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AMBERWOODS OF BOCA - FIRST ADDITION

P.U.D.

A PLAT OF A PORTION OF SEC. 22, TWP 47 S., RGE. 42 E.

ALSO BEING A REPLAT OF A PORTION OF TRACT 31 OF BOCA DEL MAR NO. 4
AS RECORDED IN PLAT BOOK 30, PAGE 85 AND 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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DESCRIPTION:

A PORTION OF TRACT 31, BOCA DEL MAR NO. 4 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 85 AND 86 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID TRACT 31, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47; THENCE N88°55'05"E, PARALLEL WITH AND 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 47, A DISTANCE OF 1682.16 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N88°55'05"E, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1186.00 FEET; THENCE S01°04'55"E, A DISTANCE OF 237.26 FEET; THENCE N78°40'00"E, A DISTANCE OF 58.14 FEET; THENCE S11°20'00"E, A DISTANCE OF 100.00 FEET; THENCE S10°45'11"E, A DISTANCE OF 60.00 FEET; THENCE S33°40'00"W, A DISTANCE OF 35.36 FEET; THENCE S11°20'00"E, A DISTANCE OF 60.00 FEET; THENCE S56°20'00"E, A DISTANCE OF 35.36 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PALMETTO CIRCLE NORTH, ACCORDING TO THE SAID PLAT OF BOCA DEL MAR NO. 4; THENCE S78°40'00"W, A DISTANCE OF 600.05 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1597.02 FEET, AN ARC DISTANCE OF 285.74 FEET, TO THE POINT OF TANGENCY; THENCE S88°55'05"W, A DISTANCE OF 232.76 FEET; TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1597.02 FEET, AN ARC DISTANCE OF 313.86 FEET, TO A POINT, SAID LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PALMETTO CIRCLE NORTH; THENCE N10°10'42"E, A DISTANCE OF 140.00 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N10°10'42"E, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1457.02 FEET, AN ARC DISTANCE OF 11.13 FEET; THENCE N09°44'27"E, A DISTANCE OF 146.82 FEET; THENCE S78°50'00"E, A DISTANCE OF 32.27 FEET; THENCE N04°28'09"E, A DISTANCE OF 323.24 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PREPARED BY:
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AMBERWOODS

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