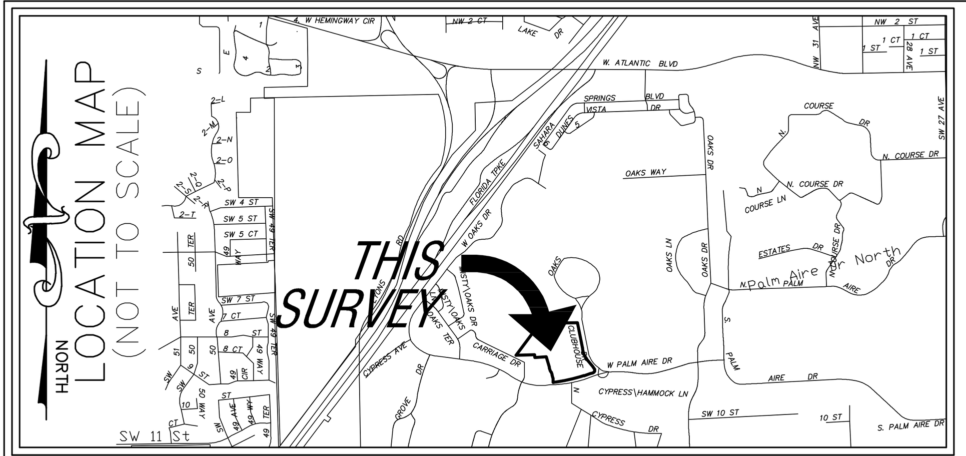


SYMBOLS:

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

PAGES 4 AND 5 ARE TOPOGRAPHY ONLY

DESCRIPTION

OVERALL

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:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" 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 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 4° 11' 53" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE A DISTANCE OF 71.22 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 THE 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", 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; 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 139.63 FEET HAVING A DELTA OF 20° 00' 00" HAVING A CHORD BEARING OF NORTH 30° 11' 53" EAST TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID 110.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 43.41 FEET, HAVING A DELTA OF 22° 36' 39" AND A CHORD BEARING OF NORTH 31° 30' 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 RADIUS 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 95.56 FEET; THENCE NORTH 19° 34' 34" EAST, A DISTANCE OF 247.38 FEET; THENCE SOUTH 70° 25' 26" EAST ALONG A LINE 10' 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 ALONG SAID SOUTHERLY PARALLEL LINE, A DISTANCE OF 151.63 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE CONTINUE ALONG SAID SOUTHERLY AND WESTERLY PARALLEL LINE OF PALM AIR COUNTRY CLUB NO. 71 A TANGENT, 40.00 FEET RADIUS 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° 21' 35" EAST; THENCE CONTINUE ALONG SAID PARALLEL WESTERLY LINE SOUTH 4° 11' 53" WEST TANGENT TO SAID CURVE, A DISTANCE OF 52.62 FEET; THENCE SOUTH 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 651,156 SQUARE FEET/14.9485 ACRES, MORE OR LESS.

DESCRIPTION

LEGAL DESCRIPTION:
APARTMENT 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 "ALLTECH PARCEL II" 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 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 4° 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 4° 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 THE 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", 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; 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 SQFT OR 10.333 ACRES MORE OR LESS.

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

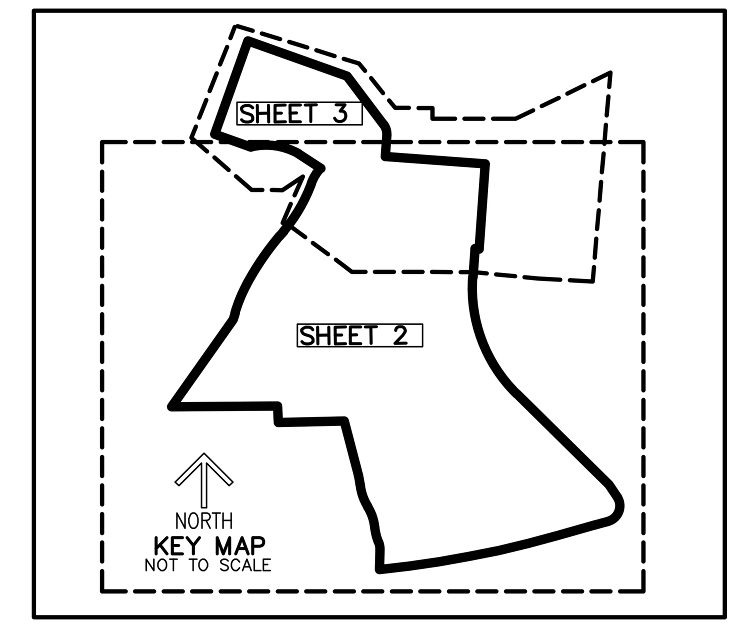
COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLTECH PARCEL II" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A AND ACROSS THE RIGHT OF WAY OF 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 4° 11' 53" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE A DISTANCE OF 59.00 FEET TO THE BEGINNING THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 303.00 FEET; THENCE NORTH 54° 15' 00" WEST, A DISTANCE OF 196.21 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 RADIUS 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 110.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 43.41 FEET, HAVING A DELTA OF 22° 36' 39" AND A CHORD BEARING OF NORTH 31° 30' 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 RADIUS 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 95.56 FEET; THENCE NORTH 19° 34' 34" EAST, A DISTANCE OF 247.38 FEET; THENCE SOUTH 70° 25' 26" EAST ALONG A LINE 10' SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF PALM AIR COUNTRY CLUB NO. 71 AS RECORDED IN OFFICAL RECORD BOOK 6464 PAGE 820 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 262.33 FEET; THENCE SOUTH 36° 55' 03" EAST ALONG SAID SOUTHERLY PARALELLE LINE, A DISTANCE OF 151.63 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE CONTINUE ALONG SAID SOUTHERLY AND WESTERLY PARALELLE LINE OF PALM AIR COUNTRY CLUB NO. 71 A TANGENT, 40.00 FEET RADIUS 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° 21' 35" EAST; THENCE CONTINUE ALONG SAID PARALELLE WESTERLY LINE SOUTH 4° 11' 53" WEST TANGENT TO SAID CURVE, A DISTANCE OF 52.62 FEET; THENCE SOUTH 85° 48' 07" EAST, ALONG SAID PARALELLE 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.

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
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
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

DRC
PZ23-12000017
11/20/2024



SURVEYOR'S NOTES:

1. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
4. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF PARCEL A, CLUB AT PALM –AIRE PLAT, AS RECORDED IN PLAT BOOK 177, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID MEASURED LINE BEARS S 89°33'47" W AND BASED ON REDUNDANT GLOBAL POSITIONING SYSTEM OBSERVATIONS UTILIZING THE CERTIFIED LENGEMAN NETWORK AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AH EL 9, AE EL 9 AND X. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NO. 12011C0358H AND 12011C0356H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NUMBER 120055 IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
7. SYMBOLS USED FOR FEATURES HEREON ARE NOT TO SCALE.
8. BEARINGS AND DISTANCES ARE RECORD UNLESS STATED OTHERWISE.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON **MAY 25, 2023**. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

REVISIONS	DATE	BY
BOUNDARY REVISED	10-15-2024	
BOUNDARY REVISED	07-12-2023	RSF
BOUNDARY REVISED	05-25-2023	AMS

FILE NAME 10326sur5 no 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 3-15-2023
DRAWN BY RSF
F.B./ PG. ELEC
SCALE SHOWN

Digitally signed by David Lindley
Date: 2024.10.15 12:45:00 -04'00'
Adobe Acrobat version: 2024.003.20180

DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10326
SHT.NO. 1
OF 5 SHEETS