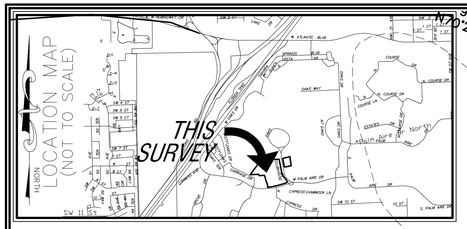


NO. 71 PALM AIRE COUNTRY CLUB
ORB. 6464 PG. 820

PARKING LOT
56,964.79SQ FT OR 1.377 ACRES

CLUBHOUSE
118554.651SQ FT OR 2.722 ACRES

APARTMENTS
450381.249 SQ FT OR 10.339 ACRES

OVERALL BOUNDARY
AREA: 568935.90 SQFT OR 13.061 ACRES

PARCEL A
ALLTECH PARCEL II
PB. 175 PG. 59

CLUB AT PALM-AIRE
PARCEL A
PB. 177 PG. 97

OAKS CLUBHOUSE DRIVE
RIGHT-OF-WAY WIDTH VARIES
PUBLIC ROAD
ORB. 6319, PAGE 247, BROWARD COUNTY RECORDS

PALM AIRE DRIVE WEST
RIGHT-OF-WAY WIDTH 80'
PUBLIC ROAD
ORB. 7596, PG. 236

ZONE AE (EL 9)
ZONE X
ZONE AH (EL 9)

NORTH
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

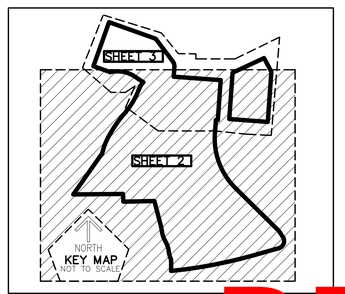
DESCRIPTION

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; 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 RECORED 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 265.88 FEET; THENCE NORTH 16° 11' 53" EAST, A DISTANCE OF 16.95 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 365.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.45 FEET HAVING A DELTA OF 12° 00'00" HAVING A CHORD BEARING OF NORTH 22° 11' 53" EAST, TO A POINT OF COMPOUND CURVATURE; 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;
25) 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 450381.25 SQFT OR 10.339 ACRES MORE OR LESS.



*IMPROVEMENTS ON PAGE 5

*LEGEND ON PAGE 1

Digitally signed by David Lindley
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Adobe Acrobat version: 2017.011.30175

REVISIONS	DATE	BY

FILE NAME 10326sur3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING AND PLANNING
LAND SURVEYING ARCHITECTURE
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

JOB # 10326
T.NO.
02 S-1.2
SURVEY

DRC
PZ23-05000007
09/20/2023

DRC
PZ23-05000007
07/19/2023