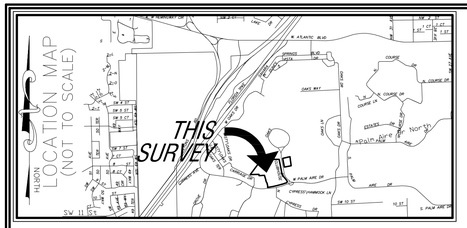


DESCRIPTION

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 201052.55 SQFT OR 4.616 ACRES MORE OR LESS.

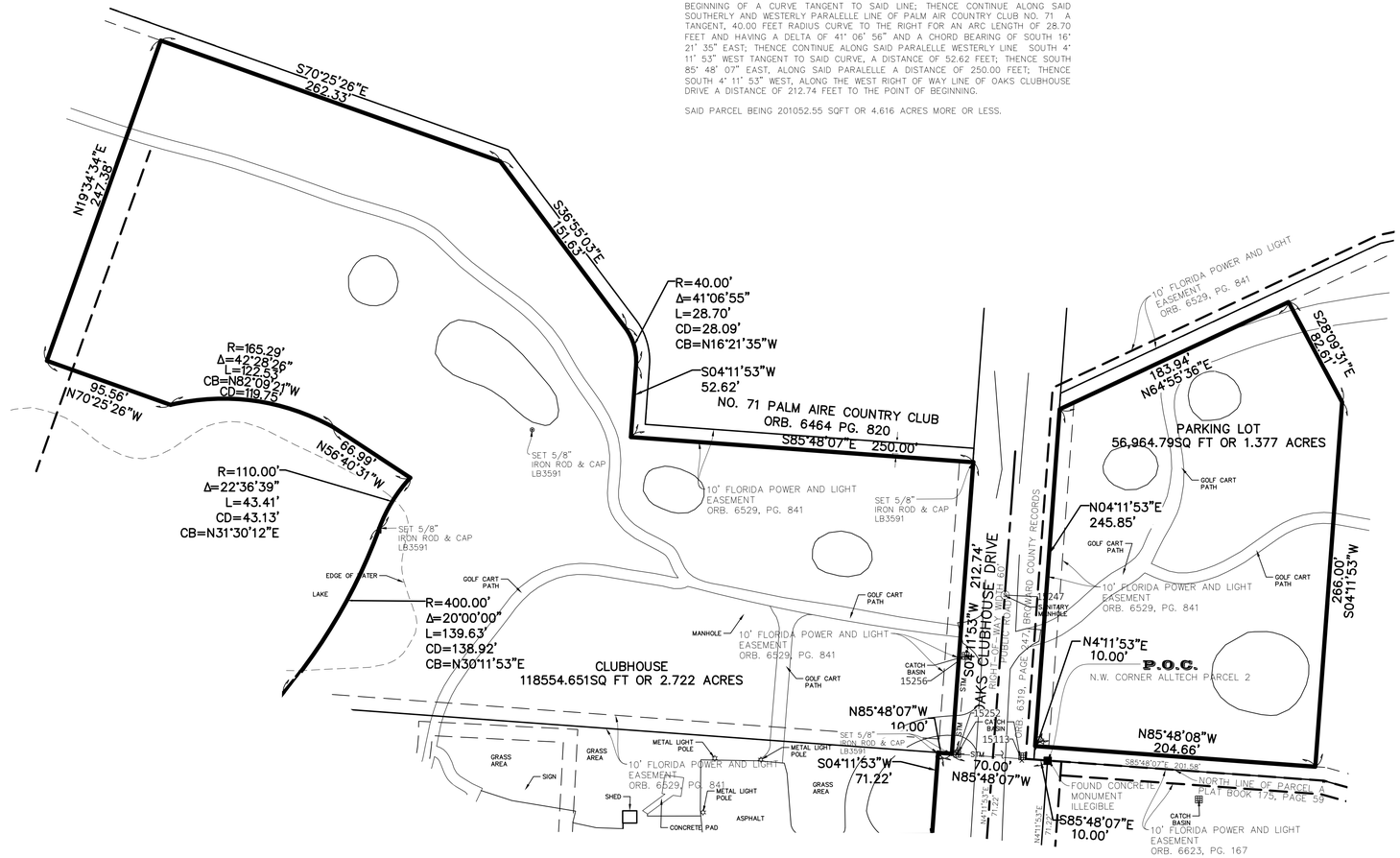
DESCRIPTION

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 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.



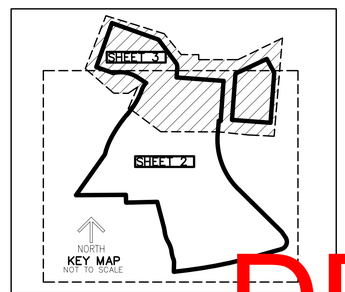
NORTH
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

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

SYMBOLS:

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



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Adobe Acrobat version: 2017.011.30175

*IMPROVEMENTS ON PAGE 4

BY	DATE	REVISIONS
		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.N.O.
02 S-1.3
SURVEY

DRC
PZ23-12000017
09/20/2023

DRC
PZ23-12000017
07/19/2023