PLAT PLAT BOOK

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## DWELLING DENSITY ABERDEEN - PLAT NO. 2

## A PORTION OF A (P.U.D.)

SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST

BEING A REPLAT OF A PORTION OF BLOCK 47 AND THE SCHOOL TRACT LYING IN SECTION 16, TOWNSHIP 45 SOUTH, 42 EAST, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK NO. 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA. OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 2. LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL OVER ACCESS RIGHTS, SAVING AND RESERVING UNTO SAID OWNER AND ITS SUCCESSORS OR ASSIGNS THE RIGHT TO USE SAID EASEMENTS FOR ALL OTHER PURPOSES.

2. THE WATER MANAGEMENT TRACTS (LAKES) SHOWN HEREON AS TRACTS "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7", "L-8", "Ĺ-9", AND "L-10" ARE HEREBY REŚERVED FOR LAKE AND WATER RETENTION AREAS FOR THE PRIVATE USE OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "L-1" THRU "L-10" ARE ALSO RESERVED AS DRAINAGE EASEMENTS. RIPARIAN AND LITTORAL RIGHTS ARE HEREBY RESERVED BY OWNER. ITS SUCCESSORS OR ASSIGNS.

3. THE 20' LAKE MAINTENANCE EASEMENTS AS SHOWN ON GOLF COURSE TRACTS "A" THRU "I" ARE HEREBY RESERVED FOR ACCESS TO AND MAINTENANCE OF THE ADJACENT WATER MANAGEMENT TRACTS "L-1" THRU "L-10", BY OWNER AND ABERDEEN PROPERTY OWNERS ASSO-CIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS OR ASSIGNS.

4. TRACT "J" AS SHOWN HEREON IS HEREBY RESERVED FOR PRIVATE USE AS A BICYCLE AND PEDESTRIAN PATH BY MEMBERS OF THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLI-GATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM

5. PALM BEACH COUNTY IS HEREBY GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.

KNOW ALL MEN BY THESE PRESENTS THAT SUNBELT PROPERTIES LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA. OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS ABERDEEN - PLAT NO. 2, LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE IN PERPETUITY FOR PRIVATE PURPOSES AND EXPRESSLY NOT FOR PUBLIC

1. THE GOLF COURSE TRACTS SHOWN HEREON AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", AND "I" ARE HEREBY RESERVED FOR PRIVATE GOLF COURSE PURPOSES. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER. ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE 25' ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR PRIVATE ACCESS TO THE PRIVATE GOLF COURSE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLI-GATION OF SAID OWNER, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CON-STRUCTION. OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES BY SAID OWNER AND ITS SUCCESSORS AND ASSIGNS, INCLUDING THE ABERDEEN PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH

4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CON-STRUCTION, OPERATION AND MAINTENANCE OF UTILITIES.

5 THE AREA SHOWN HEREON AS L.W.D.D. CANAL L-20 R/W IS HEREBY DEDICATED TO THE LAKE WORTH DRAINAGE DRISTRICT FOR CANAL RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF, THE SAID SUNBELT PROPERTIES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICER OF ITS GENERAL PARTNER SIGNING BELOW THE DATE AND YEAR BELOW INDICATED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, THIS

DAY OF AVE-UST BY: U D C ADVISORY SERVICES, INC., AN ILLINOIS CORPORATION, AS GENERAL PARTNER

Chily DULET ILIP D. WEISS, EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF ILLINOIS COUNTY OF COOK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ! DAY OF AUG-137 1986, BY PHILIP D. WEISS, EXECUTIVE VICE-PRESIDENT OF U D C ADVISORY SERVICES, INC. AN ILLINOIS CORPORATION. AS GENERAL PARTNER OF SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA. FOR AND ON BEHALF OF THE LIMITED PARTNERSHIP!

MY COMMISSION EXPIRES: March 27 1788 NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGE DEED DATED AS OF OCTOBER 2, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 3638, AT PAGE 1724, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATE TO THE PUBLIC DEDICATIONS SHOWN HEREON, AND TO THE PRIVATE DEDICATIONS OR RESERVATIONS SHOWN HEREON FOR WATER MANAGEMENT TRACTS L-1 THROUGH L-10, INCLUSIVE, THE 20' LAKE MAINTENANCE EASEMENTS, AND TRACT "J" WHEN THE IMPROVEMENTS THEREOF ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE SUBDIVISION AND PLATTING ORDINANCES AND REGULATIONS OF PALM BEACH COUNTY, FLORIDA. THE LIEN AND PRIORITY OF SAID MORTGAGE SHALL REMAIN PRIOR AND SUPERIOR TO THE RESERVATIONS BY THE OWNER SHOWN HEREON FOR GOLF COURSE TRACTS A THROUGH I, INCLUSIVE, AND THE 25' PRIVATE ACCESS EASEMENTS.

IN WITNESS WHEREOF, THE SAID MORTGAGEES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED OFFICIERS SIGNING BELOW THIS 25 DAY OF 30 Cy, 1986.

BOYNTON COUNTRY CLUB, ESTATES, INC., A /FLORIDA CORPORATION

STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED OF SUN BANK/MIAMI, N.A., TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL, THIS 305 DAY OF 1 cell

MY COMMISSION EXPIRES:

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED ALBERTO VADIA, JR., AS PRESIDENT OF BOYNTON COUNTRY CLUB ESTATES, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS A25 NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES:

才ITLE CERTIFICATION √ STATE OF FLORIDA

COUNTY OF PALM BEACH

EC 000E 331/37 WE, GUNSTER, YOAKLEY, CRISER & STEWART, P.A., DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE PLANT 2 TO THE HEREON DESCRIBED PROPERTY; THAT AS OF 1986 APPARENT RECORD TITLE TO THE PROPERTY IS

BOOK

QUAD # 34

VESTED IN SUNBELT PROPERTIES, LTD., AN ILLINOIS LIMITED PARTNERSHIP AUTHOR-ISED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA; THE THE REAL ESTATE TAXES FOR THE YEAR 1985 AND PRIOR YEARS HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES! SHOWN HEREON; AND THAT ALL RECORDED MORTGAGES. NOT SATISFIED OR RELEASED OF RECORD, ARE SHOWN AND ARE TRUE AND CORRECT, AND THEPE ARE NO OTHER MORTGAGE ENCUMBRANCES OF RECORD.

GUNSTER, YOAKLEY, CRISER & STEWART, P.A.

By: The second of the second

SUBDIVISION + Wester

LANTANA HYPOLUXO

STATE OF FLORIDA . COUNTY OF PALM BEACH 55

This Plat was filed for record at//:52 AM this 260 a day of powerships 19 %, and duly recorded in Plat Book No. 55 or page 11 thru 32 JOHN B DUNKLE Clerk Circuit Court

By perma serial .c

COUNTY APPROVALS

VICINITY SKETCH

**BOARD OF COUNTY COMMISSIONERS** OF PALM BEACH COUNTY, FLORIDA:

> THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 5 November

**COUNTY ENGINEER** 

PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY:

PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY:

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH

4. A. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY

B. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

C. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.

5. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.

6. BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOW-LEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS SHALL BE SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS: AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE

REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA. FROM SAPE

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN TH OFFICES OF ROSSI AND MALAVASI ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

ROSSI AND MALAVASI ENSINEERS, INC. WEST PALM BEACH. FLORIDA

ABERDEEN PLAT NO. 2

IN 12 SHEETS

SHEET NO. I Sheet

TJ CURBELO Scole NONE Designed AUGUST, 1986 TJ CURBELO Job No 4231 - 85 File No 5 /3/8 -00

TABULATION OF ACREAGES GOLF COURSE TRACTS WATER MANAGEMENT TRACTS "L-1" = 11.1958 AC.

LE CHALET P.U.D. DENSITY INFORMATION

175

PARKWALK DENSITY TABULATION

ABERDEEN DENSITY TABULATION

**67.2**2

129.47

234.936

ACREAGE

**302.75**3

**365.48**7

423.287

ACREAGE

215

UNITS

744

890

890

1.660

D.U./ACRE

1.942

2.035

2.102

D.U./ACRE

2.077

1.406

1.577

DWELLING DENSITY

DWELLING DENSITY

24.87

21.69

**6**2.73

57.80

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

BEING A REPLAT OF A PORTION OF BLOCK 47 AND THE SCHOOL TRACT LYING IN SECTION 16.

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JOG ROAD, AND LE CHALET BOULE-

VARD AS SHOWN ON THE PLAT OF PLAT NO. 5, LE CHALET IN PLAT BOOK 44, PAGE 77 AND 78

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THENCE WITH A BEARING OF NORTH 59° 23' 54" WEST, ALONG THE CENTERLINE OF LE CHALET BLVD., A DISTANCE OF

60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOG ROAD; THENCE WITH A

CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 29° 46' 53" WEST, A RADIUS OF

2592.06 FEET, A CENTRAL ANGLE OF 01° 38' 32", AND AN ARC LENGTH OF 74.24 FEET TO

MENTIONED CURVE WITH A CHORD BEARING OF SOUTH 00°53'25" EAST, A RADIUS OF 2592.06 FEET, A CENTRAL ANGLE OF 56° 08' 20", AND AN ARC LENGTH OF 2539.73 FEET

A POINT: SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUE ALONG THE AFORE-

TO A POINT; THENCE WITH A BEARING OF SOUTH 27° 10' 46" EAST. A DISTANCE OF 674.94

FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 3140.00 FEET. A CENTRAL

ANGLE OF 08° 51' 55". AND AN ARC LENGTH OF 485.64 FEET TO A POINT; THENCE WITH

A BEARING OF SOUTH 31° 17' 59" WEST, A DISTANCE OF 38.08 FEET; THENCE WITH A

BEARING OF SOUTH 09° 05' 11" EAST, A DISTANCE OF 108.00 FEET TO A POINT ON THE

NORTH LINE OF LE CHALET PLAT NO. 1, AS RECORDED IN PLAT BOOK 31, PAGE 166-167

OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF

SOUTH 80° 54' 49" WEST, ALONG THE NORTH LINE OF PLAT 1, A DISTANCE OF 2267.72 FEET TO A POINT; THENCE SOUTH 02° 05' 33" WEST, ALONG THE WEST LINE OF PLAT 1

A DISTANCE OF 571.33 FEET TO A POINT; THENCE NORTH 89° 11' 08" WEST, A DISTANCE OF 196.46 FEET TO A POINT ON THE EAST LINE OF SECTION 16; THENCE WITH A BEARING OF SOUTH 01° 41' 22" WEST, ALONG THE EAST LINE OF SECTION 16, A DISTANCE OF

THENCE WITH A BEARING OF NORTH 88° 22' 07" WEST, ALONG THE SOUTH LINE OF SECTION 16, A DISTANCE OF 5308.91 FEET TO THE SOUTHWEST CORNER OF SECTION 16, THENCE

BEARING OF SOUTH 88° 59' 12" EAST, ALONG THE NORTH LINE OF SECTION 16, A DISTANCE

DISTANCE OF 523.35 FEET: THENCE NORTH 01° 41' 22" EAST. A DISTANCE OF 64.68 FEET

TO THE NORTHEAST CORNER OF SECTION 16; THENCE WITH A BEARING OF SOUTH 88° 59' 12"

EAST, A DISTANCE OF 25.00 FEET: THENCE WITH A BEARING OF NORTH 05° 07' 22" EAST.

A DISTANCE OF 189.76 FEET TO A POINT: THENCE WITH A BEARING OF SOUTH 88° 32' 00"

EAST, A DISTANCE OF 2321.24 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY OF JOG ROAD, AS RECORDED IN O.R. BOOK 4456, PAGE 581-584 OF THE PUBLIC RECORDS: OF PALM

WITH A BEARING OF NORTH O1° 45' 26" EAST, ALONG THE WEST LINE OF SECTION 16 A DISTANCE OF 5288.80 FEET TO THE NORTHWEST CORNER OF SECTION 16: THENCE WITH A

OF 4753.86 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01° 00' 48" WEST.

A DISTANCE OF 50.26 FEET; THENCE WITH A BEARING OF SOUTH 88° 17' 04" EAST, A

TO A POINT ON THE NORTH LINE OF SECTION 16; THENCE WITH A BEARING OF SOUTH

BEACH COUNTY, FLORIDA; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF

2440.00 FEET, A CHORD BEARING OF SOUTH 33° 49' 07" WEST, A CENTRAL ANGLE OF

3° 17' 51", AND AN ARC LENGTH OF 140.43 FEET; THENCE SOUTH 35° 28' 00" WEST,

A DISTANCE OF 480.87 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF

2592.06 FEET, A CENTRAL ANGLE OF 3° 13' 22", AND AN ARC LENGTH OF 145.80 FEET

WEST. A DISTANCE OF 262.05 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS

TO A POINT; THENCE SOUTH 76° 25' 23" WEST, A DISTANCE OF 34.84 FEET; THENCE

NORTH 59° 23' 54" WEST. A DISTANCE OF 514.08 FEET: THENCE NORTH 60° 29' 30"

OF 933.05 FEET. A CENTRAL ANGLE OF 17° 11' 19". AND AN ARC LENGTH OF 279.91 FEET; THENCE NORTH 76° 35' 13" WEST, A DISTANCE OF 33.08 FEET; THENCE WITH A

CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 45° 40'

53", AND AN ARC LENGTH OF 829.18 FEET TO A POINT; THENCE WITH A REVERSE CURVE

TO THE RIGHT HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 33° 16' 54",

AND AN ARC LENGTH OF 441.47 FEET; THENCE WITH A BEARING OF NORTH 88° 59' 12'

WEST, A DISTANCE OF 241.92 FEET; THENCE WITH A BEARING OF SOUTH 01 9 00' 48"

RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 33° 16' 54", AND AN ARC LENGTH OF

FEET, A CENTRAL ANGLE OF 45° 40' 53", AND AN ARC LENGTH OF 765,40 FEET TO A

17° 11' 19", AND AN ARC LENGTH OF 254.41 FEET; THENCE SOUTH 59° 23' 54" EAST,

A DISTANCE OF 33.08 FEET; THENCE SOUTH 58° 18' 18" EAST, A DISTANCE OF 262.05

FEET; THENCE WITH A BEARING OF SOUTH 59° 23' 54" EAST, A DISTANCE OF 514.08

THE POINT OF BEGINNING. CONTAINING 845.30 ACRES MORE OR LESS.

FEET: THENCE SOUTH 15 13' 10" EAST. A DISTANCE OF 34.85 FEET MORE OR LESS TO

LESS ALL EXISTING ROADS AND CANAL RIGHTS - OF - WAY OF RECORD. AS SHOWN

IN O.R.B. 4456 - PGS. 581 - 584 AND O.R.B 3502 - PGS. 1524 - 1528

POINT OF COMPOUND CURVE HAVING A RADIUS OF 848.05 FEET, A CENTRAL ANGLE OF

WEST, A DISTANCE OF 80.00 FEET; THENCE WITH A BEARING OF SOUTH 88° 59' 12" EAST,

487.94 FEET: THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 960.00

A DISTANCE OF 241.92 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A

88° 59' 12" EAST, ALONG THE NORTH LINE OF SECTION 16. A DISTANCE OF 25.06 FEET

163.09 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 16:

TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT

PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOOK NO. 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

176 & 177

57,58,59

60.61.62

77 **& 7**8

217, 218, 219 **22 & 2**3

45,46,47,48

164,165 & 166

62,63 & 64

158,159,160&161

"A" = 9.2387 AC."B" = 10.5104 AC. "L-2" = 2.3359 AC."C" = 45.8061 AC. "L-3" = 6.3890 AC.

"D" = 17.6602 AC. "L-4" = 5.3221 AC.

"E" = 6.1710 AC. "L-5" = 6.6351 AC."F" = 8.6261 AC.  $_{2}$ "L-6" = 6.9795 AC.

"G" = 10.3831 AC. "L-7" = 13.8299 AC.

"L-8" = 11.6463 AC."I" = 13.3757 AC. "L-9" = 6.6098 AC."L-10" = 5.8348 AC.

76.7782 AC. TOTALS -- 127.7677 AC. TOTAL ACREAGE OF THIS PLAT = 204.5459 ACRES

"H" = 5.9964 AC.