

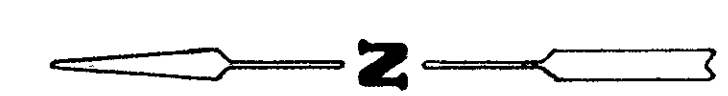
A PLANNED UNIT DEVELOPMENT

BREAKERS WEST PLAT NO. 2

SHEET 4 OF 5 SHEETS

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
BELLE GLADE WEST PALM BEACH STUART

SCALE: 1" = 200'



34

DESCRIPTION

OF PROPERTY OWNED BY MAYACOO LAKES COUNTRY CLUB, INC.

PARCEL "A" (shown hereon as "O-S" Tract 1 and "W-M" Tract 1)

Commence at the Northeast corner of Tract 13, Block 1 of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 46, Palm Beach County Public Records; Thence run North 89°57'43" West along the North line of said Tract 13 for a distance of 1032.28 feet to a point on the East line of the West 150 feet of Tract 8, Block 1 of said Palm Beach Farms Company Plat No. 3; Thence run North 2°36'21" East along the East line of the West 150 feet of said Tracts 8 and 7 of said Palm Beach Farms Company Plat No. 3 for a distance of 1854.49 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue North 2°36'21" East along the East line of the West 150 feet of Tracts 7, 2 and 1, Block 1 of said Palm Beach Farms Company Plat No. 3 for a distance of 2200.00 feet to a point; Thence run South 89°55'48" East along the North line of Tract 1, Block 1 of said Palm Beach Farms Company Plat No. 3 for a distance of 470.00 feet to a point;

Thence South 4°54'08" East for a distance of 106.37 feet;
Thence South 41°35'21" East for a distance of 106.96 feet;
Thence South 31°48'16" East for a distance of 514.21 feet;
Thence South 2°50'43" East for a distance of 503.62 feet;
Thence South 21°10'53" East for a distance of 171.59 feet;
Thence South 0°09'32" West for a distance of 151.35 feet;
Thence South 87°03'52" West for a distance of 320.00 feet;
Thence North 7°02'50" West for a distance of 888.45 feet;
Thence North 40°50'25" West for a distance of 78.00 feet;
Thence South 87°08'15" West for a distance of 100.12 feet;
Thence South 53°48'24" West for a distance of 101.61 feet;
Thence South 29°23'06" West for a distance of 298.79 feet;
Thence South 12°56'47" East for a distance of 449.08 feet;
Thence South for a distance of 687.00 feet;
Thence South 17°33'18" East for a distance of 391.22 feet;
Thence South 10°21'35" East for a distance of 284.86 feet;
Thence South 47°58'48" East for a distance of 63.00 feet;
Thence Southwesterly along the arc of a curve, concave to the Northwest having a central angle of 41°48'15" and a radius of 240.00 feet for a distance of 175.11 feet;
Thence North 6°10'33" West for a distance of 120.00 feet;
Thence North 25°16'36" West for a distance of 456.48 feet;
Thence North 87°23'36" West for a distance of 155.99 feet to the POINT OF BEGINNING.

Containing 25.810 acres, more or less.

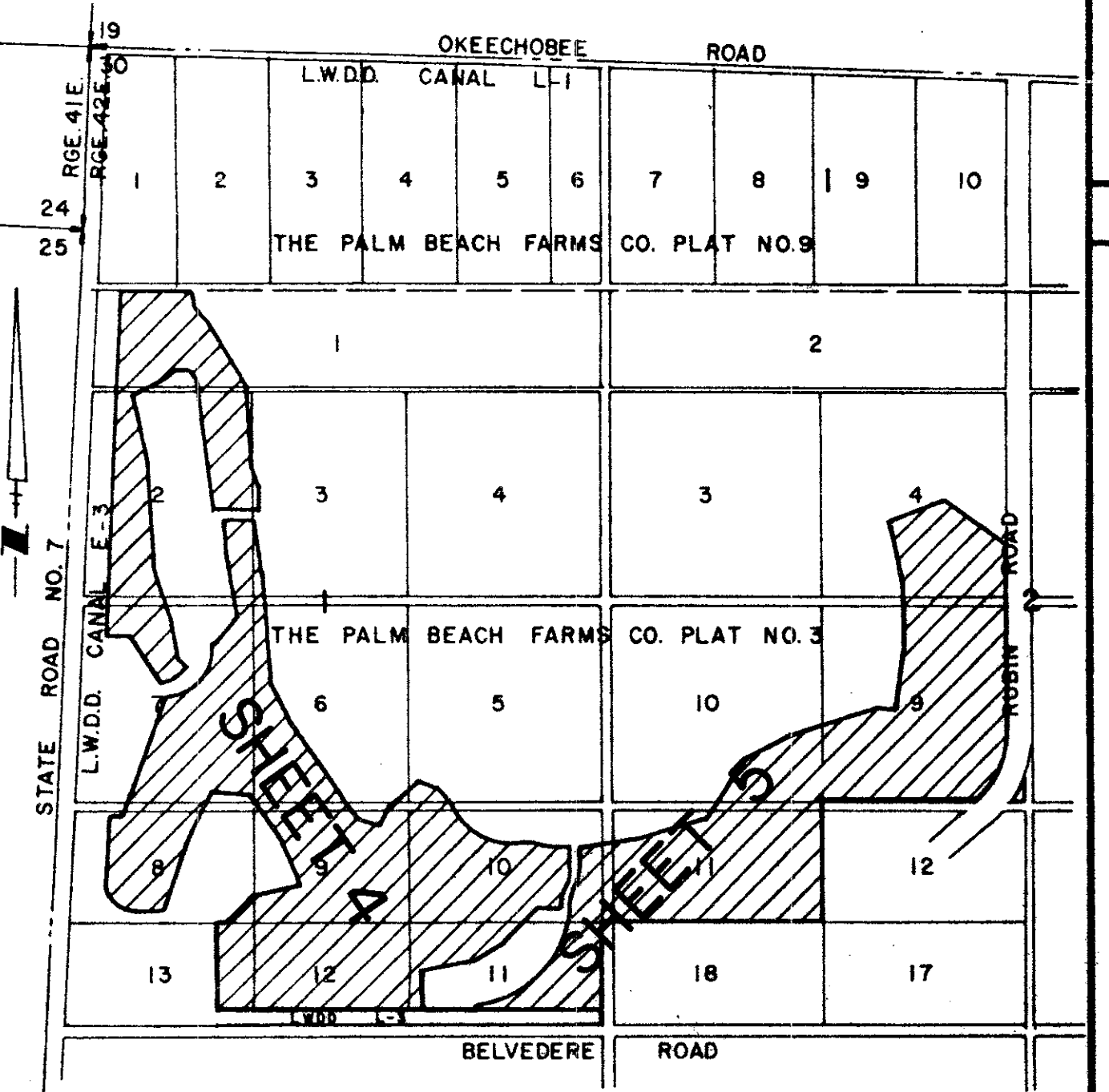
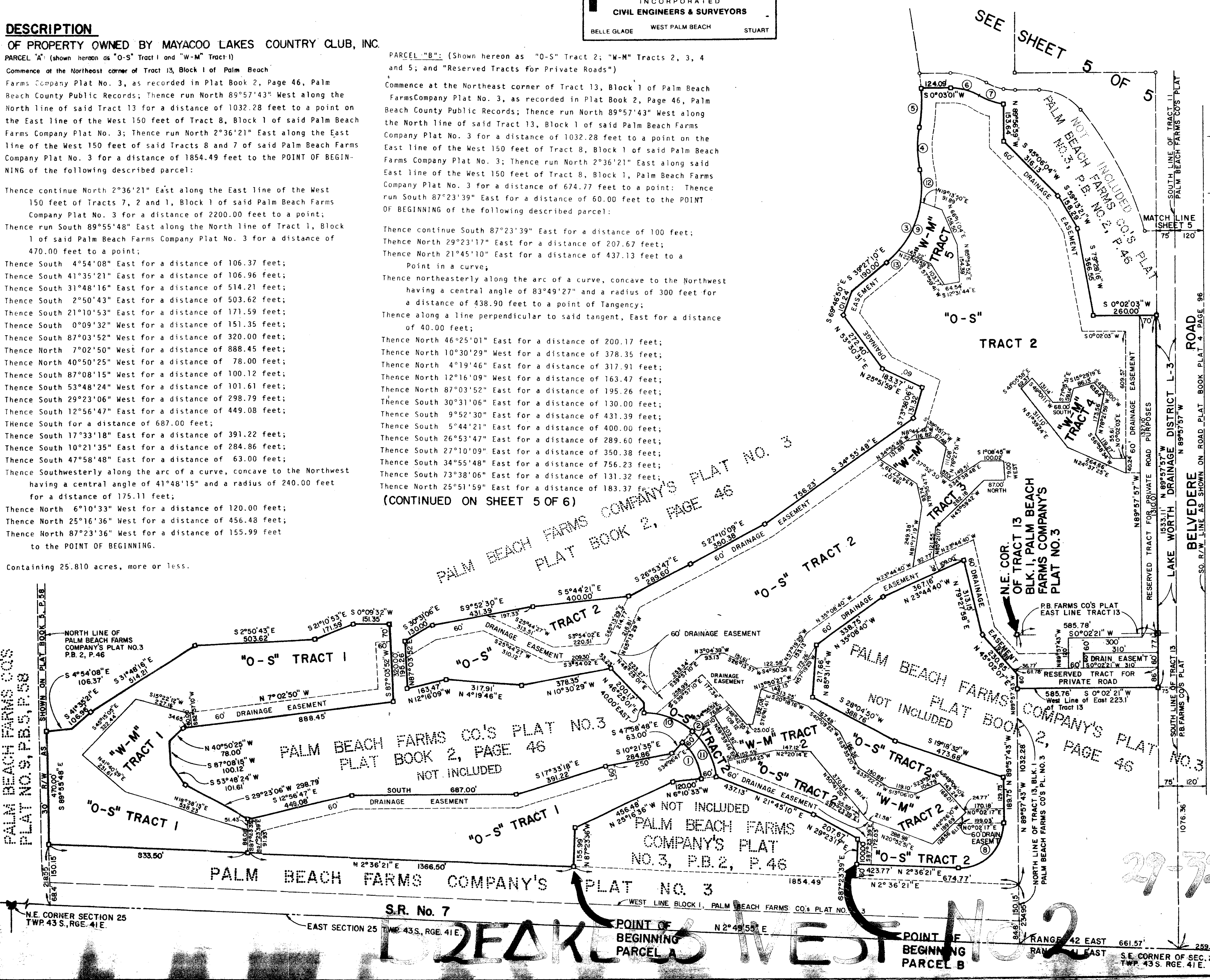
PARCEL "B" (Shown hereon as "O-S" Tract 2; "W-M" Tracts 2, 3, 4 and 5; and "Reserved Tracts for Private Roads")

Commence at the Northeast corner of Tract 13, Block 1 of Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Page 46, Palm Beach County Public Records; Thence run North 89°57'43" West along the North line of said Tract 13, Block 1 of said Palm Beach Farms Company Plat No. 3 for a distance of 1032.28 feet to a point on the East line of the West 150 feet of Tract 8, Block 1 of said Palm Beach Farms Company Plat No. 3; Thence run North 2°36'21" East along said East line of the West 150 feet of Tract 8, Block 1, Palm Beach Farms Company Plat No. 3 for a distance of 674.77 feet to a point; Thence run South 87°23'39" East for a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue South 87°23'39" East for a distance of 100 feet;
Thence North 29°23'17" East for a distance of 207.67 feet;
Thence North 21°45'10" East for a distance of 437.13 feet to a Point in a curve;
Thence northeasterly along the arc of a curve, concave to the Northwest having a central angle of 83°49'27" and a radius of 300 feet for a distance of 438.90 feet to a point of Tangency;
Thence along a line perpendicular to said tangent, East for a distance of 40.00 feet;

Thence North 46°25'01" East for a distance of 200.17 feet;
Thence North 10°30'29" West for a distance of 378.35 feet;
Thence North 4°19'46" East for a distance of 317.91 feet;
Thence North 12°16'09" West for a distance of 163.47 feet;
Thence North 87°03'52" East for a distance of 195.26 feet;
Thence South 30°31'06" East for a distance of 130.00 feet;
Thence South 9°52'30" East for a distance of 431.39 feet;
Thence South 5°44'21" East for a distance of 400.00 feet;
Thence South 26°53'47" East for a distance of 289.60 feet;
Thence South 27°10'09" East for a distance of 350.38 feet;
Thence South 34°55'48" East for a distance of 756.23 feet;
Thence South 73°38'06" East for a distance of 131.32 feet;
Thence North 25°51'59" East for a distance of 183.37 feet to the POINT OF BEGINNING.

(CONTINUED ON SHEET 5 OF 6)



LOCATION MAP
SCALE 1" = 1000' 02/17-003

CURVE DATA						
PARCEL A						
NO.	RADIUS	TAN.	CHORD	ARC	DELTA	CHORD BRG.
1	240.00'	91.66'	171.25'	175.11'	41°48'15"	N62°55'19"E

PARCEL B						
NO.	RADIUS	TAN.	CHORD	ARC	DELTA	CHORD BRG.
2	300.00'	269.29'	400.79'	438.90'	83°49'27"	N41°54'43"E
3	400.00'	235.97'	406.48'	426.39'	61°04'31"	S69°59'26"E
4	500.00'	87.61'	172.59'	173.46'	19°52'36"	N89°24'37"E
5	700.00'	81.12'	161.17'	161.53'	13°13'17"	S87°15'44"E
6	240.00'	63.18'	122.20'	123.56'	29°29'54"	S14°47'58"W
7	300.00'	54.40'	107.06'	107.64'	20°33'25"	S19°16'13"W
8	180.00'	188.25'	260.20'	290.81'	92°34'04"	N43°40'41"W
9	400.00'	114.44'	220.05'	222.92'	31°55'52"	S65°39'12"E
10	300.00'	115.22'	215.12'	220.02'	42°01'12"	N21°00'36"E
11	300.00'	114.57'	214.06'	218.89'	41°48'15"	N62°55'19"E
12	400.00'	66.61'	131.41'	132.01'	18°54'33"	N88°55'35"E
13	400.00'	35.82'	71.36'	71.45'	10°14'06"	N44°34'15"W

LEGEND

1. - □ - Denotes P.R.M. (Permanent Reference Monument)
2. - "O-S" TRACT Denotes "OPEN SPACE" TRACT.
3. - "W-M" TRACT Denotes "WATER MANAGEMENT TRACT"
4. - "G-M" TRACT Denotes "GROUND MAINTENANCE TRACT"
5. - Bearings Are Based On The Assumed Bearing Of N89°57'43"W For The North Line of Tract 13, Block 1, Palm Beach Farms Co.'s Plat No. 3.

This instrument prepared by:
Norman H. Gimpel
Hutcheon Engineers, Incorporated
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