

HUTCHON ENGINEERS

CORPORATE
CIVIL ENGINEERS & SURVEYORS

GLADE BEACH WEST PALM BEACH

"A PLANNED UNIT DEVELOPMENT" BREAKERS WEST PLAT NO. 2

SHEET 5 OF 5 SHEETS

SCALE 1" = 400'



DESCRIPTION OF PARCEL B CONTINUED FROM SHEET 4 OF 5

Thence North 53°30'31" East for a distance of 272.40 feet;
 Thence South 69°46'50" East for a distance of 101.24 feet;
 Thence South 39°27'10" East for a distance of 190.00 feet to a Point of Curvature;
 Thence southeasterly along the arc of a curve concave to the Northeast, having a central angle of 61°04'31" and a radius of 400.00 feet for a distance of 426.39 feet to a Point of Reverse Curvature;
 Thence easterly along the arc of a curve concave to the South having a central angle of 19°52'36" and a radius of 500.00 feet for a distance of 173.46 feet to a Point of Reverse Curvature;
 Thence easterly along the arc of a curve concave to the North having a central angle of 13°13'17" and a radius of 700.00 feet for a distance of 161.53 feet to a Point;
 Thence South 0°03'01" West for a distance of 124.09 feet to a Point of Curvature;
 Thence along the arc of a curve concave to the Northwest having a central angle of 29°29'54" and a radius of 240.00 feet for a distance of 123.56 feet to a Point of Reverse Curvature;
 Thence along the arc of a curve concave to the Southeast having a central angle of 20°33'25" and a radius of 300.00 feet for a distance of 107.64 feet to a Point of Tangency;
 Thence North 89°56'59" West perpendicular to said tangent for a distance of 153.64 feet;
 Thence South 45°06'04" West for a distance of 316.13 feet;
 Thence South 59°13'21" West for a distance of 158.29 feet;
 Thence South 79°28'16" West for a distance of 366.55 feet;
 Thence South 0°02'03" West for a distance of 260.00 feet to a point on a line parallel to and 75 feet North of and measured at right angles from the South line of Tracts 11, 12 and 13, Block 1 of said Palm Beach Farms Company Plat No. 3;
 Thence along said line parallel to the South line of Tracts 11 and 12, North 89°57'57" West for a distance of 1310.01 feet to a point on the East line of said Tract 13, Block 1 of said Palm Beach Farms Company Plat No. 3;
 Thence North 0°02'21" East along said East line of Tract 13, for a distance of 585.76 feet to a point in the North line of said Tract 13;
 Thence North 89°57'43" West along the North line of said Tract 13 for a distance of 163.10 feet to the Northeast corner of the West 60 feet of the East 223.1 feet of said Tract 13, Block 1, Palm Beach Farms Company Plat No. 3;
 Thence North 45°02'07" East for a distance of 230.65 feet;
 Thence North 79°27'58" East for a distance of 313.15 feet;
 Thence North 23°44'40" West for a distance of 367.16 feet;
 Thence North 35°08'40" West for a distance of 338.75 feet;
 Thence North 85°31'14" West for a distance of 217.66 feet;
 Thence South 28°04'50" West for a distance of 388.76 feet;
 Thence South 19°18'32" West for a distance of 473.68 feet;
 Thence North 89°57'43" West for a distance of 189.75 feet to a Point of Curvature;
 Thence westerly and northerly along the arc of a curve concave to the Northeast having a central angle of 92°34'04" and a radius of 180.00 feet for a distance of 290.81 feet to a Point of Tangency;
 Thence along the tangent to the aforementioned curve North 2°36'21" East for a distance of 423.77 feet to the POINT OF BEGINNING.

Containing 19.818 Acres, more or less.

ALSO, the following described parcel:

The East 223.1 feet of the North 585.76 feet of Tract 13, Block 1, Palm Beach Farms Company's Plat No. 3, as recorded in Plat Book 2, Page 46, Palm Beach County, Public Records, Less the West 60.00 feet.

Containing 2.193 Acres, more or less.

PARCEL "C": (Shown hereon as "O-S" Tract 3; "W-M" Tract 6 and "G-M" Tract 1)
 Commence at the Northeast corner of Tract 13, Block 1 of said Palm Beach Farms Company Plat No. 3; Thence South 0°02'21" West along the East line of said Tract 13, Block 1, Palm Beach Farms Company Plat No. 3 for a distance of 660.76 feet to the Southwest corner of Tract 12, Block 1, Palm Beach Farms Company Plat No. 3; Thence South 89°57'57" East along the South line of Tracts 12 and 11, Block 1, Palm Beach Farms Company Plat No. 3 for a distance of 2309.90 feet to the Southeast corner of Tract 11, Block 1 of said Palm Beach Farms Company Plat No. 3; Thence North 0°03'01" East along the East line of said Tract 11, Block 1, Palm Beach Farms Company Plat No. 3 for a distance of 75.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue North 0°03'01" East for a distance of 584.86 feet to the Northeast corner of said Tract 11, Block 1, Palm Beach Farms Company Plat No. 3;
 Thence South 89°57'04" East along the South line of Tract 11, Block 2, of said Palm Beach Farms Company Plat No. 3 for a distance of 1369.75 feet to the Southeast corner of said Tract 11, Block 2, Palm Beach Farms Company Plat No. 3;
 Thence North 0°03'22" East along the East line of said Tract 11, Block 2, Palm Beach Farms Company Plat No. 3 for a distance of 690.18 feet to the Southwest corner of Tract 9, Block 2, of said Palm Beach Farms Company Plat No. 3;
 Thence South 89°57'49" East along the South line of said Tract 9, Block 2, Palm Beach Farms Company Plat No. 3 for a distance of 1006.63 feet; to a point in the westerly right-of-way line of Rubin Road as recorded in Road Plat Book 5 at Page 45 Palm Beach County Public Records;
 Thence North 25°39'40" East for a distance of 356.77 feet to a Point of Curvature;
 Thence along the arc of a curve concave to the Northwest having a central angle of 25°37'30" and a radius of 1106.00 feet for a distance of 494.65 feet to a Point of Tangency;
 Thence along the tangent to the aforementioned curve North 0°02'11" East and along said westerly Right-of-Way line of said Rubin Road for a distance of 936.83 feet;
 Thence North 45°58'33" West for a distance of 390.94 feet;
 Thence South 71°12'00" West for a distance of 320.02 feet;
 Thence South 13°48'24" East for a distance of 393.90 feet;
 Thence South 3°04'34" East for a distance of 472.02 feet;
 Thence South 8°25'48" West for a distance of 386.22 feet;
 Thence North 82°34'28" West for a distance of 111.80 feet;
 Thence South 72°59'34" West for a distance of 668.13 feet;
 Thence South 63°31'25" West for a distance of 301.23 feet;
 Thence South 34°02'20" West for a distance of 563.97 feet;
 Thence South 73°12'28" West for a distance of 403.95 feet;
 Thence South 81°11'02" West for a distance of 402.48 feet;
 Thence South 0°03'01" West for a distance of 130.82 feet to a Point of Curvature;
 Thence along the arc of a curve concave to the Northwest having a central angle of 29°29'54" and a radius of 300.00 feet for a distance of 154.45 feet to a point of Reverse Curvature;
 Thence along the arc of a curve concave to the Southeast having a central angle of 29°29'54" and a radius of 240.00 feet for a distance of 123.56 feet to a Point of Tangency;
 Thence South 0°03'01" West along the tangent to the aforementioned curve for a distance of 100.00 feet to a Point of Curvature;
 Thence along the arc of a curve concave to the Northwest having a central angle of 49°44'42" and a radius of 227.60 feet for a distance of 197.61 feet to a Point of Compound Curvature;

(CONTINUED ON THIS SHEET)

DESCRIPTION OF PARCEL 'C' CONTINUED

Thence along the arc of a curve concave to the Northwest having a central angle of 24°48'27" and a radius of 1315.00 feet for a distance of 569.36 feet;
 Thence South 0°02'03" West for a distance of 47.41 feet to a point on a line 75.00 feet North of the South line of Tract 11, Block 1, Palm Beach Farms Company Plat No. 3;
 Thence South 89°57'57" East along a line parallel to and 75.00 feet North of measured at right angles from the South Line of Tract 11, Block 1, Palm Beach Farms Company Plat No. 3 for a distance of 650.00 feet to the POINT OF BEGINNING.

Containing 55.738 Acres, more or less.

DESCRIPTION

OF PROPERTY OWNED BY FLAGLER SYSTEM INC

PARCEL "A": (Shown hereon as part of Reserved Tract for Private Road)
 Being the West 60.00 feet of the East 223.1 feet of the South 585.76 feet of Tract 13, Block 1, Palm Beach Farms Company's Plat No. 3, Palm Beach County, Florida, as recorded in Plat Book 2, Page 46, Palm Beach County Public Records;

Containing 0.807 Acres more or less.

AND

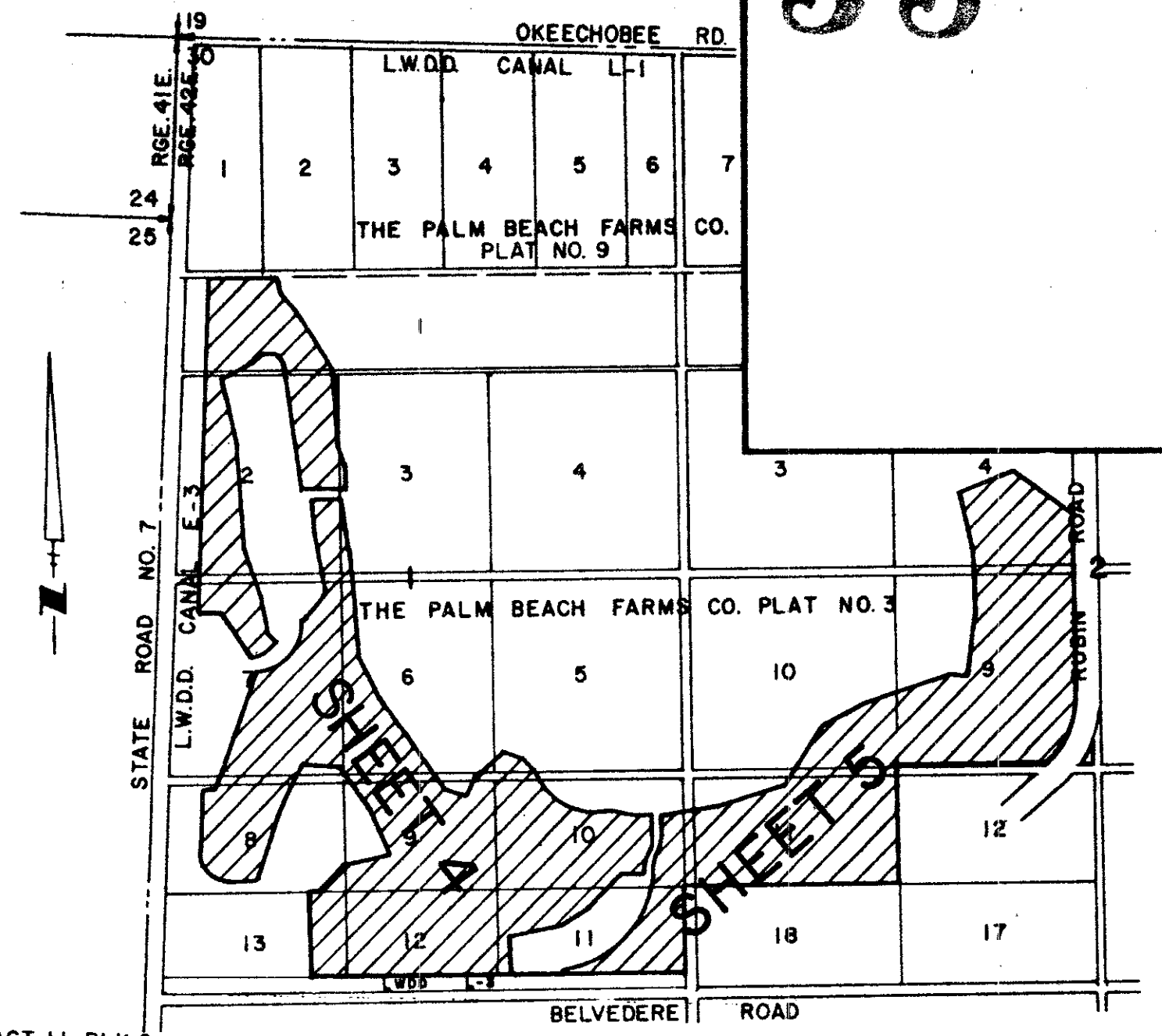
PARCEL "B": (Shown hereon as "O-S" Tracts 4 and 5)
 Being that part of Tract 9, Block 2, Palm Beach Farms Company's Plat No. 3, Palm Beach County, Florida, as recorded in Plat Book 2, Page 46, Palm Beach County Public Records, described as follows:

Beginning at the intersection of the westerly right-of-way line of Rubin Road with the South line of said Tract 9 as same is shown on Road Book 5, pages 45 and 46, Public Records of Palm Beach County, Florida; run thence S 89°57'49" E along the South line of Tract 9, a distance of 313.07 feet to the Southeast corner of said Tract 9; thence run N 0°02'11" E a distance of 800.03 feet; thence run N 89°57'49" W a distance of 50.00 feet to a point of curvature on the West line of said Rubin Road Right-of-Way as the same is shown on said Road Book 5, pages 45 and 46; thence southwesterly along the arc of a curve, the tangent of which is perpendicular to the last described course, said arc being concave to the Northeast, having a radius of 1106.00 feet and a central angle of 25°37'30" for a distance of 494.65 feet to the point of tangency; thence S 25°39'40" W for a distance of 356.77 feet to the POINT OF BEGINNING.

LESS that part of the above described property lying within the Right-of-Way for Rubin Road as described in the Right-of-Way Deed recorded in Official Record Book 515, Page 510, Palm Beach County Public Records;
 Containing 1.412 Acres, more or less.

BREAKERS WEST PLAT NO. 2

LOCATION MAP
SCALE 1" = 1000'



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CURVE DATA

PARCELS C AND BI

NO.	RADIUS	TAN	CHORD	ARC	DELTA	CHORD BRG.
12	1105.92'	327.35'	627.77'	636.53'	32°58'38"	S16°31'30"W
13	300.00'	78.98'	152.75'	154.45'	29°29'54"	S14°47'58"W
14	240.00'	63.18'	122.20'	123.56'	29°29'54"	N14°47'58"E
15	227.60'	105.52'	191.46'	197.61'	49°44'42"	N24°55'22"E
16	1315.00'	289.21'	564.92'	569.36'	24°48'27"	N62°11'57"E
17	1185.92'	183.47'	362.62'	364.05'	17°35'19"	N21°44'43"E
18	1106.00'	251.53'	490.53'	494.65'	25°37'30"	N12°50'56"E

POINT OF BEGINNING
PARCEL C

PALM BEACH FARMS CO'S PLAT NO. 3, P. 46

N.E. COR. TRACT 13 BLK 1

TRACT 12 BLK 1
TRACT 13 BLK 1

0217-003

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This instrument prepared by:
 Norman H. Gimpe
 Hutchon Engineers, Incorporated
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 West Palm Beach, Florida