SHEET 3 DF 8 "PENINSULA VILLAGE GREENS" A REPLAT OF A PORTION OF "PENINSULA CORPORATE CENTER PLAT" AS RECORDED STATE OF FLORIDA PREPARED BY: COUNTY OF PALM BEACH IN PLAT BOOK 83, PAGE 122-124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. KEITH AND SCHNARS, P.A. THIS PLAT WAS FILED FOR RECORD ENGINEERS - PLANNERS - SURVEYORS SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST AT _____ M, THIS ____ TH DAY LB 1337 _____ 200_ , AND DULY CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA 6500 NORTH ANDREWS AVENUE FORT LAUDERDALE, FLORIDA 33309 ON PAGES_____THRU ____ (954) 776-1616 DOROTHY H. WILKEN J:\PROJECTS\15577\REPLAT\VILLAGE-GREENS\PLAT CLERK CIRCUIT COURT (NOT TO SCALE) SOUTH FLORIDA WATER MANAGEMENT DISTRICT PARCEL C-1 LOT. 18 LOT. 23 LOT. 28 LOT_ 33 LOT. 38 LOT. 43 LOT, 48 LOT 2 LOT₋ 24 LOT. 29 LOT. 34 LOT. 39 N.W. 83RD PLACE LOT₋ 44 LOT₋ 49 LOT 3 LOT. 25 LOT₋ 30 LOT₋ 40 LOT₋ 45 LOT. 50 LOT 4 LOT 21 LOT. 26 LOT 31 LOT. 36 LOT 41 LOT₋ 46 LOT 51 LOT. 22 LOT. 32 LOT. 37 LOT. 42 LOT₋ 47 LOT. 52 SEET-7 N.W. 83RD STREET PARCEL R-4 N.W. 83RD STREET (PRIVATE ROADWAY) PARCEL C-1 (PRIVATE ROADWAY) ALL OF PARCELS 3, 7 AND 8 AND A PORTION OF PARCELS 1, 2, R-2 AND R-1 (A PORTION LOT. 59 LOT. 64 LOT_ 69 LOT. 74 LOT. 79 OF CANAL VIEW DRIVE AND HOSPITALITY WAY), "PENINSULA CORPORATE CENTER PLAT" LOT 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 122 THROUGH LOT. 60 LOT. 65 LOT. 70 LOT. 75 LOT. 80 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT. 61 LOT₋ 66 LOT. 76 LOT 81 LOT. 86 LOT. 10 BEGINNING AT THE NORTHEAST CORNER SAID PARCEL 1; THENCE SOUTH 00°18'44" EAST, LOT. 62 LOT. 67 LOT. 72 LOT. 77 ALONG THE EAST LINE OF SAID PARCEL 1 AND THE SOUTHERLY PROJECTION THEREOF, 160.91 LOT. 82 LOT. 87 LOT 11 FEET; THENCE SOUTH 01'38'32" WEST, 113.65 FEET; THENCE SOUTH 83'59'51" EAST, 12.03 LOT. 63 LOT. 68 LOT. 73 LOT. 78 LOT. 83 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS SHOWN IN THE FLORIDA LOT. 88 DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 93220-2406; PARCEL D-1 PARCEL R-4 THENCE SOUTH 10°21'46" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF CONGRESS N.W. 83RD LANE LOT. 12 AVENUE, 63.83 FEET TO THE NORTHEAST CORNER OF PARCEL L-1 OF AFORESAID PLAT: THENCE SOUTH 81'00'08" WEST, ALONG THE NORTH LINE OF SAID PARCEL L-1, A DISTANCE OF 275.17 FEET TO THE NORTHWEST CORNER OF SAID PARCEL L-1, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 593.10 FFFT. (A MATCHLINE RADIAL LINE THROUGH SAID POINT BEARS SOUTH 68'58'14" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST LINE OF SAID PARCEL L-1, THROUGH A CENTRAL ANGLE OF 14.52'01", AN ARC DISTANCE OF 153.90 FEET, TO THE NORTHEAST CORNER OF PARCEL 4 OF AFORESAID PLAT; THENCE SOUTH 77*02'09" WEST, LOT. 16 ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 241.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOSPITALITY WAY (N.W. 8th AVENUE) AS SHOWN IN SAID LOT. 17 PLAT, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE SOUTH 81.52'04" WEST, 40.12 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 7 OF AFORESAID PLAT, ALSO PARCEL R-4 BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, (A RADIAL N.W. 82ND BOULEVARD LINE THROUGH SAID POINT BEARS NORTH 86' 28' 59" EAST); THENCE THE FOLLOWING TEN (10) COURSES RUNNING ALONG THE EAST, SOUTH AND WEST BOUNDARY OF SAID PARCEL 7; PARCEL C-PARCEL D-2 (1) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, THROUGH A CENTRAL ANGLE OF 37' 04' 47", AND AN ARC DISTANCE OF 313.87 FEET; (2) SOUTH 33' 33' 47" WEST, 146.18 FEET TO A POINT ON THE ARC OF A TANGENT CURVE LOT.112 CONCAVE NORTHERLY; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 59' 58", AND AN ARC DISTANCE LOT_113 OF 39.27 FEET; (4) NORTH 56° 26' 15" WEST, 352.92 FEET; (5) SOUTH 89°54'50" WEST, PARCEL C-6 91.48 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST; LOT.114 (6) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET; (7) NORTH 00'05'10" WEST, 39.11 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO PARCEL R-4 THE SOUTHEAST; (8) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 78.54 FEET; (9) NORTH 89'54'50" EAST, 91.67 FEET; (10) NORTH 68'11'33" EAST, 65.00 FEET TO A POINT SHEET-5 ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 215.00 FEET; (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 68'11'20" WEST) SAID POINT ALSO BEING LOT_117 THE NORTHERLY RIGHT-OF-WAY LINE OF PENINSULA CORPORATE CIRCLE AS SHOWN IN PLAT LIMIT AFORESAID PLAT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68'16'30", AN ARC DISTANCE OF 256.20 FEET; THENCE SOUTH 89'54'50" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PENINSULA CORPORATE CIRCLE, 12.78 FEET; THENCE NORTH 00°05'10" EAST, 525.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CANAL "C-15" AS SHOWN ON THE SOUTH FLORIDA PARCEL C-6 WATER MANAGEMENT RIGHT-OF-WAY MAP, DRAWING NUMBER C-15-5 LAST REVISED 05/14/81; THENCE SOUTH 89'55'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1153.40 PARCEL L-3 ALL OF SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, CONTAINING 781,741 SQUARE FEET, (17.9463 ACRES) MORE OR LESS MATCHLINE LOT_124 PARCEL R-4 N.W. 82ND LANE

PARCEL C-6

DESCRIPTION

FEET TO THE POINT OF BEGINNING.