

RESOLUTION NO. R-96-125

RESOLUTION AMENDING RESOLUTION NO. R-95-438
RESOLUTION APPROVING ZONING PETITION OF
MINTO COMMUNITIES, INC.
PETITION NO. PDD94-77

WHEREAS, Minto Communities, Inc. Petitioned the Palm Beach County Board of County Commissioners on March 30, 1995 for modification of Resolution R-95-122;

WHEREAS, Resolution No. R-95-438 adopted March 30, 1995 confirming the action of the Board of County Commissioners, inadvertently contained an incorrect legal description; and

WHEREAS, the legal description of Resolution No. R-95-438 should have read as shown on Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby affirmed and ratified.
2. The legal description of Resolution No. R-95-438 is hereby amended.

Commissioner Aaronson moved for the approval of the Resolution.

The motion was seconded by Commissioner Marcus, and upon being put to a vote, the vote was as follows:

Ken Foster, Chair	--	Aye
Burt Aaronson	--	Aye
Maude Ford Lee	--	Aye
Karen T. Marcus	--	Aye
Mary McCarty	--	Absent
Warren Newell	--	Aye
Carol A. Roberts	--	Absent

The Chair thereupon declared the resolution was duly passed and adopted this 25th day of January, 1996.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *[Signature]*
COUNTY ATTORNEY

BY: *[Signature]*
DEPUTY CLERK

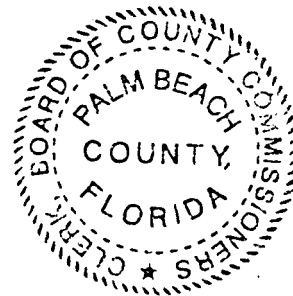


EXHIBIT A

DESCRIPTION (AS SURVEYED)
PARCEL "C"

BEING A PORTION SECTIONS 3, 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PORTIONS ALSO BEING PART OF BLOCKS 38 AND 39, AS SHOWN ON PLAT OF PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS CORRECTED TO TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AND TRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 39 AS SHOWN ON PLAT OF PLAT No. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH $89^{\circ}19'28''$ WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH $89^{\circ}19'28''$ WEST, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH $89^{\circ}19'28''$ WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH $89^{\circ}18'59''$ WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4, THENCE SOUTH $88^{\circ}50'05''$ WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF SAID BLOCK 38; THENCE SOUTH $01^{\circ}00'50''$ EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF TRACTS 16, 17, 48, 49, 80, 81, 112 AND 113 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53.14 TO STATION 2342+94.41, CONTRACT No. 3.2, SHEET 8 OF 13, A DISTANCE OF 5155.10 FEET; THENCE NORTH $89^{\circ}07'19''$ EAST ALONG A LINE CONNECTING THE SOUTHERLY LINES OF TRACTS 113 THROUGH 122, INCLUSIVE, OF SAID BLOCK 38, A DISTANCE OF 3052.60 FEET; THENCE NORTH $00^{\circ}52'41''$ WEST, A DISTANCE OF 629.45 FEET; THENCE SOUTH $63^{\circ}39'42''$ WEST, A DISTANCE OF 387.65 FEET; THENCE NORTH $11^{\circ}14'27''$ WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH $31^{\circ}00'37''$ WEST, A DISTANCE OF 350.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF $14^{\circ}27'13''$, AT WHICH POINT THE RADIUS BEARS NORTH $31^{\circ}00'37''$ WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.82 FEET; THENCE NORTH $44^{\circ}32'10''$ EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 579.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF $13^{\circ}44'23''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.37 FEET; THENCE NORTH $33^{\circ}02'08''$ WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 804.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF

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166.91 FEET AND A CENTRAL ANGLE OF 111°13'15"; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.0 FEET; THENCE NORTH 54°15'23" WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 299.35 FEET; THENCE NORTH 06°14'53" WEST, A DISTANCE OF 345.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 126°41'10"; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.11 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 305.00 FEET AND A CENTRAL ANGLE OF 72°07'18"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.92 FEET; THENCE NORTH 48°18'59" EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 17.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 28°36'54"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 199.77 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 147°15'29"; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 321.27 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 66°38'35"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.89 FEET; THENCE SOUTH 79°41'01" EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 380.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 39°56'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 313.69 FEET; THENCE NORTH 60°22'32" EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 91.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40°24'58"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.27 FEET; THENCE SOUTH 79°12'30" EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 150.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF 08°28'43"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.44 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 08°28'43"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.36 FEET; THENCE SOUTH 79°12'30" EAST, ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 468.77 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 47°00'00"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 209.18 FEET; THENCE NORTH 53°47'30" EAST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 58.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 60°00'00"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.89 FEET; THENCE NORTH 53°47'30" EAST, ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 118.84 FEET TO A POINT OF INTERSECTION WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD THE FOLLOWING THREE COURSES; THENCE NORTH 23°33'29" EAST, A DISTANCE OF 231.42

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FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 914.93 FEET AND A CENTRAL ANGLE OF 47°24'50"; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 757.13 FEET; THENCE NORTH 23°51'21" WEST ALONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 1017.42 FEET TO THE POINT OF BEGINNING.
LESS:

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES PROVIDING ACCESS FROM HYPOLUXO ROAD TO THE SUNSHINE STATE PARKWAY IN PORTIONS OF TRACTS 112 AND 113 AND THE 30-FOOT ROAD LYING NORTH OF TRACT 112, ALL IN BLOCK 38, PALM BEACH FARMS COMPANY PLAT No. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF TRACT 113, BLOCK 38 OF SAID PALM BEACH FARMS PLAT No. 3; SAID POINT OF LYING 25.0 FEET NORTH OF THE CENTERLINE OF THE 50-FOOT ROADWAY BETWEEN BLOCKS 38 AND 41 AND LYING 25.0 FEET EAST OF THE CENTERLINE OF THE 50.0 FOOT ROADWAY BETWEEN BLOCKS 37 AND 38, BOTH OF SAID PALM BEACH FARMS PLAT No. 3; THENCE NORTH 01°00'50" WEST ALONG THE WEST LINES OF TRACTS 112 AND 113, AND ACROSS THE ABANDONED 50.0' ROAD LYING NORTH OF TRACT 112 TO THE SOUTHWEST CORNER OF TRACT 81, 1350.0 FEET MORE OR LESS TO POINT "A": RETURNING TO THE POINT OF BEGINNING; THENCE NORTH 89°07'19" EAST ALONG THE SOUTH LINE OF TRACT 113, 300.0 FEET; THENCE, TO POINT "A" DESCRIBED ABOVE, NORTH 13°32'10" WEST, 1383.63 FEET MORE OR LESS. (THE DIRECTION AND DISTANCE OF THE LAST COURSE IS A FUNCTION OF THE FIELD LOCATION OF THE SOUTHWEST CORNER OF TRACT 81.)

SUBJECT TO AN EASEMENT IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT OVER A STRIP OF LAND 45.0 FEET IN WIDTH LYING ADJACENT ON THE EAST TO AND PARALLEL WITH THE WEST LINE OF THE ABOVE DESCRIBED PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 5415, PAGE 1840 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID EASEMENT DOES NOT, HOWEVER, ENCUMBER THE ABANDONED ROADWAY LYING NORTH OF TRACT 112.)