

BALLENISLES SOUTHWEST AREA

A PARCEL OF LAND LYING IN THE EAST ONE HALF OF SECTIONS 10 and 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST, and THE SOUTHWEST ONE QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 APRIL 2002

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST ONE HALF OF SECTION 10 AND 15, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AND THE SOUTHWEST ONE QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF BEGINNING P.O.B.-1 AT THE SOUTHWEST CORNER OF BALLENISLES PLAT THREE AS RECORDED IN PLAT BOOK 73, PAGES 27 THROUGH 43 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°10'56" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT A DISTANCE OF 242.88 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 51°11'28"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS SOUTH 84°07'11" WEST;

THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.34 FEET;

THENCE SOUTH 57°04'17" EAST A DISTANCE OF 21.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 73°00'40";

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.46 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 17°10'11";

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.97 FEET;

THENCE SOUTH 01°13'48" EAST A DISTANCE OF 1136.80 FEET;

THENCE SOUTH 45°00'00" EAST A DISTANCE OF 302.76 FEET;

THENCE NORTH 65°55'18" EAST A DISTANCE OF 51.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 63°47'52";

THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.06 FEET;

THENCE NORTH 02°07'26" EAST A DISTANCE OF 92.43 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 64°41'24"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS SOUTH 02°17'28" WEST;

THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.91 FEET;

THENCE NORTH 27°26'02" EAST A DISTANCE OF 185.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 8°17'14";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.78 FEET;

THENCE NORTH 19°08'48" EAST A DISTANCE OF 81.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 10°14'57";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.66 FEET;

THENCE NORTH 8°53'51" EAST A DISTANCE OF 74.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 5°44'28";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.12 FEET;

THENCE NORTH 14°38'19" EAST A DISTANCE OF 41.99 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 5°19'22";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.74 FEET;

THENCE NORTH 19°57'41" EAST A DISTANCE OF 74.77 FEET;

THENCE NORTH 22°25'28" EAST A DISTANCE OF 118.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 17°57'37";

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.04 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE HAVING A RADIUS OF 241.00 FEET AND A CENTRAL ANGLE OF 28°47'55"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 18°49'52" WEST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.13 FEET;

THENCE SOUTH 03°44'40" WEST A DISTANCE OF 868.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 70°24'59";

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.72 FEET;

THENCE SOUTH 66°40'19" EAST A DISTANCE OF 140.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BALLENISLES DRIVE, SAID BALLENISLES DRIVE ALSO BEING TRACT R-1 OF PHASE 5 ROADWAY AT BALLENISLES AS RECORDED IN PLAT BOOK 76, PAGES 43 AND 44, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

(1) THENCE SOUTH 81°47'38" WEST A DISTANCE OF 54.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 733.71 FEET AND A CENTRAL ANGLE OF 17°18'42";

(2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 221.69 FEET;

(3) THENCE SOUTH 01°28'54" WEST A DISTANCE OF 511.05 FEET;

(4) THENCE SOUTH 46°28'54" WEST A DISTANCE OF 53.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, AS LAID OUT AND IN USE;

THE LAST FOUR (4) COURSES BEING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BALLENISLES DRIVE;

(1) THENCE NORTH 88°31'06" WEST A DISTANCE OF 511.53 FEET;

(2) THENCE NORTH 81°22'16" WEST A DISTANCE OF 443.17 FEET;

(3) THENCE NORTH 88°31'35" WEST A DISTANCE OF 260.73 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 14;

(4) THENCE NORTH 88°29'46" WEST A DISTANCE OF 7.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF FLORIDA'S TURNPIKE (THE SUNSHINE STATE PARKWAY), AS NOW LAID OUT AND IN USE;

THE LAST FOUR (4) COURSES DESCRIBED BEING ALONG THE NORTHERLY RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, AS LAID OUT AND IN USE;

(1) THENCE NORTH 01°58'30" EAST A DISTANCE OF 209.82 FEET;

(2) THENCE NORTH 01°39'21" EAST A DISTANCE OF 405.15 FEET;

(3) THENCE NORTH 01°20'01" EAST A DISTANCE OF 318.16 FEET;

(4) THENCE NORTH 01°52'22" EAST A DISTANCE OF 311.75 FEET;

(5) THENCE NORTH 00°50'31" EAST A DISTANCE OF 97.11 FEET TO A CONCRETE MONUMENT STAMPED "SUNSHINE STATE PARKWAY FLORIDA TURNPIKE PROJECT No. 1";

(6) THENCE NORTH 01°38'36" EAST A DISTANCE OF 1281.19 FEET;

(7) THENCE NORTH 01°39'39" EAST A DISTANCE OF 437.67 FEET;

(8) THENCE NORTH 00°35'20" EAST A DISTANCE OF 177.70 FEET;

(9) THENCE NORTH 01°58'07" EAST A DISTANCE OF 177.84 FEET;

(10) THENCE NORTH 01°59'37" EAST A DISTANCE OF 237.23 FEET;

(11) THENCE NORTH 01°40'02" EAST A DISTANCE OF 523.33 FEET;

(12) THENCE NORTH 01°06'08" EAST A DISTANCE OF 210.26 FEET;

(13) THENCE NORTH 02°01'09" EAST A DISTANCE OF 222.23 FEET;

(14) THENCE NORTH 01°28'51" EAST A DISTANCE OF 530.20 FEET;

(15) THENCE NORTH 01°06'48" EAST A DISTANCE OF 105.83 FEET TO A CONCRETE MONUMENT STAMPED "SUNSHINE STATE PARKWAY FLORIDA TURNPIKE PROJECT No. 1";

(16) THENCE NORTH 02°54'15" EAST A DISTANCE OF 100.36 FEET;

(17) THENCE NORTH 01°28'47" EAST A DISTANCE OF 432.13 FEET;

(18) THENCE NORTH 01°35'51" EAST A DISTANCE OF 1276.47 FEET;

(19) THENCE NORTH 00°48'03" EAST A DISTANCE OF 126.61 FEET;

(20) THENCE NORTH 01°54'49" EAST A DISTANCE OF 518.09 FEET;

(21) THENCE NORTH 00°58'54" EAST A DISTANCE OF 201.24 FEET TO A CONCRETE MONUMENT STAMPED "SUNSHINE STATE PARKWAY FLORIDA TURNPIKE PROJECT No. 1";

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(22) THENCE NORTH 01°54'40" EAST A DISTANCE OF 393.62 FEET;

(23) THENCE NORTH 01°30'16" EAST A DISTANCE OF 976.43 FEET;

(24) THENCE NORTH 01°49'31" EAST A DISTANCE OF 210.43 FEET;

(25) THENCE NORTH 01°38'51" EAST A DISTANCE OF 337.60 FEET;

(26) THENCE NORTH 00°10'55" EAST A DISTANCE OF 116.38 FEET;

(27) THENCE NORTH 01°42'23" EAST A DISTANCE OF 128.64 FEET;

(28) THENCE NORTH 02°45'09" EAST A DISTANCE OF 102.46 FEET;

(29) THENCE NORTH 01°31'28" EAST A DISTANCE OF 318.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF P.G.A. BOULEVARD, AS LAID OUT AND IN USE;

THE LAST TWENTY-NINE (29) COURSES DESCRIBED BEING ALONG THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA TURNPIKE (THE SUNSHINE STATE PARKWAY), AS NOW LAID OUT AND IN USE; AND ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10643, PAGE 1344 ET SEQ. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°27'03" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 4.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 10;

THENCE SOUTH 00°53'13" WEST ALONG SAID EAST LINE A DISTANCE OF 2570.31 FEET TO A PALM BEACH COUNTY BRASS DISK SET IN CONCRETE STAMPED "10'11" MARKING THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°50'32" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2668.90 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10, SAID CORNER HAVING BEEN MONUMENTED WITH PALM BEACH COUNTY BRASS DISK SET IN CONCRETE STAMPED "W.C.50";

AND LYING NORTH 88°11'53" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 01°22'23" WEST ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 2628.12 FEET TO THE EAST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 03°14'00" WEST CONTINUING ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 534.24 FEET TO THE SOUTHWEST CORNER OF SAID BALLENISLES PLAT THREE AND POINT OF BEGINNING P.O.B.-1

SAID PARCEL OF LAND IS SITUATED, LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; CONTAINING 2,160,852 SQUARE FEET (49,606 ACRES, MORE OR LESS)

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BALLENISLES PLAT THREE, THENCE NORTH 89°10'56" EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 747.48 FEET;

THENCE NORTH 80°23'12" EAST ALONG SAID SOUTH LINE A DISTANCE OF 366.73 FEET TO **POINT OF BEGINNING P.O.B.-2;**

THENCE CONTINUE NORTH 80°23'12" EAST A DISTANCE OF 165.23 FEET TO THE NORTHWEST CORNER OF BALLENISLES POD 16B, AS RECORDED IN PLAT BOOK 76, PAGES 68 THROUGH 70, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

(1) THENCE SOUTH 12°27'31" EAST A DISTANCE OF 89.90 FEET;

(2) THENCE SOUTH 00°15'52" EAST A DISTANCE OF 69.30 FEET;

(3) THENCE SOUTH 05°36'04" EAST A DISTANCE OF 22.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 36°31'23";

(4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.74 FEET;

(5) THENCE SOUTH 30°55'19" WEST A DISTANCE OF 50.24 FEET;

(6) THENCE SOUTH 52°59'22" WEST A DISTANCE OF 91.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 41°14'19";

(7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.57 FEET;

(8) THENCE SOUTH 11°45'03" WEST A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE HAVING A RADIUS OF 326.00 FEET AND A CENTRAL ANGLE OF 20°06'06"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 11°45'03" EAST;

THE PREVIOUS EIGHT (8) DESCRIBED COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID BALLENISLES POD 16B;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.37 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 26°10'57";

THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.70 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 37°39'45";

THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.29 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 346.00 FEET AND A CENTRAL ANGLE OF 00°49'45";

THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.01 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 03°48'01"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 32°49'00" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.63 FEET;

THENCE NORTH 60°59'01" WEST A DISTANCE OF 204.68 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 105°30'12"; TO WHICH POINT OF CUSP A RADIAL LINE BEARS NORTH 29°00'59" EAST;

THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.03 FEET;

THENCE NORTH 13°30'47" EAST A DISTANCE OF 88.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 78°27'39";

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.23 FEET;

THENCE SOUTH 88°01'34" EAST A DISTANCE OF 168.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 73°27'21";

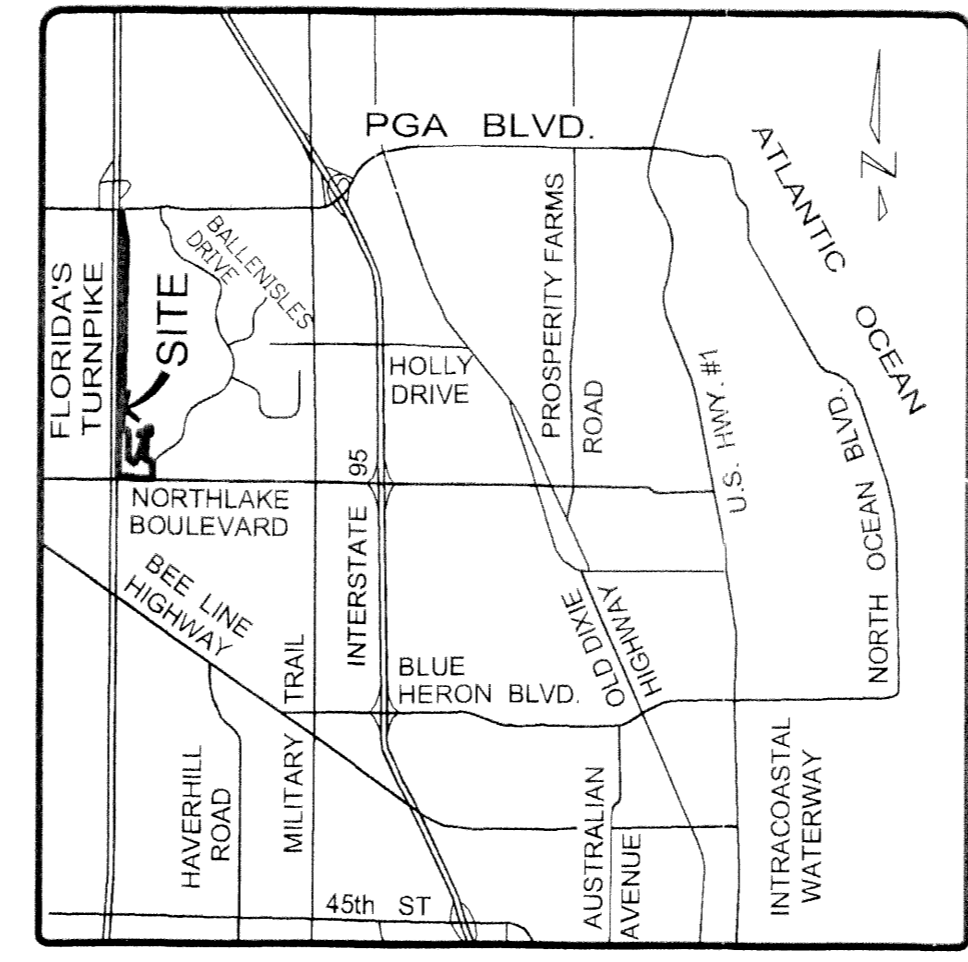
THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.10 FEET;

THENCE NORTH 18°31'05" EAST A DISTANCE OF 143.42 FEET TO **POINT OF BEGINNING P.O.B.-2.**

SAID PARCEL OF LAND IS SITUATED, LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; CONTAINING 123,019 SQUARE FEET (2.82 ACRES, MORE OR LESS), AND IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

TOTAL AREA BEING 2,283,871 SQUARE FEET (52.43 ACRES, MORE OR LESS)

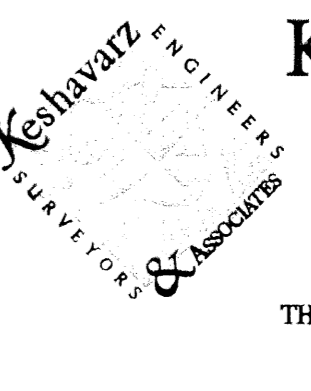
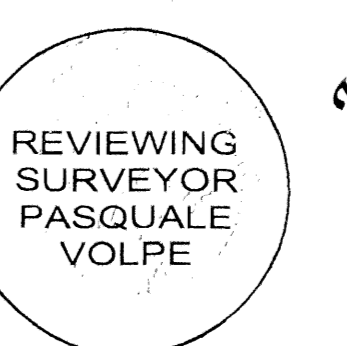
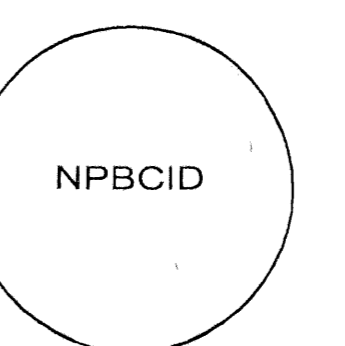
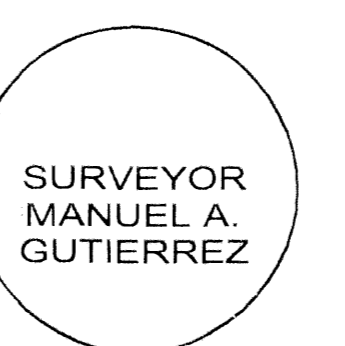
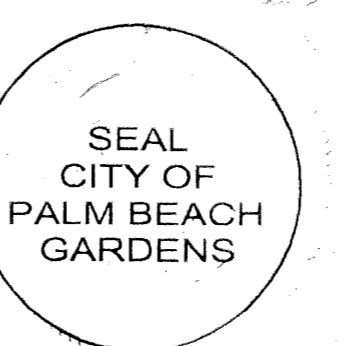
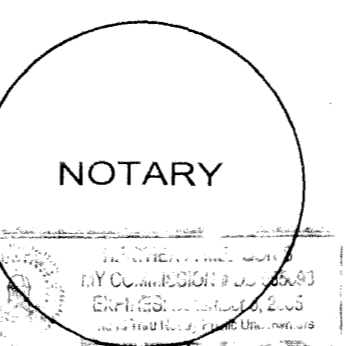
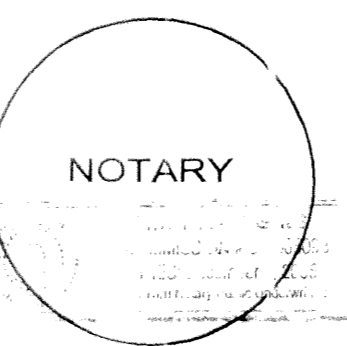
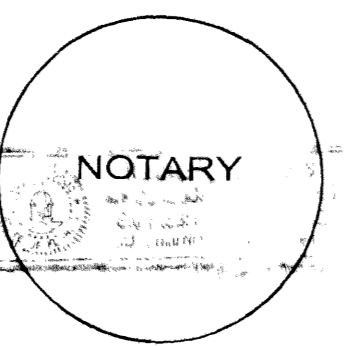
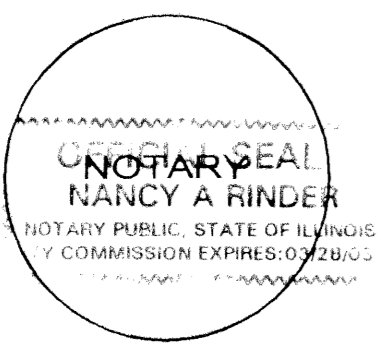
LANDS DESCRIBED HEREON ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.



LOCATION MAP NOT TO SCALE

TABLE OF TRACT AREAS

T R A C T	S Q U A R E F O O T A G E	A C R E A G E (+/-)
"A"	574,152	13.18
"B"	507,504	11.65
"W-1"	301,524	6.92
"GC-1"	490,198	11.25
"GC-2"	287,474	6.60
"GC-3"	123,019	2.82
TOTAL	2,283,871	52.43



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