







































## 4 THIS SURVEY



	= 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		= SECTION CORNER
	= PHYSICAL USE BY ADJOINING LANDS		



PZ23-05000607  
07/19/2023

LEGAL DESCRIPTION  
OVERALL 3 SITES

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 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 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;

NORTH CONTINUE NORTH      85° 48' 07" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 10.00 FEET; THENCE SOUTH 04° 11' 53" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAKS DRIVE A DISTANCE OF 71.22 FEET ALONG THE WESTERLY RIGHT OF WAY LINE TO AN ARC LENGTH OF 97.61 FEET ALONG SAID WESTERLY RIGHT OF WAY 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 352.78 FEET ALONG SAID WESTERLY RIGHT OF WAY TANGENT TO AN ARC LENGTH OF 170.27 FEET ALONG SAID WESTERLY RIGHT OF WAY HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING 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 ON A TANGENT, 40.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 33.99 FEET ALONG THE NORTHERLY RIGHT OF WAY OF PALM AVE 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 AN ARCLINE 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 01° 07' 25" EAST, ALONG THE EASTERLY LINE OF CLUB AT PALM-ARE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK NO. 20 PAGE 133; THENCE ON A TANGENT, 50.00 FEET RADIUS CURVE 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 ON A TANGENT, 50.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 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 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 ON SAID EASTERLY LINE AND ALONG SAID 127.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 59.30 FEET HAVING A DELTA OF 09° 34' 45" CHORD BEARING OF NORTH 18° 49' 39" WEST; THENCE CONTINUE ALONG SAID EASTERLY LINE 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' 40" WEST, ALONG THE NORTHERLY LINE OF CLUB AT PALM ARE A DISTANCE OF 164.79 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE NORTH 22° 50' 26" WEST, A DISTANCE OF 41.04 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE SOUTH 33° 53' 22" WEST, A DISTANCE OF 263.95 FEET TO THE END OF; SAID NORTHERLY LINE;

NORTH 35° 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, 350.00 FEET RADIUS CURVE TO THE RIGHT BEARING OF NORTH 22° 36' 39" EAST, A DISTANCE OF 110.00 FEET TO SAID POINT OF BEGINNING OF A CURVE TANGENT TO SAID LINE, HAVING A CHORD BEARING OF NORTH 22° 21' 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" WEST TANGENT TO SAID CURVE, A DISTANCE OF 16.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 100.00 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 30° 11' 53" EAST, TO A POINT OF BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 350.00 FEET RADIUS CURVE TO THE RIGHT BEARING OF 54° 11' 28" E, THENCE NORTH 56° 40' 31" WEST, A DISTANCE OF 66.95 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 24.24 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 350.00 FEET RADIUS CURVE TO THE RIGHT BEARING OF SOUTH 20° 00' 00" EAST, TO A POINT OF BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 350.00 FEET RADIUS CURVE TO THE RIGHT BEARING OF SOUTH 20° 00' 00" EAST, TO A POINT OF BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 350.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 28.70 FEET, 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 41° 21' 53" WEST TANGENT TO SAID CURVE, A DISTANCE OF 52.62 FEET; THENCE SOUTH 41° 21' 53" WEST, A DISTANCE OF 171.71 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE, THENCE ON A TANGENT, 350.00 FEET RADIUS CURVE TO THE RIGHT BEARING OF SOUTH 41° 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.

TOGETHER WITH:

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 159 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A A DISTANCE OF 245.85 FEET; THENCE SOUTH 85° 48' 07" WEST ALONG THE WESTERLY EXTENSION OF THE WEST LINE OF SAID PARCEL A A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF SAID WESTERLY EXTENSION OF THE WEST LINE OF SAID PARCEL A AND THE WESTERLY PROLONGATION THEREOF 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 28° 09' 31" EAST, A DISTANCE OF 82.61 FEET; THENCE SOUTH 4° 11' 53" WEST, A DISTANCE OF 266.00 FEET; THENCE NORTH 48° 48' 07" WEST, A DISTANCE OF 10.00 FEET TO AND PARALLEL TO THE SAID NORTH LINE OF ALTECH II AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 711398.59 SQFT OR 16.332 ACRES MORE OR LESS.

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

ACCORDING AT THE NORTHWEST CORNER OF PARCEL A "ALTECH PARCEL" IT COMMENCING TO THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 85° 48' 07" WEST 100.00 FEET TO A POINT OF BEGINNING OF A CURVE TANGENT TO SAID RIGHT OF WAY; THENCE ALONG 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 A POINT OF BEGINNING OF A CURVE TANGENT TO SAID RIGHT OF WAY; THENCE ALONG THE RIGHT OF WAY A DISTANCE OF 12.22 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 37.00 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 A CHORD BEARING OF SOUTH 11° 01' 25" WEST; THENCE SOUTH 88° 26' 06" 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 35.93 FEET ALONG SAID WESTERLY RIGHT OF WAY 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 NORTH 53° 53' 01" WEST; THENCE 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 45.109 FEET ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 01° 06' 25" AND A CHORD BEARING OF NORTH 88° 53' 01" WEST; THENCE ALONG SAID NORTHERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 13.50 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE 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 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 12.22 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE 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 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 BEGINNING OF A CURVE TANGENT TO SAID LINE; 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

CURVE 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;

225) 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

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 "ALTECH 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 150.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWEST 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 59.00 FEET TO THE BEGINNING THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWEST 85° 48' 07" WEST ALONG 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 15.65 FEET HAVING A DELTA OF 17° 40' 51" HAVING A CHORD BEARING OF NORTH 31° 30' 12" EAST TO A POINT ON CURVE FROM WHICH A RADIAL BEARING OF 54°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 156.56 FEET; THENCE NORTH 82° 09' 21" WEST, A DISTANCE OF 147.39 FEET; THENCE SOUTHWEST 85° 48' 07" WEST ALONG A LINE SOUTHERLY 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 POINT OF BEGINNING OF A CURVE TANGENT TO SAID LINE, 165.29 FEET RADIUS CURVE TO THE 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 41° 35' 53" EAST, A DISTANCE OF 151.63 FEET; THENCE SOUTHWEST 85° 48' 07" WEST, A DISTANCE OF 156.56 FEET; THENCE SOUTHWEST 85° 48' 07" WEST, ALONG SAID PARALLEL LINE, 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 201052.55 SQFT OR 4.616 ACRES MORE OR LESS.

LEGAL DESCRIPTION:  
PARKING BOUNDARY

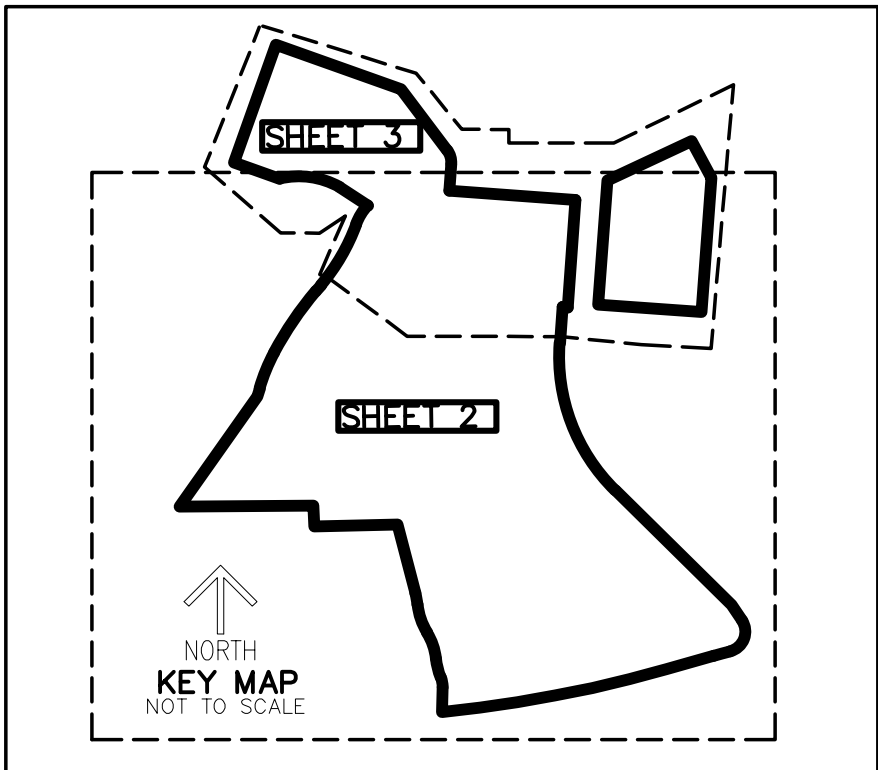
A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOW

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A "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, 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 28° 09' 31" EAST, A DISTANCE OF 82.61 FEET; THENCE SOUTH 4° 11' 53" WEST, A DISTANCE OF 266.00 FEET; THENCE NORTH 85° 48' 07" WEST ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO THE SAID NORTH LINE OF ALLTECH II AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 59964.79 SQFT OR 1.377 ACRES MORE OR LESS.



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.S. = PAGE(S)  
P.R. = PERMANENT REFERENCE MONUMENT  
PROP. = PROPOSED  
R/W = RADIUS  
R/W = RIGHT-OF-WAY  
RCE = 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


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.
5. 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 12011C0358H, WITH A DATE OF REDEFINITION 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.
6. SYMBOLS USED FOR FEATURES HEREON ARE NOT TO SCALE.
7. BEARINGS AND DISTANCES ARE RECORD UNLESS STATED OTHERWISE.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**CERTIFICATE:**

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.

BOUNDARY REVISED	05-25-2023	AMS	BY
<b>REVISIONS</b> FILE NAME 10326sur3			



**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

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

OB # 10326  
T.NO.  
02 S-0.1  
SURVEY