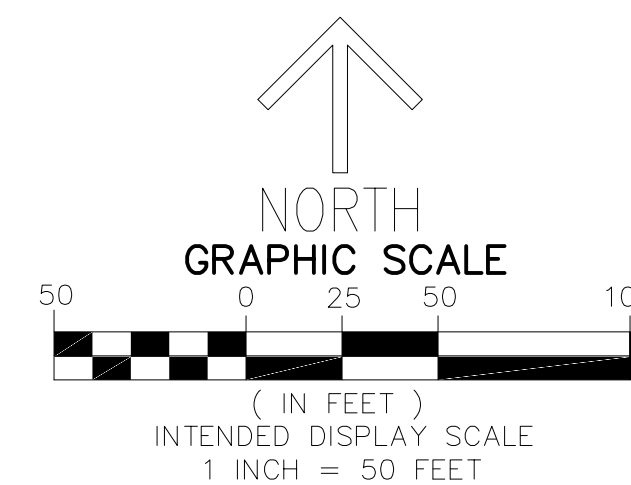
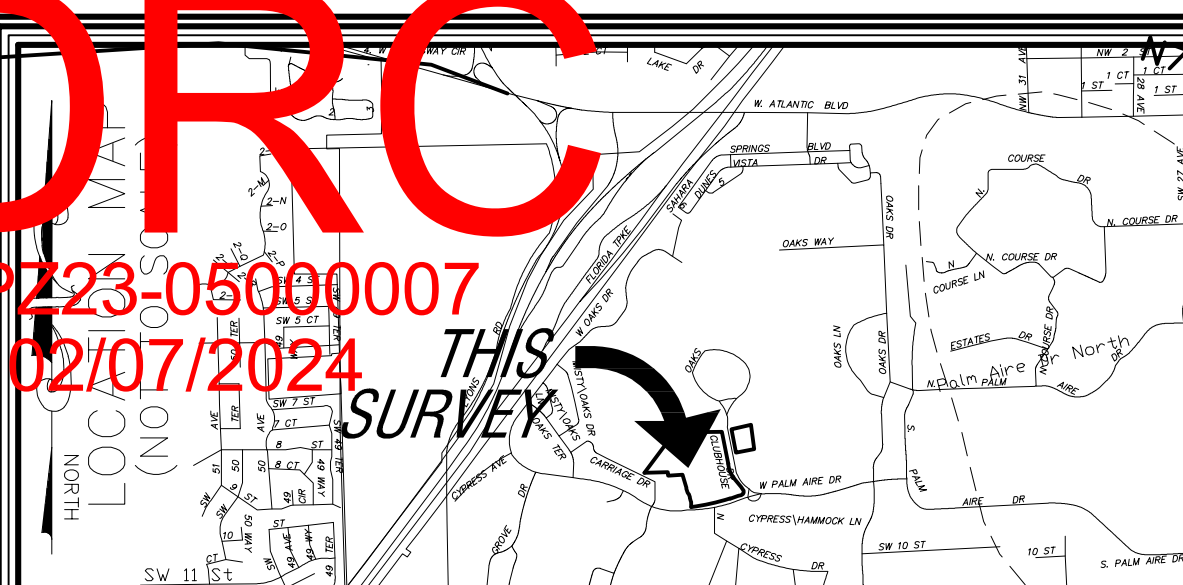


## 4 THIS SURVEY



## 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

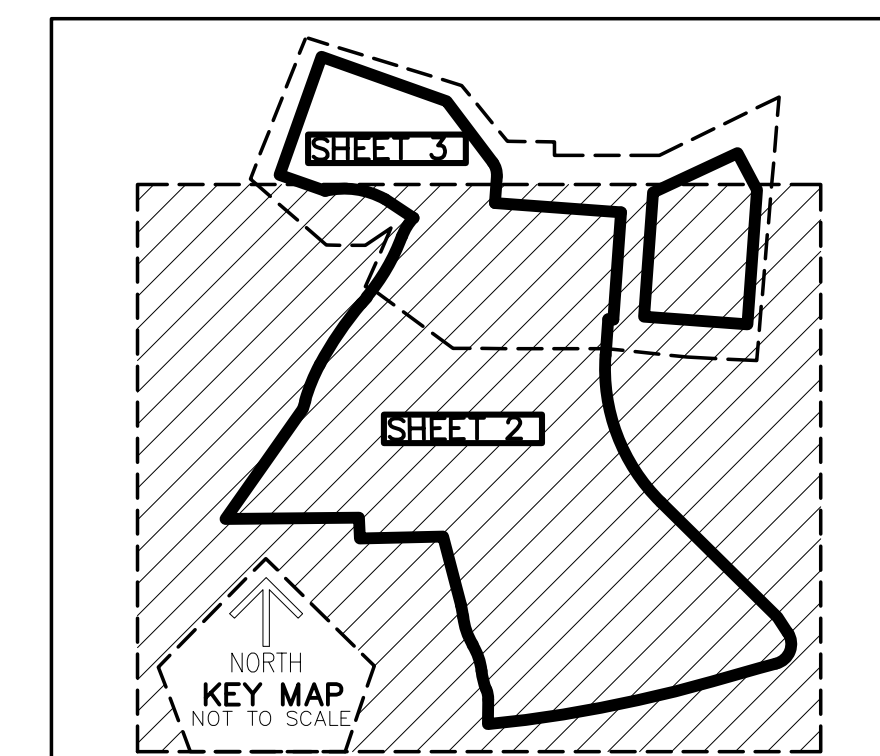
COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "ALLIETH" PARCEL "1" ACCORDING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A AND ACROSS THE RIGHT-OF-WAY OF OAKS PALM AVENUE A DISTANCE OF 70.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 85° 48' 07" WEST ALONG THE WESTERLY RIGHT OF WAY OF OAKS PALM AVENUE A DISTANCE OF 100.00 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 ALONG SAID CURVE TANGENT TO SAID LINE; THENCE ALONG A TANGENT ON A TANGENT 50.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.25 FEET AND ALONG SAID WESTERLY RIGHT OF WAY LINE 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 ALONG A TANGENT ON A TANGENT 50.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 76.25 FEET AND ALONG 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 RIGHT FOR AN ARC LENGTH OF 109.12 FEET ALONG THE NORTHERLY LINE OF PALM AIRE DRIVE HAVING A DELTA OF 01° 20' 02" WEST 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, 222.02 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 451.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 01° 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 00.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ALONG SAID CURVE TANGENT TO SAID LINE; THENCE ALONG A TANGENT 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 59.30 FEET HAVING A DELTA OF 26° 45' 08" AND A CHORD BEARING OF NORTH 33° 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;

24) 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 TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE SOUTH 89° 33' 47" 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° 01' 01" EAST, A DISTANCE OF 16.01 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON 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 02° 00' 00" EAST; THENCE NORTH 90° 00' 00" EAST TANGENT TO SAID CURVE, A DISTANCE OF 16.01 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° 19' 02" 08" EAST; THENCE SOUTH 54° 15' 00" EAST, ALONG SAID EASTERLY LINE SOUTH 02° 19' 02" EAST, A DISTANCE OF 16.19 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

~~PZ23-05000007~~  
~~09/20/2023~~

PZ23-05000007  
07/19/2023

[illegible]

**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

11

OB # 10326  
T.NO.  
02 S-0.2  
SURVEY