

The site plan shows the proposed development footprint in black. The clubhouse is located in the upper right portion of the site, and the apartment building is located in the lower left portion. The site is bounded by a thick black line representing the property boundary.

Building	Area (SF)	Area (AC)
CLUBHOUSE	201,053	4.616
APARTMENTS	450,103	10.333

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;

[illegible]

SAID PARCEL BEING 651,156 SQUARE FEET/14.9485 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 TO THE NORTHWEST CORNER OF PARCEL A "ALTECO" PARCEL "I" COMMENCING AT THE PLAT THEREOF AS RECORDING IN PLAT BOOK 175 PAGE 59 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 85° 48' 07" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE SOUTH 45° 11' 53" WEST ACROSS THE RIGHT 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 45° 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 45° 11' 53" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10.00 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 SOUTHWEST 45° 26' 15" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A TANGENT, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 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 SAID WESTERLY RIGHT OF WAY LINE HAVING A DELTA OF 109° 12' 53" AND A CHORD BEARING OF SOUTH 21° 00' 00" WEST, 40.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 135.88 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 SOUTHWAY 74° 53' 22" WEST; THENCE SOUTH 74° 10' 43" WEST ALONG SAID NORTHERLY RIGHT OF WAY TANGENT TO SAID CURVE, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 557.22 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 541.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY HAVING A DELTA OF 101° 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, THENCE ON A TANGENT, 50.00 FEET RADIUS 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 ON A TANGENT, 50.00 FEET RADIUS CURVE TO THE LEFT 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° 00' 00" AND A CHORD BEARING OF NORTH 19° 05' 00" WEST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE EASTERLY LINE ON A TANGENT, 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 SAID EASTERLY LINE AND ALONG SAID 120.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 140.00 FEET HAVING A DELTA OF 23° 59' 07" AND A CHORD BEARING OF NORTH 10° 44' 16" WEST; THENCE CONTINUE ALONG SAID EASTERLY LINE NORTH 14° 00' 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 13° 22' WEST, A DISTANCE OF 41.04 FEET; THENCE SOUTH 88° 40' 03" WEST, ALONG THE NORTHERLY LINE OF SAID CLUB AT 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 13° 22' 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 13° 22' WEST, A DISTANCE OF 400.00 FEET TO THE LEFT FOR AN ARC LENGTH OF 16.19 FEET AND A CHORD BEARING OF NORTH 16° 02' 18" EAST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY 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 COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 144° 00' 00" HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST; THENCE NORTH 40° 41' 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 A CHORD BEARING OF NORTH 16° 02' 18" EAST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY 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 COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 144° 00' 00" HAVING A DELTA OF 12° 00' 00" AND A CHORD BEARING OF NORTH 34° 11' 53" EAST; THENCE NORTH 40° 41' 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 A CHORD BEARING OF NORTH 16° 02' 18" EAST, TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY 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 POINT OF BEGINNING.

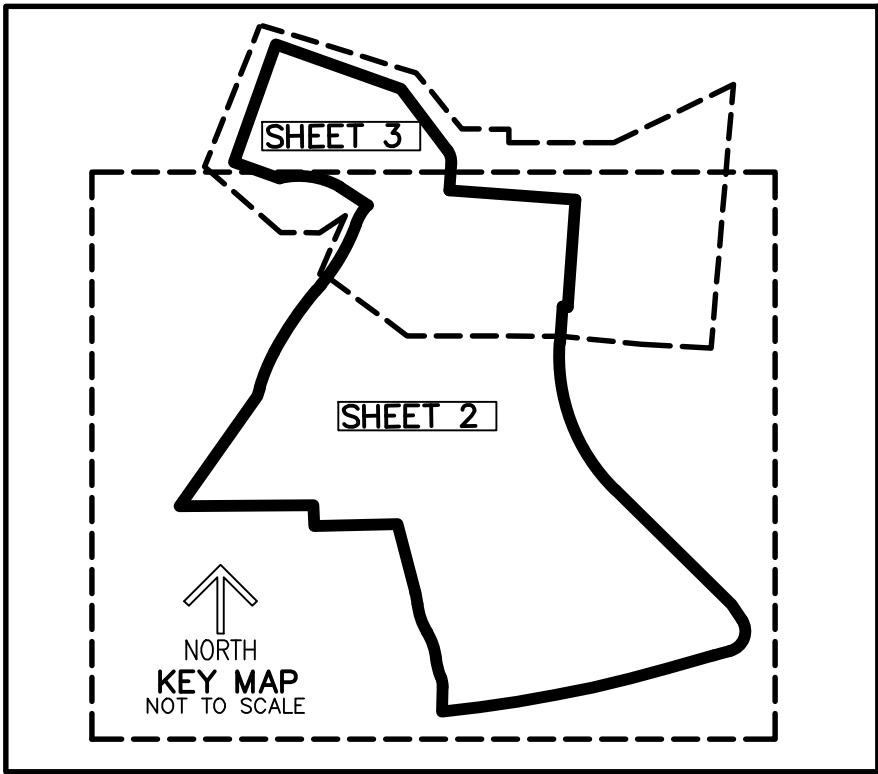
LEGAL DESCRIPTION:
CLUBHOUSE BOUNDARY

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

[illegible]

SAID PARCEL BEING 201,053 SQFT OR 4.616 ACRES MORE OR LESS.

CONC. - CONCRETE
F.P.L.-FLORIDA POWER & LIGHT
FND. - FOUNDED
I.R./CAP - IRON ROD & CAP
L - ARC LENGTH
O.R.B. - OFFICIAL RECORD BOOK
F.B. - FLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.C. PAGE(S)
P.P.M. - PERMANENT REFERENCE MONUMENT
PROP. - PROPOSED
R/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



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 BEACH, AS ALL AS RECORDED IN PLAT BOOK 177, PAGE 37 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 OF EL 9, AT 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).

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.

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

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

JOB # 10326
SHT.NO. 1
OF 5 SHEETS