

DRAWING NUMBER
51/176

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A PART OF BOCA GREENS P.U.D.

BOCA GREENS GOLF COURSE

SHEET 2 OF 4

176

COUNTY OF PALM BEACH
STATE OF FLORIDA

This Plat was filed for record on _____ 1984

By _____

JOHN B. DUNKLE, Clerk, Circuit Court

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Boca Greens Parcel G-1

DESCRIPTION

A parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida being more particularly bounded and described as follows, to wit:

Commencing at the most Northerly corner (NW corner of Cain Boulevard) of Boca Greens, Plat number 7, as recorded in Plat Book 46, Pages 56 through 57. (Bearings sited herein are in the meridian of said Boca Greens, Plat number 1); thence North 22°04'12" East 263.34 feet; thence 594.28 feet along the arc of a curved line concave to the West having a radius of 3,920.00 feet through a delta angle of 08°41'10" with a long chord bearing of North 17°43'37" East; thence crossing the right-of-way of Cain Boulevard, South 76°36'58" East 80.00 feet to the POINT OF BEGINNING; thence 85.63 feet along the arc of a curved line concave to the East having a radius of 1,600.00 feet through a delta angle of 03°04'10" with a long chord bearing of North 11°51'01" East; thence North 89°23'45" East 1,043.46 feet; thence 189.39 feet along the arc of a curved line concave to the North having a radius of 175.00 feet through a delta angle of 62°00'20" with a long chord bearing of North 89°23'45" East; thence North 89°23'45" East 305.36 feet; thence 189.48 feet along the arc of a curved line concave to the South having a radius of 570.00 feet through a delta angle of 19°02'46" with a long chord bearing of South 81°04'52" East; thence 73.18 feet along the arc of a curved line concave to the Southwest having a radius of 100.00 feet through a delta angle of 41°35'48" with a long chord bearing of South 50°35'35" East; thence North 60°22'19" East 125.00 feet; thence 114.69 feet along the arc of a curved line concave to the West having a radius of 225.00 feet through a delta angle of 29°12'21" with a long chord bearing of South 15°01'31" East; thence 124.04 feet along the arc of a curved line concave to the East having a radius of 805.00 feet through a delta angle of 08°49'41" with a long chord bearing of South 04°50'11" East; thence 189.05 feet along the arc of a curved line concave to the North having a radius of 650.00 feet through a delta angle of 16°39'53" with a long chord bearing of South 82°28'09" West; thence 328.19 feet along the arc of a curved line concave to the South having a radius of 1,150.00 feet through a delta angle of 16°21'04" with a long chord bearing of South 82°07'33" West; thence 700.14 feet along the arc of a curved line concave to the East having a radius of 170.00 feet through a delta angle of 235°58'18" with a long chord bearing of South 17°31'33" East; thence 232.22 feet along the arc of a curved line concave to the South having a radius of 850.00 feet through a delta angle of 15°39'12" with a long chord bearing of North 82°58'29" East; thence 264.69 feet along the arc of a curved line concave to the North having a radius of 950.00 feet through a delta angle of 137°92'22" with a long chord bearing of North 82°49'11" East; thence 137.92 feet along the arc of a curved line concave to the West having a radius of 945.00 feet through a delta angle of 08°21'44" with a long chord bearing of South 04°06'57" East; thence 261.38 feet along the arc of a curved line concave to the Northwest having a radius of 165.00 feet through a delta angle of 90°45'46" with a long chord bearing of South 45°26'48" West; angle of 90°45'46" with a long chord bearing of South 45°26'48" West; thence North 89°10'19" West 131.00 feet; thence 199.35 feet along the arc of a curved line concave to the South having a radius of 1,055.00 feet through a delta angle of 10°49'35" with a long chord bearing of South 85°24'54" West; thence North 43°57'41" West 147.25 feet; thence 292.11 feet along the arc of a curved line concave to the South having a radius of 1,180.00 feet through a delta angle of 14°11'02" with a long chord bearing of South 68°54'44" West; thence 1,061.26 feet along the arc of a curved line concave to the North having a radius of 1,020.00 feet through a delta angle of 59°36'47" with a long chord bearing of South 88°22'23" West; thence North 58°33'59" West 354.28 feet; thence 155.86 feet along the arc of a curved line concave to the West having a radius of 4,000.00 feet through a delta angle of 02°13'57" with a long chord bearing of North 20°22'03" East; thence South 72°53'40" East, 245.82 feet; thence 660.08 feet along the arc of a curved line concave to the North, having a long chord bearing of South through a delta angle of 21°36'40", with a long chord bearing of 83°42'04" East; thence 700.46 feet along the arc of a curved line concave to the West having a radius of 170.00 feet through a delta angle of 236°04'39" with a long chord bearing of North 05°48'46" West; angle of 236°04'39" with a long chord bearing of North 05°48'46" West; thence 540.08 feet along the arc of a curved line concave to the North having a radius of 1,450.00 feet through a delta angle of 21°20'28" with a long chord bearing of North 83°33'57" West; thence North 72°53'44" West 245.81 feet; thence 109.73 feet along the arc of a curved line concave to the West having a radius of 4,000.00 feet through a delta angle of 01°34'18" with a long chord bearing of North 14°10'11" East to the POINT OF BEGINNING.

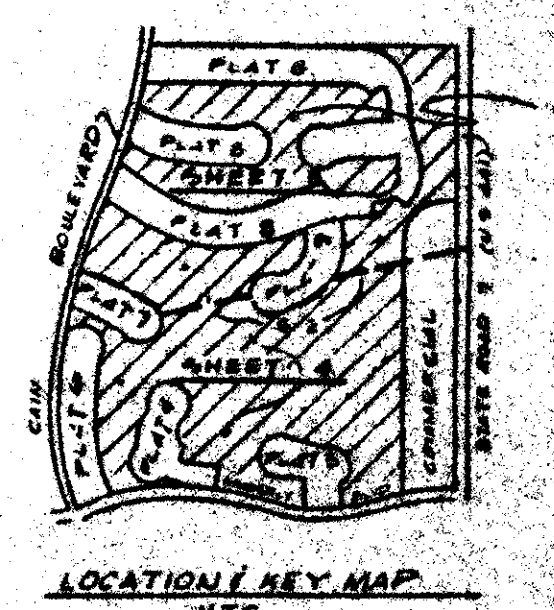
Containing 27.4177 acres.

A parcel of land lying in Section 12, Township 47 South, Range 41 East, Palm Beach County, Florida, being more particularly bounded and described as follows, to wit:

Commencing at the most Northerly corner (Northwest corner of Cain Boulevard) of Boca Greens, Plat Number 7, as recorded in Plat Book 46, Pages 56 and 57 (bearings sited herein are in the meridian of said Boca Greens, Plat number 1); thence North 22°04'12" East 263.34 feet; thence 594.28 feet along the arc of a curved line having a radius of 3,920.00 feet, concave to the West through a delta angle of 08°41'10" with a long chord bearing of North 17°43'37" East; thence 378.06 feet along a long chord bearing of North 17°43'37" East; thence 1,520 feet concave to the arc of a curved line having a radius of 1,520 feet concave to the West through a delta angle of 14°15'03" with a long chord bearing of North 06°15'30" East; thence North 89°45'42" East 1,585.71 feet to the POINT OF BEGINNING; thence North 89°45'42" East 902.14 feet to the ultimate West right-of-way of State Road 7 (US 441); thence with same bearing of South 69°54'56" West; thence leaving the West South 00°45'30" East 1183.36 feet; thence leaving the West South 00°45'30" East 441 South 44°14'30" West 35.36 feet; thence 191.10 feet along the arc of a curved line and having a radius of 283.28 feet, concave to the South to a delta angle of 38°39'07" with a long chord bearing of South 69°54'56" West; thence South 50°35'23" West 181.47 feet; thence 253.87 feet along the arc of a curved line having a radius of 283.28 feet concave to the Southeast through a delta angle of 51°20'53" with a long chord bearing of South 24°54'56" West; thence South 00°45'30" East 840.13 feet, to the North line of Tract R-1 of Boca Greens Plat No. 1 as shown in Plat Book 36, Pages 122 thru 124, as recorded in the Office of Public Records, Palm Beach County, Florida; thence with the aforementioned North line of Tract R-1 for two calls, thence with the aforementioned North line of Tract R-1, 1,011.23 South 83°07'18" West 518.26 feet; thence South 84°15'59" West 1,011.23 feet; thence with the West line of the aforementioned Tract R-1 for four calls, South 29°53'25" West 164.71 feet; South 08°26'22" West 45.0 feet to the North right-of-way corner of Trophy Drive as shown by the aforementioned Plat of Boca Greens, Plat No. 1. Said point also being the point of beginning of Boca Greens, Plat No. 4 as recorded in Plat Book 41, Pages 159 and 160; thence South 53°18'11" West 35.36 feet to a point in a North right-of-way line of Sea Pines Way; thence with a North right-of-way line of Sea Pines Way North 81°21'49" West 185.00 feet; thence 40.00 feet along the arc of a curved line having a radius of 220.00 feet concave to the North through a delta angle of 10°25'03" with a long chord bearing of North 18°43'13" East 120.00 feet; right-of-way line of Sea Pines Way North 18°43'13" East 120.00 feet; thence 162.02 feet along the arc of a curved line having a radius of 100.00 feet concave to the Northeast through a delta angle of 92°50'00" with a long chord bearing of North 24°51'46" West; thence North 21°33'14" East 80.00 feet; thence 700.66 feet along the arc of a curved line having a radius of 170.00 feet concave to the South through a delta angle of 236°08'42" with a long chord bearing of North 68°26'47" West; thence South 21°33'14" West 80.00 feet; thence 229.05 feet along the arc of a curved line having a radius of 400.00 feet concave to the East through a delta angle of 32°48'31" with a long chord bearing of South 05°08'58" West; thence 569.14 feet along the arc of a curved line having a radius of 170.00 feet concave to the Northwest through a delta angle of 191°49'02" with a long chord bearing of South 36°15'45" East; thence 142.61 feet along the arc of a curved line having a radius of 400.00 feet concave to the North through a delta angle of 20°25'36" with a long chord bearing of South 71°29'00" East; thence South 81°41'49" East 50.53 feet to the North right-of-way line of Kimberly Boulevard; thence 275.47 feet along the arc of a curved line having a radius of 1800.00 feet concave to the South through a delta angle of 08°46'06" with a long chord bearing of South 87°51'20" West to a point of intersection of the West line of the aforementioned Boca Greens, Plat Number 1 and the North right-of-way line of Kimberly Boulevard; thence along the North right-of-way line of Kimberly Boulevard 337.59 feet along the arc of a curved line, having a radius of 1800.00 feet concave to the South through a delta angle of 10°44'45" with a long chord bearing of South 78°05'54" West to the Southeast corner of Boca Greens, Plat Number 6, as recorded in Plat Book 45, Pages 191 and 192; thence with the East line of Boca Greens, Plat Number 6, 1101.06 feet along the arc of a curved line having a radius of 2100.00 feet concave to the East through a delta angle of 30°03'21" with a long chord bearing of North 05°43'20" West; thence 495.26 feet along the arc of a curved line having a radius of 170.00 feet concave to the South through a delta angle of 166°55'05" with a long chord bearing of North 45°00'27" West; thence 45°00'25" West and a long chord bearing of North 45°00'27" West; thence North 40°09'06" West 30.46 feet to the East right-of-way of Cain Boulevard; thence with the East right-of-way of Cain Boulevard North 10°00'50" East 140.75 feet to a point in the South line of Boca Greens, Plat Number 7 as recorded in Plat Book 46, Pages 56 and 57 and also in Plat Number 7 as recorded in Plat Book 46, Pages 56 and 57 and also in the East line of Cain Boulevard; thence with the South line of Boca Greens, Plat Number 7, 441.31 feet along the arc of a curved line having a radius of 1550.00 feet concave to the South through a delta angle of 16°18'47" with a long chord bearing of South 65°03'40" East; thence 700.48 feet along the arc of a curved line having a radius of 170.00 feet concave to the West through a delta angle of 236°05'06" with a long chord bearing which bears North 34°34'12" East; thence 564.07 feet along the arc of a curved line having a radius of 1850.00 feet concave to the South through a delta angle of 17°29'21" with a long chord bearing of North 65°24'36" West to the East right-of-way of Cain Boulevard; thence with the East right-of-way line of Cain Boulevard 345.70 feet along the arc of a curved line having a radius

of 2400.00 feet concave to the East through a delta angle of 08°15'11" with a long chord bearing of North 17°56'36" East; thence North 22°04'12" East 226.66 feet; thence leaving the East right-of-way of Cain Boulevard South 58°33'59" East 304.59 feet; thence 1,364.19 feet along the arc of a curved line having a radius of 1,320.00 feet concave to the North through a delta angle of 59°12'49" with a long chord bearing of South 88°10'23" East; thence 191.75 feet along the arc of a curved line having a radius of 300.00 feet concave to the West through a delta angle of 36°37'15" with a long chord bearing of South 03°23'35" West; thence 90.10 feet along the arc of a curved line having a radius of 165.00 feet concave to the Northwest through a delta angle of 31°17'07" with a long chord bearing of South 37°20'45" West; thence 120.23 feet along the arc of a curved line having a radius of 520.00 feet concave to the Northwest through a delta angle of 13°14'51" with a long chord bearing of South 59°37'20" West; thence North 86°35'26" West 55.80 feet; thence 764.69 feet along the arc of a curved line having a radius of 190.00 feet concave to the North through a delta angle of 230°35'52" with a long chord bearing of South 21°53'22" East; thence North 42°48'42" East 45.55 feet; thence 208.68 feet along the arc of a curved line having a radius of 820.00 feet concave to the North through a delta angle of 16°34'52" with a long chord bearing of North 60°16'45" East; thence 253.90 feet along the arc of a curved line having a radius of 31°17'07" with a long chord bearing of North 37°20'45" East; thence 404.56 feet along the arc of a curved line having a radius of 600.00 feet concave to the West through a delta angle of 38°37'57" with a long chord bearing of North 00°23'56" East; thence 152.90 feet along the arc of a curved line having a radius of 880.00 feet concave to the South through a delta angle of 09°57'13" with a long chord bearing of North 85°51'02" East; thence South 89°10'19" East 96.00 feet; thence North 00°49'41" East 125.00 feet; thence South 89°10'19" East 35.00 feet; thence 150.99 feet along the arc of a curved line having a radius of 215.00 feet concave to the North through a delta angle of 40°14'18" with a long chord bearing of North 70°42'32" East; thence South 39°24'37" East 125.00 feet; thence 299.82 feet along the arc of a curved line having a radius of 340.00 feet concave to the Northwest through a delta angle of 50°31'28" with a long chord bearing of North 25°19'39" East; thence 364.37 feet along the arc of a curved line having a radius of 1,120.00 feet concave to the West through a delta angle of 18°38'25" with a long chord bearing of North 09°15'17" West; thence 199.60 feet along the East through a delta angle of 18°09'10" with a long chord bearing of North 09°29'54" West; thence 185.71 feet along the arc of a curved line having a radius of 400.00 feet concave to the West through a delta angle of 26°36'03" with a long chord bearing of North 13°43'21" West; thence South 62°58'34" West 125.00 feet; thence 19.64 feet along the arc of a curved line having a radius of 275.00 feet concave to the West through a delta angle of 04°05'33" with a long chord bearing of North 29°04'09" West; thence North 58°53'01" East 125.00 feet; thence 282.33 feet along the arc of a curved line having a radius of 400.00 feet concave to the West through a delta angle of 40°26'27" with a long chord bearing of North 51°20'09" West; thence 283.65 feet along the arc of a curve line having a radius of 870.00 feet concave to the South through the delta angle of 18°40'49" with a long chord bearing of North 80°53'53" West to the POINT OF BEGINNING.

Containing 76.68 acres, more or less.



51/176 0208-004

Field Book No. Pg.	ROBERT E. OWEN & ASSOCIATES, INC.	BOCA GREENS GOLF COURSE	Job No. 84-73
Design FRITTS	ENGINEERS - PLANNERS - SURVEYORS	IN SECTION 12, TWP. 47 SOUTH	Date JUNE, 1984
Drawn MAY	WEST PALM BEACH FLORIDA	RANGE 41 EAST,	Sheet 2
Checked		PALM BEACH CTY., FLA.	File # BF-2398