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RESOLUTION AMENDING RESOLUTION NO. R-95-437
    RESOLUTION APPROVING ZONING PETITION OF
                    MINTO COMMUNITIES, INC.
                    PETITION NO. DOA86-106(E)
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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 $\mathrm{R}-95-437$ 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-95437 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 $\qquad$ 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


# NICK MILLER, INC. <br> Land Surveymg <br> Monnme \& Development Consuliunts 

## EXIIIBIT " $\wedge^{\prime \prime}$ <br> LEGAL DESCRIPTION

A PORTION OF SECTIONS 3, 4 AND 5, TOWISSHIP 45 SOUTH, RANGE 42 EAST, SAID POR'TION BEING PART OF BLOCKS 38 AND 33 AS SHOWN ON PLAT OF PALM BEACH FARMS COMPANY, PLAT No. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 TIIROUGII 58 INCLUSIVE, 'AND AS CORRECTED 10 TRACTS 1 THROUGH 16, INCLUSIVE, BLOCK 38 AND 'I'RACTS 1 THROUGH 9 INCLUSIVE, BLOこK 39 AS SHOWN ON PLAT OF PLAT No. 13 as RECORDED $\mathbf{N}$ PLAT BOOK 6 at Page 99, TOGETHER WITH THE HIATUS LYING BETWEEN THE WEST RIGHT-O?-WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID BLOCK 39, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMEINCING AT THE NORTF: $1 / 4$ CORNER OF SAID SECTION 3; THENCE SOUTH 83 DEGREES 15'59" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTAHCE OF 40.00 FEET TI THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING OII THE WEST RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL R $\operatorname{CCORD}$ BOOK 1207 AT PAGE 361; THENCE SOUTH OO DEGREES 47' $13^{\prime \prime}$ EAST, ILONG SAID WEST RIGIIT-OF-WAY LINE, A DISTANCE OF 2714.03 FEET;' THENCE SOUTH 89 DEGREES 12' 47 '" WEST, A DISTANCE OF 115.00 FEET; TIIENCE NORTH 00 DEGREES $47^{\prime} 13^{\prime \prime}$ WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89 DEGREES $12^{\prime}$ 47" $^{\prime \prime}$ WEST, A DISTANCE OF 971.79 FEET T(। 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"; TIIENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8:14.01 FEET; THENCE SOUTH 57 DEGREES $13^{\prime} 13^{\prime \prime}$ WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A ©URVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AND A CENTRAL ANGLE OF 29 DEGREES 05'50"; THENCE SOUTHWESTERLY ALON; 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 $40^{\prime} 57^{\prime \prime}$ EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 86 DEGREES 19' 03" WEST, A DISTANC'E OF 75.00 FEET; THENCE SOUTH 03 DEGREES $40^{\prime}$ 57" EAST, A DISTANCE OF 176.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTIEAST HAVING A RADIUS OF 1227.52 FEET AND A CENTRAL ANGLE OF 17 DECREES 40'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 378.74 FEET; THENCE SOUTH 21 DEGREES $21^{\prime \prime} 39^{\prime \prime}$ EAST hLONG THE TANGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOU'IHWEST HAVING A RADIL'S OF 1138.37 FEET AND A CENTRAL ANGLE OF 20 DEGREES 20'51"; IHENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4(14.27 FEET; THENCE SOUTH 01 DEGREES $00^{\prime \prime} 8^{\prime \prime}$ EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 610.16 FEET; THENCE HORTH 88 DEGREES 59، $12^{\prime \prime}$ EAST, A DISTANCE OF 75.00 FEET; TIIENCE SOUTH 00 DEGREES 52' $41^{\prime \prime}$ EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 07' $19^{\prime \prime}$ EAST, A DISTANCE OF 412.54 FEET TO THE BEGINNING OF A CURVE CORCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10461.90 FEET AND A CEATRAL ANGLE OF 05 DEGREES $00^{\prime} 00^{\prime \prime}$; THENCE SOUTHEASTERLY ALONG TIIE AIIC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85 DECREES 52'41" EAST ALONG TIIE TANGENT OF SAID CURVE, A DISTANCE OF 2C8.70 FEET TO A POINT OF INTERSECTION WITH THE SOUTII LINE OF SAID ELOCK 39; THENCE SOUTH 89 DEGREES $07^{\prime \prime} 19$ WEST ALONG THE EAS'TERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCKS 38 MND 39, A DISIANCE OF 6980.60 FEET TO A POINT OF INTERSECTION WITH TIIE WEST LIAE OF SAID BLOCK 38, SAID POINT BEING 70.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGJIT-OF-WAY LINS OF SUNSHINE S'ATE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP STATION $2334+53.14$ TO STATION $2342+94.41$ CONTPAC'T HO. 3.2 SHEET 8 OF 13 ; THENCE NORTH 01 DEGREE $02^{\prime \prime} 30^{\prime \prime}$ VEST ALOIG SAID WEST LINE OF ELOCK 38, A DISTANCE OF 5154.48 FEET TO A FOI:I' OE INTERSECIION WITH THE NORTH LINE OF SAID SECTION 5; TUEHCE HORTH 38 DEGREES 46'49" EAST ALONG THE MORTH LINE OF SAID SEC'ILOHE, A UISTAMCE OF 540.7', FEET TO TIIE HORTHHEST CORNER OF SAID SECHO: : ; 'HOHCE MORTH 89 DEGREES 18'59" EAS'T NLOHG THE NORTH LINE OF SAID SECTIOH 4, A DISTAHCE OF 2727.04 FEET TO THE NORIM 1/11 CORHER OF SAID SECTION 4; THENCE NORTII 89 DEGREES $19^{\prime 2} 8^{\prime \prime}$ EAST NLOHG THE I:ORii LTNE OF SAID SECTIOIJ 4, A DISTANCE OF 2726.81 FEET TO THE HOPTHMEST CORNER OF SAID



## NICK MIILLER, INC.

I and Surverme
I'unnme © Development Consullums
OF SAID BLOCK 39, A DISTANCE OF 2686.54 FEET TC 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 FLOKIDA'S TURNPIKE (SUNSIIIIE STATE PARKWAY).


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    ExHLBIT' "B"
DESCRIPMOH (AS SURYEYEO)
    l'ARCEL "C"
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IIEING $\triangle$ POR'IION SECTIONS 3, 4 AND 5, TOMHSHMP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNIY, FLORIDA, SAID PORTIOHS MLSO BEIHG FART OF ILOCKS 38 AHD 39, AS SHOWN ON PLAT OF PALM BEACH FARMS COMPAHY 'LAA NO. 3, AS RECORDED IN IIAN BOOK 2, JAGES 45 THROUGH 54, INCLUSIVE, OF IIME PUBLIC RECORDS OF IALM BEACH COUNTY, FLORIDA, AND AS CORRECIED 'TO TRAC'S 1 THROUGH 16 , INCLUSIVE, BLOCK 38 AND IIRACTS 1 THROUGH 9, INCLUSIVE, BLOCK 39 AS SHOWN OH PLAT OF PLAT NO. 13 A S RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF SAID PUBLIC IEECORDS, BEIIG MORE PARTICULARLY DEGCRIBED AS FOLLOWS:

COMMENCIHG AT 'IHE NORTHEAS'H' CORNER OF SAID SEC'IIOH 4; THENCE SOUMH 89오'28" WEST ALONG THE NORTH LINE OF SATD SECTION 4, A DISTANCE OF 802. 06 FEET; THENCE CON'I'INUING SOUTII 89'19'28" WES'I, A DISTANCE OF 87.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF- WAY LINE OF IIAGEN RANCI ROAD AS RECORDED N OFFICIAL RECORD BOOK 6342, PAGE 457 OF THE SAID PUBLIC RECORDS, SAID POIN'T ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH $89^{\circ} 19^{\prime} 28^{\prime \prime}$ WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH OHE-QUARTER SECIION CORNER OF SAID SECTION 4; THENCE SOUTH 8918'59' WES' ALONG IIlE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727. 04 FEET TO TIIE NORTHWEST CORNER OF SAID SECTIOIJ 4 , 'IHENCE SOUTH 88'50'05" WEST ALONG 'IHE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE HES'IERLY LINE OF TRAC' 16 OF SAID BLOCK 38; THENCE SOUTH $01^{\circ} 00^{\prime} 50^{\prime \prime}$ EAST ALONG A LINE CONNECTING THE WESTERLY LINES OF IRAC'PS 16, 17, 48, 49, 80, 31, 112 AND 113 OF SAID BLOCK 38, SAME LINE ALSO BEING 72.85 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH 'PHE EAS'I RIGHY-OF-WAY LINE OF SUNSHINE STMTE PARKWAY AS SHOWN ON RIGHT-OF-WAY MAP, STATION 2334+53. 14 TO S'I'ATI ON $2342+94.41$, CONTRACT No. 3.2, SHEET 8 OF 13 , A DISTANCE OF 5155.10 FEET; THENCE NORTH $89^{\circ} 07^{\prime} 19^{\prime \prime}$ EAST ALONG A LINE CONNECTING THE SOUTIIERLY LINES OF TRACTS 113 IHROUGI 122 , INCLUSIVE, OF SAID BLOCK 38, A DIS'I'ANCE OF 3052.60 FEET; 'I'IIENCE NOR'IH 0052'41' WES'I', A DISTANCE OF 629.45 FEET; 'THENCE SOUTH $63^{\circ} 39^{\prime} 42^{\prime \prime}$ WEST, A DISTANCE OF 387.65 FEET; THEHCE NORTH $11^{\circ} 14^{\prime} 27^{\prime \prime}$ WEST, A DISTANCE OF 444.57 FEET; THENCE NORTH $31^{\circ} 00^{\prime} 37^{\prime \prime}$ WEST, A DISTANCE OF 350.00 FEET rO A POINT OH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVIMG A RADIUS OF 915.00 FEET AND A CENTRAL AMGLE OF $14^{\circ} 27^{\prime} 13^{\prime \prime}$, AT WHICH POINT THE RADIUS BEARS NORTH $31^{\circ} 00^{\prime} 37^{\prime \prime}$ WEST; TIIENCE NORTHEASTERLY MIONG TIIE ARC OF SAID CURVE, A DISTANCE OF 230.82 FEE?'; THENこE NORTH $44^{\circ} 32^{\prime} 10^{\prime \prime}$ EAST ALONG A LINE 'IANGEN'I TO IAST' DESCRIBED CURVE, A DISTANCE OF 579.87 FEET 1'O TIIE BEGINNING OF A CURVE CONCAVE 1'O THE SOUTHEAST HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF 13'44'23"; THENCE NORTHEASTERI Y ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.37 FEET; THENCE NOPTH $33^{\circ} 02^{\prime} 08^{\prime \prime}$ WEST ALONG A LIVE HON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 804.46 FEET 1'O THE BEGINNING OF A CURVE COIJCAVE TO THE SOUTI HAVING A RADIUS 3F
166.91 FEET AND A CENTRAL ANGLE OF $111^{\circ} 13^{\prime} 15^{\prime \prime}$; THENCE NORTHWESTERLY AMD SOU'HWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.0
 DESCRIBED CURVE, A DISTANCE OF 299.35 FEEI'; 'THENCE NORTH $06^{\circ} 14^{\prime}$ 53" WEST, A DISTANCE OF 345.34 FEET TO THE BEGINHING OF A CURVE CONCAVE TO THE SOUTHEAS' HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF $126^{\circ} 41^{\prime \prime} 0^{\prime \prime}$; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DIS'TANCE OF 221.11 FEET TO A FOINT CF REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 305.00 FEET AMD A CENTRAL ANGLE OF $72^{\circ} 07^{\prime \prime} 18^{\prime \prime}$; THENCE SOUTHEASTERLY ARD NORTHEAS'TERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF $383 . \operatorname{g} 2$ FEET'; 'HENCE HOR'H $480185^{\circ} 9^{\prime \prime}$ EAS'T ALOHG A LINE TAHGENT TO LAS'T DESCRIBED CURVE, A DISTANCE OR 17.55 FEET TO THE BEGINNING OF $A$ CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET AID A CENTRAL ANGLE OF $28^{\circ} 36^{\prime \prime} 54^{\prime \prime}$; THENCE NORTHEASTERLY AIOHG THE ARC CF SAID CURVE, A DISTAMCE OF 199.77 FEET TO A POINT OF REVERSE CURVE concave ro the sourrl having a madius of 125.00 feet and a central AIGLE OF $147^{\circ} 15^{\prime 2} 29^{\prime \prime}$; THENCE MOR'HEASTERLY, EASTERLY ARD SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 321.27 FEET TO A HOMN OF REVERSE CURVE CONCAVE TO THE HORTHEAST HAVING A RADIUS OF 220.00 FEET AHO A CENTRAL AMGLE OF 66033.35"; THFNCE goutheasterly along the arc of said curve, n distance of $255 . \varepsilon 9$ FEET; THENCE SOUTH 79041'01" EAS'T, ALONG A LINE TANGENT TO LAET DESCRIBED CURVE, A DISTANCE OF 380.20 FEET TO THE BEGINAING OF A CURVE CONCAVE tO THE NOR'HWEST HAVIHG A RADIUS OF 450.00 FEET ARD A CENTRAL ANGLE OF $39^{\circ} 56^{\prime} 27^{\prime \prime}$; 'IHENCE NORTHEASTERLY ALONG THE ARC CF SATD CURVE, A DIS'ANCE OF 313.69 FEET; THENCE NORTH $60^{\circ} 22^{\prime} 32^{\prime \prime}$ EACT ALONG A LINE TANGENT TO LAS'T DESCRIBED CURVE, A DISTANCE OF 91.巨 4 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40024'58"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.27 FEET; THENCE SOUTH $79^{\circ} 12^{\prime} 30^{\prime \prime}$ EAST, ALONG A LIIE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 150.37 FEET TO TI E BEGINNING OF A CURVE CONCAVE TO THE NORTHEAS'T HAVING A RADIUS (F 895.00 FEET AND A CENTRAL ANGLE OF $08^{\circ} 28^{\prime} 43^{\prime \prime}$; THENCE SOUTHEASTERL;, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.44 FEET TO A POIAT of Reverse curve concave to 'hhe southwest having a radius of 935. (o FEET AND A CENTRAL ANGLE OF $08^{\circ} \mathbf{2 月}^{\prime \prime} \mathbf{4 3}^{\prime \prime}$; THENCE SOUTHEASTERLY ALORG THE ARC OF SAID CURVE, A DISTANCE OF 138.36 FEET; THENCE SOUTH $79^{\circ} 12^{\prime} 3^{\prime \prime \prime}$ EAS'T, ALONG A LINE TANGENT TO LAST DESCRIBED CURVI, A DISTANCE OF 468.77 FEET TO THE BEGINNING OF A CURVE CONCAVE JO THE NORTHWEST HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE (IF $47^{\circ} 00^{\prime} 00^{\prime \prime}$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC (IF SAID CURVE, A DISTANCE OF 209.18 FEET; THENCE HORTH $53^{\circ} 47^{\prime \prime} 30^{\prime \prime}$ EASTT along a line tangent to las' described curve, a dis'tance of 58.65 FEET TO THE BEGINHING OF A CURVE CONCAVE TO THE SOUTH HAVING A -RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 6000000'; THENCE NORIHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.89 FEET ;THENCE NORTH $53^{\circ} 47^{\prime} 30^{\prime \prime}$ EAST, ALONG A LIME NON-TANGENT TO LAST DESCRTBED CURVE, A DISTAMCE OF 118.84 FEET' E'O A POIN'T OF INTERSECIION WI'H THE SAID WES'TERLY RIGHT-OF-WAY LINE GF hagen ranch road; 'rhence northeas'terly and northmesterly along tue SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RAMCH ROAD THE FOLLOHIHG THREE COURSES; 'IHENCE NORTH $23^{\circ} 33^{\prime 2} 29^{\prime \prime}$ EAST, A DISTANCE OF 231.2

FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A PADIUS OF 914.93 FEET AND A CEN'TRAL ANGLE OF 47²4'50"; THERCE northeasterly and nor'hiwesterly along the nic of said curve, a DISTANCE OF 757.13 FEET; THEHCE NORTH $23^{\circ} 51^{\prime} 21^{\prime \prime}$ WEST ALONG A LINE TANGEN'I TO LAST DESCRIBED CURVE, A DIS'IANCE OF 1017.42 FEET TO JME POINT OF BEGIMIIING,

## LESS:

A parcel of land for right-of-way purposes providing access ffom hYfoluyo road to the sunsiline state parkway in port'ions of tracts 112 AND 113 AND THE 30 -FOO' ROAD LYING NORTH OF TRAC'T 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 BEICH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEC IN more particularly described as follows:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF TRFCT 113, BLOCK 38 OF SAID PALM BEACH FARMS PLAT NO. 3; SAID POIHT OF LYING 25.0 FEET NORTH OF THE CENTERLINE OF THE 50-FOOT ROADFAY HETWEEN 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 SEID FALM BEACH FARMS PLAT NO.3; THENCE NORTH $01^{\circ} 00^{\prime} 50^{\prime \prime}$ WEST ALONG THE WEST LINES OF TRACTS 112 AND 113, AND ACROSS THE ABANDONED 30.0 ' ROAD LYING NORTH OF TRACT 112 TO THE SOUTHWES'T CORNER OF TRACT $\varepsilon 1$, 1350.0 FEET MORE OR LESS TO POINT "A": RETURNING TO JHE FOINT OF BEGINNING; THENCE NORTH 89007'19" EAST ALONG THE SOL'PH LINE OF TRACI 113, 300.0 FEET; THENCE, TO POINT "A" DESCRILED ABOVE, NORTH $13^{\circ} 32^{\prime} 10^{\prime \prime}$ WEST, 1383.63 FEET MORE OR LESS. ( JHE DIRECTION AHD DIS'TANCE OF THE LAST COURSE IS A FUNCTION OF THE FIELD LOCATIOH OF THE SOUTHWEST CORHER OF TRAC' 8..)

GUBJECT TO AH EASEMENT IN FAVOR OF LAKE WORHH DRAINAGE DISTRICT OVER A STRIP OF LAND 45.0 FEET IN WID'II LYiHG ADJACENT ON THE EIST to and parallel with the west line of the above described parcel as RECORDED IN OFFICIAL RECORD BOOK 5415, PAGE 1840 OF THE PUBIIC RECORDS OF PALM BEACH COUNTY, FLORIDA (SAID EASEMENT DOES NCIT, HOWEVER, ENCUMBER THE ABANDONED ROADWAY LYING NORTH OF TRACT 11:.)

EXHIBIJ "C "

LEGAL DESCRIETIOH
A PORTION OF SECIIONS 3, 4 AHD 5, TOHHSHIP 45 SOUTH, RANGE 42 EAST, GAID PORTION BEING PART OF BLOCKS 38 AMD 39 AS SHOWH OH PLiTT OF pALM beAcI farms company, flat ho. 3, as recorded in plat book 2 at PAGES 45 THROUGH 58 INCLUSIVE, AHO AS CORREC'IED TO TRACT'S 1 'IHzOUGI: 16, INCLUSIVE, BLOCK 38 AND TRAC'S 1 THROUGH 9 IHCLUSIVE, BLO:K 39 as Shown on plat of plat no. 13 as kecoromd in plat book 6 at page 99, TOGETHER WITH THE HIATUS LYAHG BETWEEH THE WEST RIGHT-O-WAY LINE OF JOG ROAD AND THE EAST LINE OF SAID BLOCK 39, BEING MORE FARTICULARLY DESCRIBED AS FOLLOWS: COMAEICING AT THE NORTY: $1 / 4$ CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES $15{ }^{\prime \prime} 59^{\prime \prime}$ WEST iLLONG THE NORTH LINE OF SAID SECIION 3, A DISTANCE OF 40.00 FEET T() THE FOINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING OA THE WES' RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RICORD BOOK 1207 AT PAGE 361; THENCE SOU'TH 00 DEGREES $47^{\prime \prime} 13^{\prime \prime}$ EAST i,LONG SAID WEST RIGHI-OF-WAY LINE, A DISTAHCE OF 2714.03 FEET; THENCE SOU'Il 89 DEGREES $12^{\prime \prime} 47$ '" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES $47^{\prime} 13^{\prime \prime}$ WEST, A DISTANCE OF 75.00 FEET; THENCE SOU'H 89 DEGREES $12^{\prime} 47$ ' WEST, A DISTANCE OF 971.79 FEET TC THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1493.63 FEET AND A CENTRAL ANGLE OF 31 DEGREES 59134"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8:4.01 FEET; THENCE SOUTH 57 DEGREES $13^{\prime} 13^{\prime \prime}$ WEST ALONG THE TAHGENT OF SAID CURVE, A DISTANCE OF 200.00 FEET TO THE BEGIMMING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1142.91 FEET AMD A CENTRAL ANGLE OF 29 DEGREES 05'50"; THENCE SOUTHWESTERLY ALOHG; THE ARC OF SAID CURVE, $A$ DIS'LANCE OF 580.42 FEET; THENCE SOUTH 86 Degrees 19'03" Wes't along the tangent of said curve, a distance of 850.43 FEET; THENCE SOU'PH 03 DEGREES 40'57" EAS'T, A DIS'TANCE OF 75.00 FEET; THENCE SOUTH 86 DEGREES $19^{\prime \prime} 03^{\prime \prime}$ WEGT, A DISTANCE OF 75.00 FEET; THENCE SOUTH 03 DEGREES 40' 57" EAST, A DISTANCE OF 176.71 FEET TO THE BEGIHMING OF A CURVE CONCAVE TO THE NORTIEAST havins a radius of 1227.52 feet and a central migie or 17 dec rees 40'42"; Thence southeasterly along the arc of said curve, a DISTANCE OF 378.74 FEET; THENCE SOUTH 21 DEGREES $21^{13} 30^{\prime \prime}$ EAST 1 LONG THE TANGENT OF SAID CURVE, A DISTAMCE OF 200.00 FEET TO THE BEGINNING OF A CURVE COMCAVE 'IO THE SOUTHNEST HAVING A RADILS OF 1138.37 FEET AND A CENTRAL ANGLE OF 20 DEGREES 20.51"; TI EACE SOUTHEASTERLY ALONG THE ARC OF SATD CURVE, A DISTANCE OF 4(4.27 FEET; THENCE SOUTH OI DEGREES OO'48" EAST ALOHG THE TANGENT OF SAID CURVE, A DISTAHCE OF 610.16 FEET' ${ }^{\prime}$ THENCE NOR'II 88 DEGREES 59' $12^{\prime \prime}$ EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTM 00 DEGREES 52' $41^{\prime \prime}$ EAST, A DISTANCE OF 75.00 FEET ; THEHCE NORTII 89 DEGREES 07' $19^{\prime \prime}$ EAST, A DISTANCE OF 412.54 FEET TO THE BEGINHING OF A CURVE CO CAVE TO THE SOUTHWEST HAVIHG A RADIUS OF 10461.90 FEET AND A CETTRAL AnGle of 05 DEGREES $00^{\prime}$ 00"; THENCE SOUTHEAS'TERLY ALOHG THE AIC OF SAID CURVE, A DISTANCE OF 912.97 FEET; THENCE SOUTH 85 DECREES 52'41" EAST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 2C8.70 FEET TO A POIN' OF INTERSEC'IION WITH THE SOU'TH LIME OF SAID ELOCK 39; THENCE SOUTH 89 DEGREES 07'19" WEST ALOHG THE EAS'IERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCKS 38 AHU 39, A DISTANCE OF 6980.60 FEET TO A POINT OF INTERSECTIOH WITH THE WEST LIRE OF SAID BLOCK 38, SAID FOINL BEING 70.00 FEET EAST OF AS MEASURRD AT RIGHT ANGLES AND PARALLEL WITH THE EASTP RIGHT-OF-HAY LTM: OF SUHSHINE S'IATE PARKWAY AS SHOWH OH RIGHT-OF-WAY HAP STATION $2334+53.14$ TO STATION $2342+94.4$ COHTRAC' MO. 3.2 SHEET 8 OF 13 ; THENCE NORTH 01 vEGREE $02^{\prime} 30$ " WEST ALOHG SAID HEST LIME OF BLOCK 38, A DISTAMCE OF 5154.48 FEET TO A POIHY OH IMTERGEOION WITH FME HORTH LIME OF SAID SEC"IIOH 5; THENCE HORTH 33 DRGPEES aG'49" EAST




 4, A UISPANCE OF 2726.84 FEET TO THE HORTMHENT COMRER OE SAID



# NICK MILLIRK, INC. 

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OF SAID BLOCK 33, A DISTAMCE OF 2636.54 FEET TO THE PeInf $\theta$ begenuing, (THE LAS' FOUR (I)DESCRIBED COURSES ALSC BEING THE NORTH LINE OF SAID BLOCKS 33 AIID 39 OF SAID PLAT No. 13). SAID PROPERTY LOCATED OIJ THE WEST SIUE 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:

BEIHG $\AA$ PORTION SECTIONS 3, 4 AND 5, TOWHSHIP a5 SOUTH, RAIGE 42 EAS'I, PALM BEACH COUN'Y, FLORIDA, SAID FOR'IIONS ALSO BEING PART OF BLOCKS 38 AND 39, AS SHOWH ON PLAT OF PALM BEACH FARMS CJMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2, FAGES 45 THROUCH 54, INCLUSIVE, OF THE PUBLIC RECORIS OF PALA BEACH COUH'Y, FLJRIDA, AND AS CORRECTED TO TRACIS 1 THROUGI 16, INCLUSIVE, ELOCK 18 AND TRAC'TS 1 THROUGH 9, INCLUSIVE, BLOCK 39 AS SHOHM OH PLAT O. PLAT No. 13 AS RECORDED IN PLAT BOOK 6 , IAGES 98 AND 99 OF SAID UBLIC RECORDS, BEIWG MORE EARITCULARLY DESCRIBET AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOU'TH $89^{\circ} 19^{\prime} 2^{\prime \prime}$ WES'I ALONG THE NORTH LINE OF SAID SECTION 4, A DIsTANCE OF 802.06 FEEP; THENCE CONTINUING SOUTH $89^{\circ} 19^{\prime} 28^{\prime \prime}$ WES'T, A DI:;TANCE OF 87.03 FEET TO A POINT OF INTERSECTION WI'PH THE WESTERLY RIGHT-OF- WAY LINE OF HAGEN RANCH ROAD AS RECORDED IH OFFICIAL IIECORD BOOK 6342, PAGE 457 OF THE SAID PUBLIC RECORDS, SAID POIN ALSO BEING THE POTNT OF BEGINNING OF THIS DESCRIPTION; THENCE CONT: NUING SOUTH $89^{\circ} 19^{\prime} 28^{\prime \prime}$ WEST, A DISTANCE OF 1837.75 FEET TO THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 4; FHENCE SOUTH 89¹8'59" WEST ALONG THE SAID NORTH LINE OF SECTION 4, A DISTANCE OF 2727.04 FEET TO THE NORTHWEST CORHER OF SAID SEC'I'ON 4 THENCE SOUTH 88050'05' WEST ALONG THE NORTH LINE OF SAID SECT'ON 5 , A DISTANCE OF 544.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 16 OF SAID BLOCK 38; jHENCE SOUTH O1000'50" EAST ALONG A LINE CONNECITHG THE WESTERLY LIN $\Xi$ S 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 MEASUREI) AT RIGHT AAGLES) 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 SIATION $2342+94.41$, CONTRACT No. 3.2, SHEET 8 OF 13, A DISTANCE OF 5155.10 FEET; THENCE NORTH $89^{\circ} 07^{\prime \prime} 19^{\prime \prime}$ EAST ALONG A LINE CONHECTIN; THE SOU'IHERLY LINES OF 'IRACI'S 113 THROUGH 122, INCLUSIVE, OF SAID BLOCK 38, A DISTANCE OF 3052.60 FEET; THENCE HORTH OO $52^{\prime \prime} 41^{\prime \prime}$ WEST, $A$ DISTANCE OF 629.45 FEET; THENCE SOUTH 63039'42" WEST, A DISTAT CE OF 387.65 FEET; THENCE NORTH $11^{\circ} 14^{\prime} 27^{\prime \prime}$ WEST, $A$ DISTANCE OF 444.57 FEET; THENCE NORTH $31^{\circ} 000^{\prime \prime} 37^{\prime \prime}$ WES'I, A DISTANCE OF 350.00 FEET TO $A$ POINT ON THE ARC OF A CURVE CONCAVE TO THE NOETHWEST HAV HG A RADIUS OF 915.00 FEET AND A CENTRAL ANGLE OF 14 $27^{\prime \prime} 13^{\prime \prime}$, AT WHICH POIMT THE RADIUS BEARS HOR'H $31^{\circ} 00^{\prime} 37^{\prime \prime}$ WEST; THEHCE HORTHEASIERLY ALONG THE ARC OF SAID CURVE, A DISTAMCE OF 230.82 FEET; THENCE NORTH $44^{\circ} 32^{\prime \prime} 0^{\prime \prime}$ EAS' ALONG A LINE TAMGENT TO LASI DESCRIBED CJRVE, A distance of 579.87 feet ro the beginning of a curve concame ro THE SOUTHEAST HAVING A RADIUS OF 1190.00 FEET NHD A CENTRAL ingle OF $13^{\circ} 44^{\prime} 3^{\prime \prime}$; 'JHENCE NORTHEASTERLY AhOHG THE ARC OF SAID CUR JE, $A$ DISTANCE OF 285.37 FEET; THEHCE HORTH $33^{\circ} 02^{\prime} 03^{\prime \prime}$ VEST ALOHG A LINE NON-TANGEHT TO LAS'T DESCRIBED CURVE, A DISTALCE OF 304.46 FEST TO THE BEGINHIHG OF A CURVE CONCAVE TO THE SUUMI MAVIHG A RADI JS of
 AND SOUTHWESTERLY ALONG THE ARC OF SAID CURYE, A DISTAMCE OF 324.0 FEET; THENCE HORTH 54"15"23" WEST ALONG A LTHE WOH-TAHGENT TO LAST DESCRIBED CURVE, $A$ DISTANCE OF $299.35 \mathrm{FH} \mathrm{SI}^{\prime}$; TH:aCE HORTH 0;014'
 COHCAVE TO THE SOUTHEAST HAVIHG A HADILS OP 100.00 FEET AND A

 REVERSE CURVE COHCAVE TO THE HOR'M HAYIH; A RDUHG OF 305.00 FEET
 MORTHEASTERLY ALOMG THE ARC OF SAMD CURUR, A DISTAHCE OF ji 3.92 FEET; THENCE NORTA $48^{\circ} 18^{\circ 59 "}$ EAS'T $A$ LOHG $\therefore$ LIME TAMGENT TO LAST


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A CEMTRAL NHGLE OF $28^{\circ} 36^{\prime \prime} 54^{\prime \prime}$; 'HHNCE NORHMEASTEHLY ALOHG THE ARC OF SAID CURVE, A DISTANCE OF 199.77 FEEP TO A POIHT OF REVERSE CURVE CONCAVE TO 'IHE SOUTH HAVING A KNDIUS OF 125.00 FEET AND A CINTRAL ANGLE OF 147015'29'; THENCE NORTHEASTERLY, EASTERLY AMD SOUTHEASTERLY ALONG JHE ARC OF SAID CURVE, A DISTANCE OF: 21.27 FEET TO A POIMT OF REVERSE CURVE COHCAVE HO THE MORTHEAST HATIHG A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 66038'35'; 7HENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.89 FEET; THENCE SOUTH 79 $9^{\circ} 11^{\prime} 01^{\prime \prime}$ EAST, ALOHG A LIME TANGENT TC LAST DESCRIBED CURVE, A DISTANCE OF 380.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO IHE NORIHWEST IHAVING A RADIUS OF 450.00 FEET AND A CEHIRAL ANGLE OF $39^{\circ} 5^{\prime} 6^{\prime} 7^{\prime \prime}$; THENCE NORTHEASTERLY ALONG THE 1 RC OF SAID CURVE, A DISTANCE OF 313.69 FEET; THENCE NORTH $60^{\circ} 22^{\prime} 32^{\prime \prime}$ EAST ALOHG $A$ LINE TANGENT TO LAST DESCRIBED CURVE, A DISTAIICE OF 91.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET AHD A CENTRAL ANGLE OF 40024'58"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURIE, A DISTANCE OF 35.27 FEET; THENCE SOUTH $79^{\circ} 12^{\prime} 30^{\prime \prime}$ EAST, ALONG A LINE TANGENT TO LAS'P DESCRIBED CURVE, A DISTANCE OF 150.37 FEET TO THE BEGINHING OF A CURVE CONCAVE TO THE HORTHEAST HAVIHG A RADI JS OF 895.00 FEEI' AHD A CENTRAL ANGLE OF $08^{\circ} 28^{\prime} 43^{\prime \prime}$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 132.44 FEET TO A ?OINT OF REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVIHG A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 0 $8^{\circ} 28^{\prime} 43^{\prime \prime}$; THENCE SOUTHEASIERLY ILONG THE ARC OF SAID CURVE, $A$ DISTANCE OF 138.36 FEET; TIENCE SOU'HH $79^{\circ} 12^{\prime} 30^{\prime \prime}$ EAST, ALONG A LINE TANGENI TO LAST DESCRIBED CJRVE, A DISTANCE OF 468.77 FEET TO TIIE BEGINNING OF A CURVE CONCA'IE TO THE NORTHWEST HAVING A RADIUS OI' 255.00 FEET AND A CENTRAL ANG JE OF $47^{\circ} 00^{\prime} 00^{\prime \prime}$; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE AZC OF SAID CURVE, A DIS'PANCE OF 209.18 FEE'I' THENCE NORTH 5347'30" EAST ALONG A IJINE TANGENT TO LAS'I DESCRIBED CURVE, A DISTANCE OF ; 8.65 FEET TO THE BEGINNING OF $A$ CURVE CONCAVE TO THE SOUTH HAV]NG A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 6000'00"; TIIENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG IHE ARC OF SAID CURUE, A DISTANCE OF 41.89 FEET ;THENCE NORTH 53047'30" EAST, ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 118.84 FEIIT TO A POINT OF INTERSECTION WITH THE SAID WESTERLY RIGHT-OF-WAY LIIIE OF HAGEIV RANCH ROAD; 'IUENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD IHE FOLLGWING THREE COURSES; THENCE NOR'IH $23^{\circ} 33^{\prime} 29^{\prime \prime}$ EAST, A UISTANCE OF 2:1.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 914.93 FEET AND $A$ CENTRAL ANGLE OF 47024 $50^{\prime \prime}$; TY ENCE NORTHEASPERLY AHD HORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISIANCE OF 757.13 FEET; 'HENCE NORTH 23051'21" WEST AIONG A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 1017.42 FEET TC THE POINT OF BEGINNING,
LESS:
A PARCEI, OF LAND FOR RIGMT-OF-WAY PURPOSES FROVIDIMG ACCESS FROM HYPOLUXO ROAD TO THE SUMSHINE S'IATE FARKWAY IN FORTIOMS OF TRACMS 112 AND 113 AHD THE 3O-FOOT ROAD LYIHG NOR'H OF 'IRAC' 112 , AII, IN BLOCK 38, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN FLAT BOOK 2, PAGES AS THROUGIL 5A OF THE FUBLIC RECOROS OF FALA BEACH COUNIY, FLORIDA, LYIMG IA TME GOUTMWEST QUARIMR OF SECTIOM 5 , TOWHSHID 45 SOUHH, FAHGE 42 EAS'M, JAIM BEACH COUHTY, FLORIHA, EBGIN MORE FARTICULARIX' DESCRIEED AS FOLIOOWS:

FOR A POINT OF BEGIHNIMG, COMMEHE AT IHE SOUHMMEST CORWER OF T $A C T$




 HEST LINES OF TWACH! 112 AH1) 113 , AND ACROSS LHE ABNUUOHED 31.0' ROAD LYIMG WOETH OF 'TRAC'J' 112 'JO HME SOUTHWEST CUHHER OF TRAC'I 81, 1350.0 FEET IMOL OR LESS TO POHNT "A": RETURHIIIG IO THE POINT OF BEGIMUIIC; THEHCE WOPTH 89007'19" EAST ALONG THE SOUTH ISTHE OF TRACJ 113, 300.0 F!HT; THENCE, TO FOTHI' "A" DESCRE BED


## NICK MILILR, INC.

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DIRECTIOH AND DTSTANCE OF THE LAST COHRGE IS A FUHCTIOH (F THE FIELD LOCATION OF THE SOUTHEESI CORHER OF IRRCI 81.)

SUBJECT TO AH EASEMEHT IH FAVGR OF LAKE WORTH DRAIMAGE DISTRICT OVER A SIRIP OF LAND 45.0 FEET IM WIUTH LYHGG AOJACEHT OH TH: EAST 'IO AND PARALLEL WITH THE WES'T LIME OF THE ABOVE deSCRIBED PARIEL AS RECORDED IN OFFICIAL RECORD BOOK 5415, IAGE 1840 OF THE IUBLIC RECORDG OF PALM BEACH COUHYY, FLORIOA (SAID EASEMENT DOES NOT, homever, bncumber the abandoned roadmay lyhmg morth of tract 112.)





