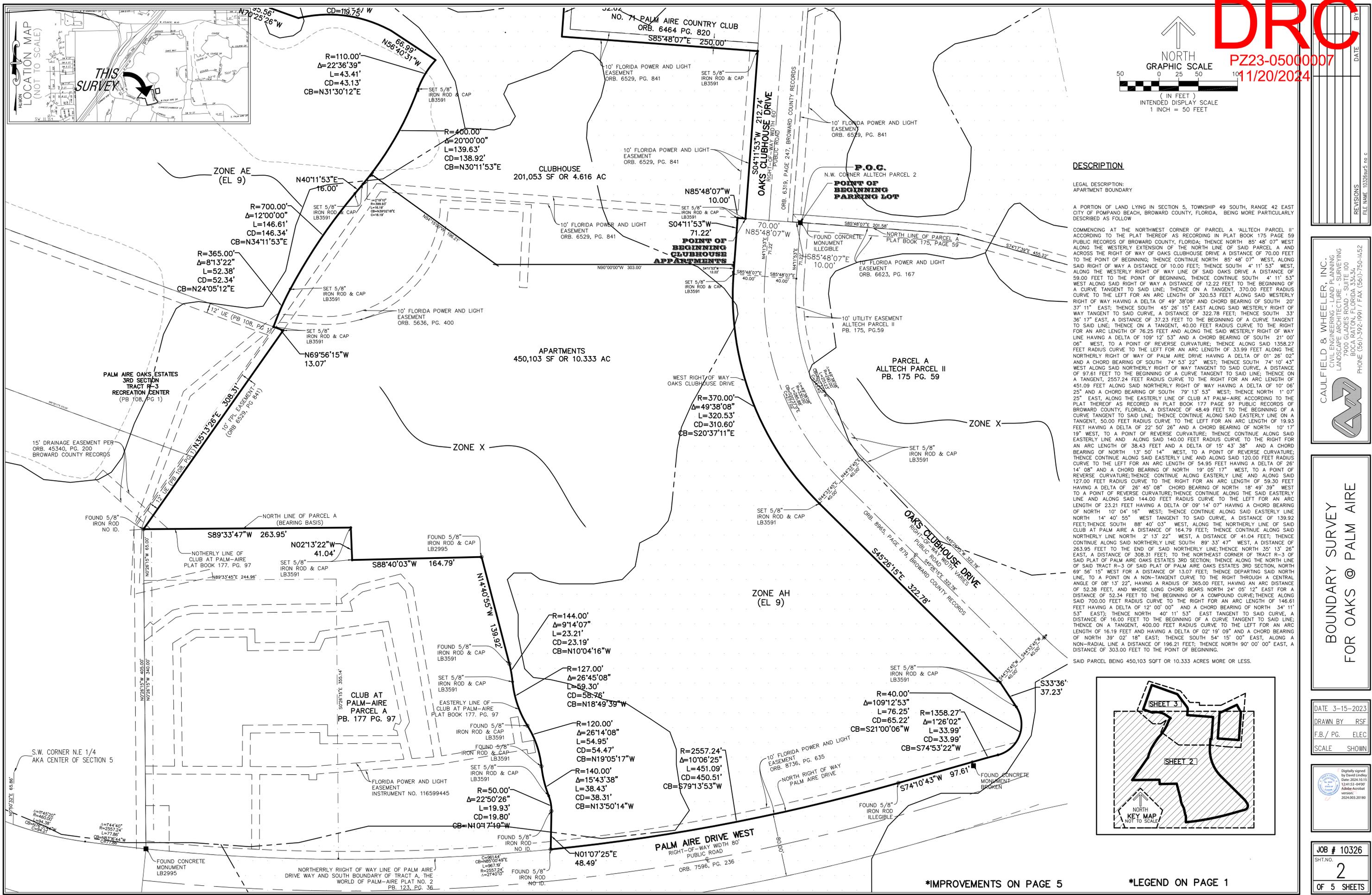
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

BOUNDARY SURVEY
FOR OAKS @ PALM AIRE

DATE 3-15-2023
DRAWN BY RSE
F.B./ PG. ELEC
SCALE SHOWN

Digitally signed by David Lindley
Date: 2024.10.15 12:43:53 -0400
Adobe Acrobat
version:
2024.003.20189

JOB # 10326
SHT. NO. 2
OF 5 SHEETS



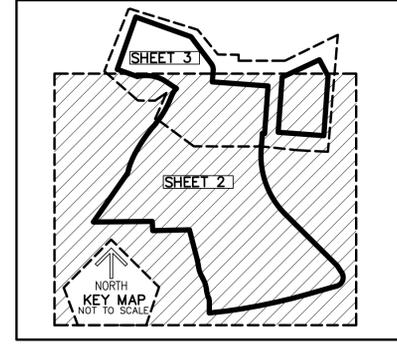
DESCRIPTION

LEGAL DESCRIPTION:
APARTMENT BOUNDARY

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPAN BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO THE PLAT THEREOF AS RECORDED 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; 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 POINT OF BEGINNING; THENCE CONTINUE SOUTH 41° 11' 53" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 12.22 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 370.00 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 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; THENCE SOUTH 33° 36' 17" EAST, A DISTANCE OF 37.23 FEET TO THE BEGINNING OF A 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 ALONG SAID 1358.27 FEET RADIUS CURVE TO THE LEFT FOR AN ARC 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 TANGENT TO SAID LINE; THENCE ON A TANGENT, 2557.24 FEET RADIUS 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 177 PAGE 97 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A 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 AND ALONG SAID 140.00 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 120.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 54.95 FEET HAVING A DELTA OF 26° 14' 08" AND A CHORD BEARING OF NORTH 19° 05' 17" 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 AND ALONG SAID 144.00 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 SAID CLUB AT PALM AIRE A DISTANCE OF 164.79 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE NORTH 2° 13' 22" WEST, A DISTANCE OF 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 NORTH 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 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" WITH 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; 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 TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 400.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET AND HAVING A DELTA OF 02° 19' 09" AND A CHORD BEARING OF NORTH 39° 02' 18" EAST; THENCE SOUTH 54° 15' 00" EAST, ALONG A NON-RADIAL LINE A DISTANCE OF 196.21 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 303.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 450,103 SQ FT OR 10,333 ACRES MORE OR LESS.



*IMPROVEMENTS ON PAGE 5

*LEGEND ON PAGE 1