

RESOLUTION NO. R-95-1013

RESOLUTION AMENDING RESOLUTION NO. R-95-437
RESOLUTION APPROVING ZONING PETITION OF
MINTO COMMUNITIES, INC.
PETITION NO. DOA86-106 (E)

WHEREAS, Minto Communities, Inc. petitioned the Palm Beach County Board of County Commissioners on March 30, 1995, for a Development Order Amendment and Substantial Deviation Determination of the Development of Regional Impact (DRI) and to amend the Master Plan for the Smith Dairy DRI and the Preliminary Development Plan for the Smith Dairy PUD; and

WHEREAS, Resolution No. R-95-437 adopted March 30, 1995, confirming the action of the Board of County Commissioners, inadvertently contained incorrect references to exhibits and incorrect exhibits were attached to the resolution; and

WHEREAS, Resolution No. R-95-437 adopted March 30, 1995, confirming the action of the Board of County Commissioners, inadvertently failed to include all referenced legal descriptions; and

WHEREAS, Resolution No. R-95-437 should have included as Exhibits B and C the legal descriptions indicated as Exhibit B and Exhibit C as attached hereto; and,

WHEREAS, the reference to vicinity sketch on page 6 of Resolution R-95-437 should have referenced Exhibit E rather than Exhibit B; and,

WHEREAS, the vicinity sketch contained in Resolution R-95-437 should have been labeled as Exhibit E as attached hereto; and,

WHEREAS, Resolution R-95-437 inadvertently failed to include Exhibit D the DRI Master (Map H-1), Phasing (map H-2) and Master Drainage (Map G) Plans as referenced in Resolution R-95-437.

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. Resolution R-95-437 is hereby amended to replace Exhibits B and C, attached hereto.
3. Reference to Exhibit B in page 6 of Resolution R-95-437 is hereby amended to reference Exhibit E.
4. Exhibit B vicinity sketch contained in Resolution R-95-437 is hereby relabeled to be Exhibit E.
5. Exhibit D, attached hereto, is hereby made a part of Resolution R-95-437.
6. The Exhibits for Resolution R-95-437 are to be amended and replaced as indicated above.

Commissioner Marcus moved for the approval of the Resolution.

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

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

The Chair thereupon declared the resolution was duly passed and adopted this 27th day of July, 1995.

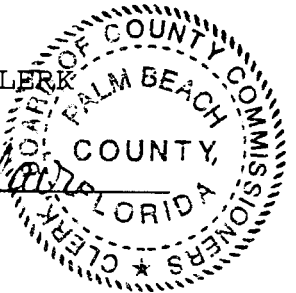
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

DOROTHY H. WILKEN, CLERK

BY: *Richard Otter*
COUNTY ATTORNEY

BY: *Jina M. Blair*
DEPUTY CLERK



NICK MILLER, INC.

*Land Surveying
Planning & Development Consultants*

EXHIBIT "A" LEGAL DESCRIPTION

A PORTION OF SECTIONS 3, 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PORTION 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 AT PAGES 45 THROUGH 58 INCLUSIVE, AND AS CORRECTED 10 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 AT PAGE 99, TOGETHER WITH THE HIATUS LYING BETWEEN THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID BLOCK 39, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 83 DEGREES 15'59" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGE 361; THENCE SOUTH 00 DEGREES 47' 13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2714.03 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES 47' 13" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 971.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1493.63 FEET AND A CENTRAL ANGLE OF 31 DEGREES 59'34"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 834.01 FEET; THENCE SOUTH 57 DEGREES 13'13" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AND A CENTRAL ANGLE OF 29 DEGREES 05'50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 580.42 FEET; THENCE SOUTH 86 DEGREES 19'03" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 850.43 FEET; THENCE SOUTH 03 DEGREES 40'57" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 86 DEGREES 19' 03" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 03 DEGREES 40' 57" EAST, A DISTANCE OF 176.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1227.52 FEET AND A CENTRAL ANGLE OF 17 DEGREES 40'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 378.74 FEET; THENCE SOUTH 21 DEGREES 21'39" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1138.37 FEET AND A CENTRAL ANGLE OF 20 DEGREES 20'51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.27 FEET; THENCE SOUTH 01 DEGREES 00'48" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 610.16 FEET; THENCE NORTH 88 DEGREES 59' 12" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00 DEGREES 52' 41" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 07' 19" EAST, A DISTANCE OF 412.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10461.90 FEET AND A CENTRAL ANGLE OF 05 DEGREES 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85 DEGREES 52'41" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 208.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 39; THENCE SOUTH 89 DEGREES 07'19" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCKS 38 AND 39, A DISTANCE OF 6980.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 38, SAID POINT BEING 70.00 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; THENCE NORTH 01 DEGREE 02'30" WEST ALONG SAID WEST LINE OF BLOCK 38, A DISTANCE OF 5154.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 88 DEGREES 46'49" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 540.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 18'59" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTH 1/11 CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 19'28" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2726.81 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 15'59" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND THE EASTERLY PROLONGATION OF THE NORTH LINE

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OF SAID BLOCK 39, A DISTANCE OF 2686.54 FEET TO THE POINT OF BEGINNING, (THE LAST FOUR (4) DESCRIBED COURSES ALSO BEING THE NORTH LINE OF SAID BLOCKS 38 AND 39 OF SAID PLAT no. 13). SAID PROPERTY LOCATED ON THE WEST SIDE OF JOG ROAD, BEING BOUNDED ON THE SOUTH BY HYPOLUXO ROAD EXTENSION APJD ON THE WEST BY FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY) .

94014.0001
AUGUST 11, 1994

N 01° 02' 30" W 5164.48

SUNSHINE STATE PARKWAY

WEST LINE BLOCK 38

N 01° 02' 30" E 540.70
NORTH ST
CORNER
SECTION 4

N 89° 18' 56" E 2727.04

NORTH QUARTER
CORNER SECTION 4

N 89° 18' 28" E 2726.84

NORTHWEST
CORNER SECTION 3

N 89° 15' 59" E 2686.54

P.O.B.
P.O.C.

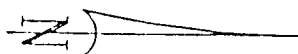
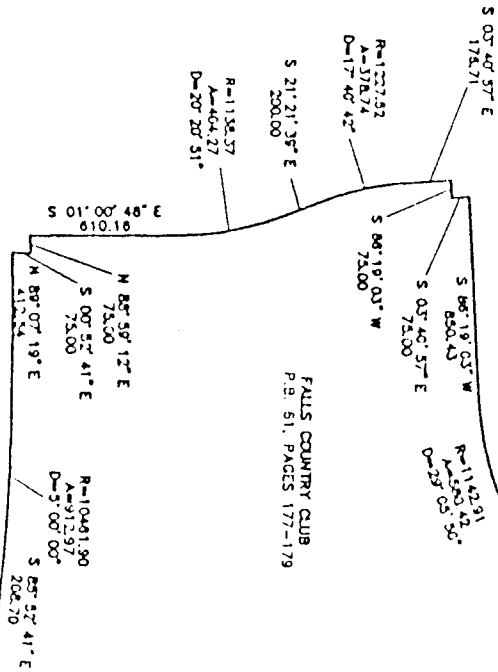
NORTH QUARTER
CORNER SECTION 4
RANGE 47 E

SOUTHEAST CORNER
TRACT 11

SOUTH LINE BLOCKS 38 & 39

HYPOLUXO ROAD

S 87° 07' 19" W 8980.60



SCALE: 1" = 800
DATE: 8/12/94

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Surveying
Planning & Development
Consultants

DRAWN BY:
CHK

SKETCH OF DESCRIPTION PREPARED FOR:
Minto Communities, Inc.

NOTE: NOT A SURVEY
2580 RCA Blvd. - Suite 105
Palm Beach Gardens, FL 33410 (407) 627-5200
DWG NUMBER
94014.2

EXHIBIT "B"

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°19'28" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 802.06 FEET; THENCE CONTINUING SOUTH 89°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°19'28" WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; THENCE SOUTH 89°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°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°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°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°52'41" WEST, A DISTANCE OF 629.45 FEET; THENCE SOUTH 63°39'42" WEST, A DISTANCE OF 387.65 FEET; THENCE NORTH 11°14'27" WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH 31°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°27'13", AT WHICH POINT THE RADIUS BEARS NORTH 31°00'37" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.82 FEET; THENCE NORTH 44°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°44'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.37 FEET; THENCE NORTH 33°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 3F

166.91 FEET AND A CENTRAL ANGLE OF $111^{\circ}13'15''$; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.0 FEET; THENCE NORTH $54^{\circ}15'23''$ WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 299.35 FEET; THENCE NORTH $06^{\circ}14'53''$ 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 $126^{\circ}41'10''$; 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 $72^{\circ}07'18''$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.92 FEET; THENCE NORTH $48^{\circ}18'59''$ 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 $28^{\circ}36'54''$; 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 $147^{\circ}15'29''$; 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 $66^{\circ}38'35''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.89 FEET; THENCE SOUTH $79^{\circ}41'01''$ 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 $39^{\circ}56'27''$; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 313.69 FEET; THENCE NORTH $60^{\circ}22'32''$ 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 $40^{\circ}24'58''$; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.27 FEET; THENCE SOUTH $79^{\circ}12'30''$ 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 $08^{\circ}28'43''$; 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 $08^{\circ}28'43''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.36 FEET; THENCE SOUTH $79^{\circ}12'30''$ 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 $47^{\circ}00'00''$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 209.18 FEET; THENCE NORTH $53^{\circ}47'30''$ 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 $60^{\circ}00'00''$; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.89 FEET; THENCE NORTH $53^{\circ}47'30''$ 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 $23^{\circ}33'29''$ EAST, A DISTANCE OF 231.42

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, BECIN 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 30.0' 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.)

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EXHIBIT "C" LEGAL DESCRIPTION

A PORTION OF SECTIONS 3, 4 AND 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, SAID PORTION 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 AT PAGES 45 THROUGH 58 INCLUSIVE, 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 AT PAGE 99, TOGETHER WITH THE HIATUS LYING BETWEEN THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID BLOCK 39, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 15'59" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1207 AT PAGE 361; THENCE SOUTH 00 DEGREES 47' 13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2714.03 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES 47' 13" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89 DEGREES 12' 47" WEST, A DISTANCE OF 971.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1493.63 FEET AND A CENTRAL ANGLE OF 31 DEGREES 59'34"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 814.01 FEET; THENCE SOUTH 57 DEGREES 13'13" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AND A CENTRAL ANGLE OF 29 DEGREES 05'50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 580.42 FEET; THENCE SOUTH 86 DEGREES 19'03" WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 850.43 FEET; THENCE SOUTH 03 DEGREES 40'57" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 86 DEGREES 19' 03" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 03 DEGREES 40' 57" EAST, A DISTANCE OF 176.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1227.52 FEET AND A CENTRAL ANGLE OF 17 DEGREES 40'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 378.74 FEET; THENCE SOUTH 21 DEGREES 21'39" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1138.37 FEET AND A CENTRAL ANGLE OF 20 DEGREES 20'51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 404.27 FEET; THENCE SOUTH 01 DEGREES 00'48" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 610.16 FEET; THENCE NORTH 88 DEGREES 59' 12" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00 DEGREES 52' 41" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 07' 19" EAST, A DISTANCE OF 412.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10461.90 FEET AND A CENTRAL ANGLE OF 05 DEGREES 00' 00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85 DEGREES 52'41" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 208.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 39; THENCE SOUTH 89 DEGREES 07'19" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCKS 38 AND 39, A DISTANCE OF 6980.60 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 38, SAID POINT BEING 70.00 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; THENCE NORTH 01 DEGREE 02'30" WEST ALONG SAID WEST LINE OF BLOCK 38, A DISTANCE OF 5154.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 5; THENCE NORTH 28 DEGREES 46'49" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 540.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 18'59" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 19'28" EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 2726.84 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 15'59" EAST ALONG THE NORTH LINE OF SAID SECTION 3 AND THE EASTERLY PROLONGATION OF THE NORTH LINE

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OF SAID BLOCK 33, A DISTANCE OF 2686.54 FEET TO THE ~~POINT OF BEGINNING~~, (THE LAST FOUR (1) DESCRIBED COURSES ALSO BEING THE NORTH LINE OF SAID BLOCKS 38 AND 39 OF SAID PLAT No. 13). SAID PROPERTY LOCATED ON THE WEST SIDE OF JOG ROAD, BEING BOUNDED ON THE SOUTH BY HYPOLUXO ROAD EXTENSION AND ON THE WEST BY FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY).

LESS THE FOLLOWING DESCRIBED PARCEL:

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 166.91 FEET AND A CENTRAL ANGLE OF $111^{\circ}13'15''$; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.0 FEET; THENCE NORTH $54^{\circ}15'23''$ WEST ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 299.35 FEET; THENCE NORTH $05^{\circ}14'53''$ 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 $126^{\circ}41'10''$; 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 $72^{\circ}07'18''$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.92 FEET; THENCE NORTH $48^{\circ}18'59''$ 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

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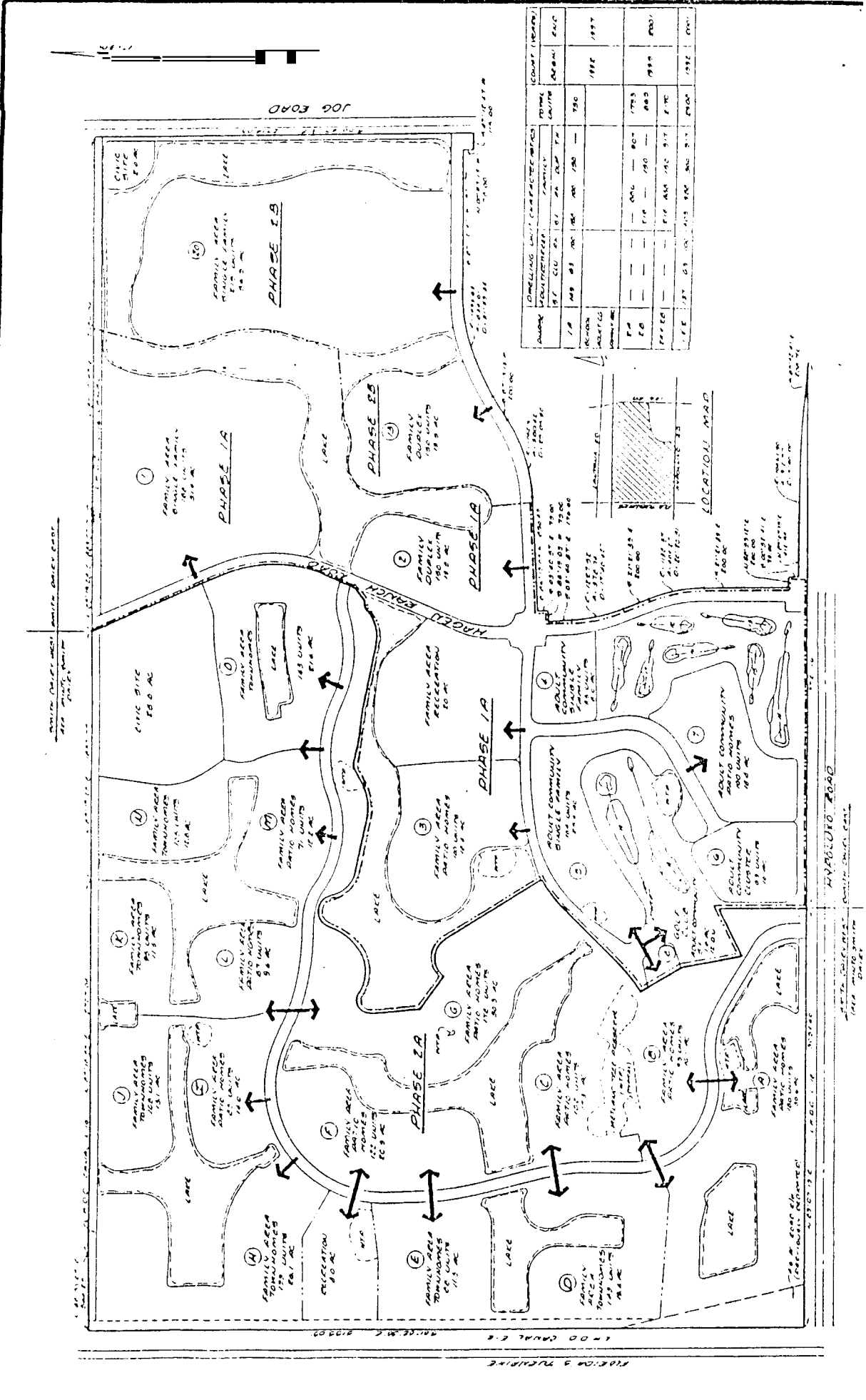
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DIRECTION AND DISTANCE OF THE LAST COURSE IS A FUNCTION OF THE FIELD LOCATION OF THE SOUTHWEST CORNER OF TRACT 81.)

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.)

94014.0002

OCTOBER 18, 1994



PHASE	TOTAL AREA (AC)		TOTAL UNITS		COURT (SQ FT)
	RESIDENTIAL	RECREATION	FAMILY	ADULT	
PHASE 1A	140	10	100	100	1000
PHASE 1B	140	10	100	100	1000
PHASE 2A	140	10	100	100	1000
PHASE 2B	140	10	100	100	1000

PHASING PLAN

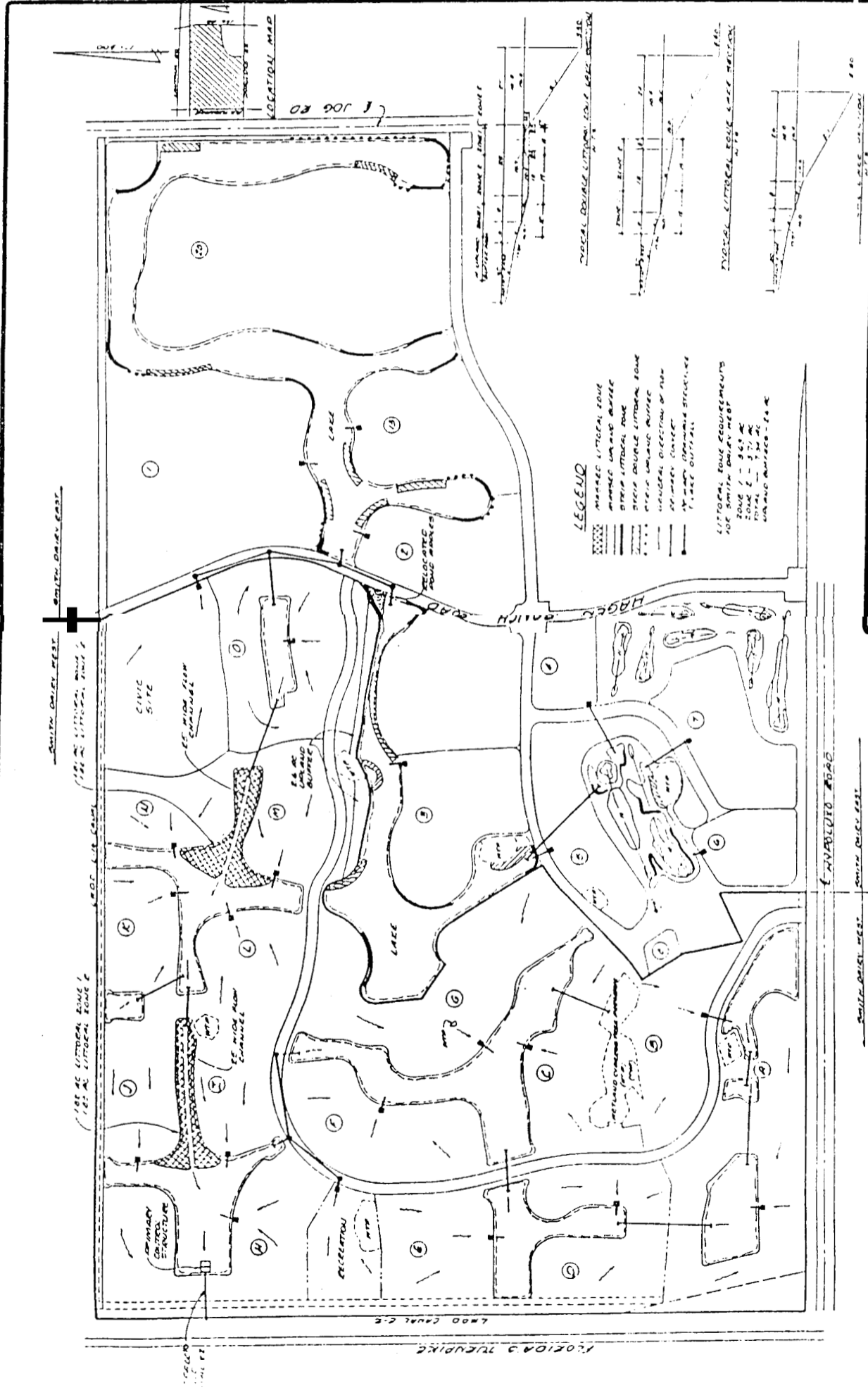
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SMITH DAVIS ARCHITECTS

100 CANAL E

106 ROAD

100 CANAL E



LEGEND

- MARGED LITTORAL ZONE
 - MARGED WINDWARD BARRIER
 - STEEP LITTORAL POLE
 - STEEP DOUBLE LITTORAL ZONE
 - STEEP WINDWARD BARRIER
 - UNDESIRABLE DIRECTION OF FLOW
 - SPURRING CHANNEL
 - WINDWARD BARRIER
 - WINDWARD BARRIER
- LITTORAL ZONE REQUIREMENTS
 AGE SMITH DAIRY WEST
 SOLE 1 - 948 AC
 SOLE 2 - 321 AC
 TOTAL - 1269 AC
 WINDWARD BARRIER - 14 AC

SMITH DAIRY
 1000 W. 10th Street, Miami, Florida
DRAINAGE PLAN
MAP C

SIMMONS & WHITE, INC.
 Engineers, Planners & Architects
 1111 North Bay Street, Miami, Florida

DATE: 11/22/60
 SCALE: AS SHOWN

EXHIBIT E

VICINITY SKETCH

