

Agenda Item #:

AGENDA ITEM SUMMARY

Submitted For: Traffic Division

1

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No ____.
Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no additional fiscal impact.

C. Departmental Fiscal Review: R.D. Ward 9/8/06

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

[Signature] 10-13-06
OFMB
10-13-06
10-10-06
[Signature] 10/13/06
Contract Dev. and Control
10/13/06

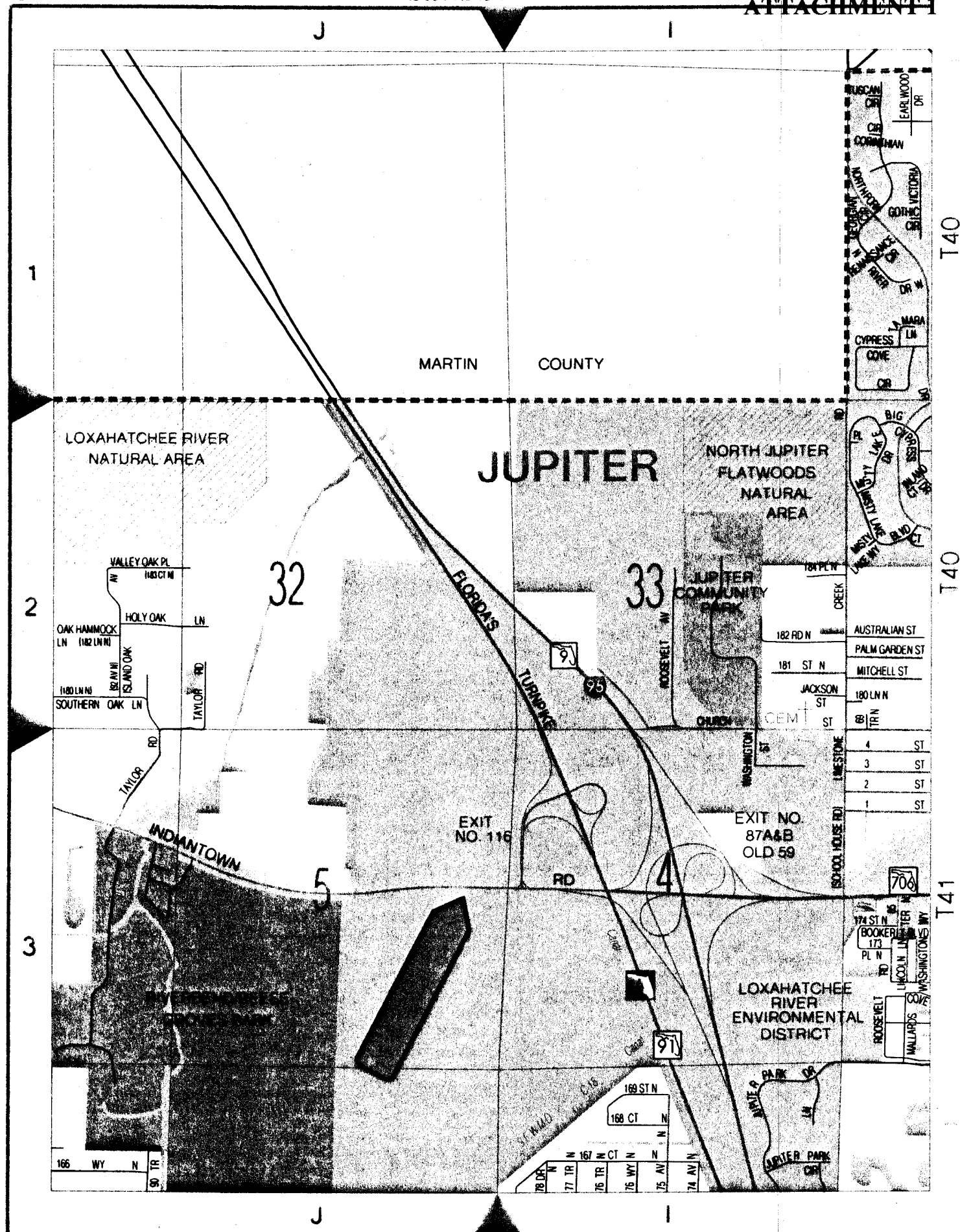
B. Approved as to Form and Legal Sufficiency:

[Signature]
Assistant County Attorney
legally sufficient
in form but at time
of review executed
originals were not
available.

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



**AMENDMENT TO
PUBLIC FACILITIES AGREEMENT
BETWEEN TOLL JUPITER LIMITED PARTNERSHIP
AND PALM BEACH COUNTY, FLORIDA**

THIS AMENDMENT TO PUBLIC FACILITIES AGREEMENT (hereinafter "Amendment") made and entered into effective as of _____, 2006 between **TOLL JUPITER LIMITED PARTNERSHIP** (hereinafter "TOLL"), a Florida limited partnership and **PALM BEACH COUNTY, FLORIDA** (hereinafter "COUNTY"), a political subdivision of the State of Florida.

RECITALS

WHEREAS, TOLL and COUNTY entered into that certain Public Facilities Agreement (R2006 0316) dated February 28, 2006 (hereinafter "Agreement"); and

WHEREAS, TOLL and COUNTY desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for and in consideration of these premises, the mutual understanding and conditions contained and assumed herein, the receipt and sufficiency of which is hereby acknowledged, TOLL and the COUNTY hereby covenant and agree as follows:

1. Section 6 of the Agreement is hereby amended to include the following additional language:

"Notwithstanding the foregoing, the cost of certain creditable Roadway Improvements including the Indiantown Road lane expansion project, may be financed by Northern Palm Beach County Improvement District, provided that (i) TOLL makes financial contributions to Northern Palm Beach County Improvement District in an amount equal to or exceeding the cost of the creditable Roadway Improvements, (ii) TOLL causes Northern Palm Beach County Improvement District to record in the public records of Palm Beach County, Florida, a Supplemental Notice and Disclosure, substantially in the form attached hereto as Exhibit "A" and incorporated herein by this reference, and (iii) TOLL provides a copy of the Supplemental Notice and Disclosure to prospective buyers in connection with purchase contracts."

2. Except as amended hereby, the Agreement remains in full force and effect and is hereby ratified, confirmed and accepted.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, each of the undersigned have set their hands and seals on the day and year set forth below.

ATTEST:

Sharon R. Bock
Clerk and Comptroller

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Print Name: _____
Title: _____
Date: _____
(County Seal)

By: _____
Tony Masilotti, Chairman
Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Print Name: _____
Title: _____
Date: _____

TOLL JUPITER LIMITED
PARTNERSHIP, a Florida limited
partnership

By: TOLL FL GP CORP., a
Florida corporation
General Partner

WITNESSES:

Print Name: DONALD BARNES

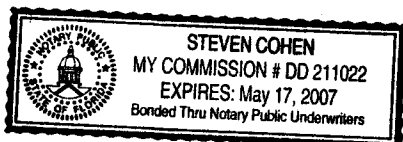
Print Name: David Sieradzki

By: _____
Print Name: Ronald Blum
Title: Vice President
Date: 10.16.06

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Ronald Blum as Vice President of TOLL FL GP CORP., a Florida corporation, as General Partner of TOLL JUPITER LIMITED PARTNERSHIP, a Florida limited partnership, on behalf of the limited partnership, who is personally known to me or () produced _____ as identification.

2006. WITNESS my hand and official seal in the County and State aforesaid this 16th day of October,
(Notary Stamp)



Notary Public
Palm Beach County, Florida

Consent and Authorization

The undersigned, IHP INVESTMENT FUND III, L.P. ("IHP"), as owner of the Property described on Exhibit "A" to the Public Facilities Agreement, does hereby authorize TOLL JUPITER LIMITED PARTNERSHIP, a Florida limited partnership, and its agents and designees, to execute this Amendment to the Public Facilities Agreement for the benefit of the Property.

Dated: 9/8/06

WITNESSES:

[Signature]
Name: Jeremy Kampen

[Signature]
Name: Hunter Linn

IHP INVESTMENT FUND III, L.P., a
California limited partnership

By: Institutional Housing Partners III L.P.,
a California limited partnership,
its General Partner

By: IHP Capital Partners,
a California corporation,
its General Partner

By: [Signature]
David R. Blom,
Senior Vice President

By: [Signature]
Katherine R. Russell
Vice President

EXHIBIT "A"

PREPARED BY AND RETURN TO:
Kenneth W. Edwards, Esq.
Caldwell & Pacetti LLP
324 Royal Palm Way
Suite 300
Palm Beach, FL 33480-2775

**SUPPLEMENTAL NOTICE AND DISCLOSURE
BY
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
FOR UNIT OF DEVELOPMENT NO. 46
(JUPITER COUNTRY CLUB)**

Northern Palm Beach County Improvement District ("Northern") is an independent special district of the State of Florida and at the request of the owner of the real property described in attached Exhibit "A" (the "Property") previously created its Unit of Development No. 46 (the "Unit") which encompasses said Property.

On April 26, 2006, Northern approved a Plan of Improvements (the "Plan") for the Unit which authorizes the construction of therein specified public improvements by means of several sources of funding, including Northern's issuance of bonds and financial contributions by the developer of the Jupiter County Club some of which is located within the Unit. In conjunction with Northern's Board of Supervisors determination of which of the Plan's public improvements should be funded through bond proceeds obtained by Northern, the Board concluded that Northern's goal should be to maximize the amount of tax exempt bonds, as opposed to taxable bonds, it should issue in order to reduce the cost of financing that ultimately must be repaid through Northern's levy of non-ad valorem assessments upon the owners of real property within the Unit.

To accomplish this goal, Northern intends to obtain financing for those public improvements authorized in the Unit's Plan of Improvements which are eligible for tax-exempt financing, including specifically the therein authorized Indiantown Road lane expansion project. Although Indiantown Road, including the additional lanes of traffic, will be used by the general public, these roadway expansion improvements were determined to be appropriate for Northern financing since the Developer is paying to Northern an amount in excess of the cost of the roadway expansion improvements, which will be used by Northern to construct other improvements which will directly benefit and be used by the owners of real property within the Unit including, without limitation, the pedestrian tunnel located under Indiantown Road.

The above is expected to result in average annual financing savings to the Property owners of approximately \$_____.

Executed this _____ day of _____, 2006.

[DISTRICT SEAL]

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

ATTEST:

By: _____
O'Neal Bardin, Jr., Secretary

By: _____
President

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

The foregoing instrument was executed before me this _____ day of _____, 2006, by Ronald M. Ash and O'Neal Bardin, Jr., as President and Secretary, respectively, of NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, who are personally known to me.

Signature of person taking acknowledgment

Notary Public
Commission Number:
My Commission Expires:

EXHIBIT "A"

THE PROPERTY

DESCRIPTION: POD A

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N18°34'00"W, A DISTANCE OF 2,021.51 FEET TO THE POINT OF BEGINNING; THENCE N33°22'34"W, A DISTANCE OF 165.00 FEET; THENCE N43°50'36"W, A DISTANCE OF 50.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S46°17'45"W, A RADIAL DISTANCE OF 840.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°05'07", A DISTANCE OF 103.87 FEET; THENCE N50°47'21"W, A DISTANCE OF 67.30 FEET; THENCE S56°37'26"W, A DISTANCE OF 31.81 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET A CENTRAL ANGLE OF 52°54'14", AN ARC DISTANCE OF 378.57 FEET; THENCE N70°28'19"W, A DISTANCE OF 336.83 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,458.54 FEET A CENTRAL ANGLE OF 11°41'32", AN ARC DISTANCE OF 297.64 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 27°52'35"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 12.16 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 241°04'22"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 946.69 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 34°16'59"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,078.54 FEET AND A CENTRAL ANGLE OF 10°36'19"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 199.64 FEET; THENCE S70°28'19"E, A DISTANCE OF 122.64 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 27.00 FEET A CENTRAL ANGLE OF 44°48'40", AN ARC DISTANCE OF 21.12 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 47°29'13"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 261.07 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET AND A CENTRAL ANGLE OF 06°58'46"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 108.41 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 315.00 FEET AND A CENTRAL ANGLE OF 56°00'19"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 307.91 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 35°41'52"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 16.82 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 22°56'28"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 316.31 FEET; THENCE N56°37'26"E, A DISTANCE OF 86.08 FEET TO THE POINT OF BEGINNING. CONTAINING 640,625 SQUARE FEET OR 14.707 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION: POD B

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N35°30'08"W, A DISTANCE OF 1,080.39 FEET TO THE POINT OF BEGINNING; THENCE N82°05'22"W, A DISTANCE OF 121.77 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 758.00 FEET A CENTRAL ANGLE OF 25°06'20", AN ARC DISTANCE OF 332.14 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,642.00 FEET AND A CENTRAL ANGLE OF 33°21'55"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 956.19 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 958.00 FEET AND A CENTRAL ANGLE OF 10°11'25"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 170.38 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 42°04'08"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 18.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 61°54'32"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 270.13 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 66°20'58"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 28.95 FEET; THENCE N02°10'10"E, A DISTANCE OF 151.68 FEET; THENCE N08°14'38"E, A DISTANCE OF 96.71 FEET; THENCE N02°10'10"E, A DISTANCE OF 168.54 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 69°09'56", AN ARC DISTANCE OF 30.18 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 58°05'23"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 253.46 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 34°48'55"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 15.19 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,342.00 FEET AND A CENTRAL ANGLE OF 11°33'38"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 270.78 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,258.00 FEET AND A CENTRAL ANGLE OF 33°21'55"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 732.57 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,142.00 FEET AND A CENTRAL ANGLE OF 25°06'20"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 500.40 FEET; THENCE S82°05'22"E, A DISTANCE OF 121.23 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N72°39'18"W, A RADIAL DISTANCE OF 840.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°27'21", A DISTANCE OF 21.34 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 905.00 FEET AND A CENTRAL ANGLE OF 09°18'29"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 147.02 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'57", A DISTANCE OF 50.01 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°39'57", A DISTANCE OF 168.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 740,824 SQUARE FEET OR 17.007 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION: POD C

A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N88°55'36"W, A DISTANCE OF 432.21 FEET TO THE POINT OF BEGINNING; THENCE S88°29'38"W, A DISTANCE OF 209.91 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET A CENTRAL ANGLE OF 21°26'22", AN ARC DISTANCE OF 252.58 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 40°48'13"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 1,103.85 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 14°09'40"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 166.83 FEET; THENCE N86°18'10"W, A DISTANCE OF 150.59 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 27°29'22", AN ARC DISTANCE OF 23.99 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 38°35'05"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 175.09 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°12'27"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 32.82 FEET; THENCE NORTH, A DISTANCE OF 227.21 FEET; THENCE N10°25'19"E, A DISTANCE OF 6.63 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 11.44 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 224.88 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 75°33'39", AN ARC DISTANCE OF 32.97 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 36°24'31"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 165.22 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 28°41'40"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 12.52 FEET; THENCE S86°18'10"E, A DISTANCE OF 156.84 FEET TO A POINT OF CURVE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,125.00 FEET A CENTRAL ANGLE OF 14°09'40", AN ARC DISTANCE OF 278.06 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET AND A CENTRAL ANGLE OF 40°48'13"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 783.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,125.00 FEET AND A CENTRAL ANGLE OF 21°26'22"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 420.96 FEET; THENCE N88°29'38"E, A DISTANCE OF 152.71 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S70°42'40"W, A RADIAL DISTANCE OF 1,240.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°29'47", A DISTANCE OF 205.52 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'42", A DISTANCE OF 50.39 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'14", A DISTANCE OF 200.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 939,954 SQUARE FEET OR 21.578 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION: POD D

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE S13°57'48"W, A DISTANCE OF 806.19 FEET TO THE POINT OF BEGINNING; THENCE S57°39'49"W, A DISTANCE OF 668.39 FEET TO A POINT OF CURVE, THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,392.00 FEET A CENTRAL ANGLE OF 24°04'49", AN ARC DISTANCE OF 585.03 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°45'44"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 104.30 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 272.00 FEET AND A CENTRAL ANGLE OF 147°12'05"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 698.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 59°45'44"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 104.30 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,392.00 FEET AND A CENTRAL ANGLE OF 05°34'49"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 135.58 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 27°51'34"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 12.16 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET AND A CENTRAL ANGLE OF 240°50'13"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 954.17 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 34°06'30"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 14.88 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,008.00 FEET AND A CENTRAL ANGLE OF 56°12'24"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 988.84 FEET; THENCE N57°39'49"E, A DISTANCE OF 684.25 FEET; THENCE S24°00'35"E, A DISTANCE OF 92.64 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,070.00 FEET A CENTRAL ANGLE OF 04°03'33", AN ARC DISTANCE OF 75.81 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°40'52", A DISTANCE OF 50.07 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°40'29", A DISTANCE OF 162.00 FEET; THENCE S39°25'29"E, A DISTANCE OF 5.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,126 SQUARE FEET OR 21.697 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION: POD E

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE S07°30'24"W, A DISTANCE OF 1,844.73 FEET TO THE POINT OF BEGINNING; THENCE S49°49'31"W, A DISTANCE OF 2,823.40 FEET; THENCE N31°55'59"W, A DISTANCE OF 260.53 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET A CENTRAL ANGLE OF 86°35'39", AN ARC DISTANCE OF 196.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 75°55'04"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 132.50 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 317.00 FEET AND A CENTRAL ANGLE OF 74°19'23"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 411.21 FEET; THENCE N53°03'59"E, A DISTANCE OF 265.49 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 71°04'13", AN ARC DISTANCE OF 31.01 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 733.00 FEET AND A CENTRAL ANGLE OF 15°27'24"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 197.74 FEET; THENCE N33°27'38"W, A DISTANCE OF 502.09 FEET TO A POINT OF CURVE, THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 78.54 FEET; THENCE N56°32'22"E, A DISTANCE OF 184.00 FEET TO A POINT OF CURVE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 157.08 FEET; THENCE S33°27'38"E, A DISTANCE OF 452.09 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,067.00 FEET A CENTRAL ANGLE OF 15°40'34", AN ARC DISTANCE OF 291.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 119°58'11"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 261.73 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,833.00 FEET AND A CENTRAL ANGLE OF 04°48'34"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 153.86 FEET; THENCE N37°26'11"E, A DISTANCE OF 115.64 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,067.00 FEET A CENTRAL ANGLE OF 24°32'35", AN ARC DISTANCE OF 457.06 FEET; THENCE N61°58'47"E, A DISTANCE OF 221.31 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 733.00 FEET A CENTRAL ANGLE OF 22°45'33", AN ARC DISTANCE OF 291.16 FEET; THENCE N39°13'14"E, A DISTANCE OF 203.38 FEET; THENCE S50°46'46"E, A DISTANCE OF 132.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE, A DISTANCE OF 262.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,515,865 SQUARE FEET OR 34.800 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION: POD F

A PARCEL OF LAND LYING IN SECTIONS 4, 8 AND 9, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE S33°19'07"W, A DISTANCE OF 470.39 FEET TO THE POINT OF BEGINNING; THENCE N61°37'37"E, A DISTANCE OF 192.12 FEET TO A POINT OF CURVE, THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,377.00 FEET A CENTRAL ANGLE OF 18°00'37", AN ARC DISTANCE OF 432.85 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,023.00 FEET AND A CENTRAL ANGLE OF 41°23'32"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 739.05 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,378.20 FEET AND A CENTRAL ANGLE OF 27°47'15"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 668.40 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,023.00 FEET AND A CENTRAL ANGLE OF 25°37'58"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 457.67 FEET; THENCE N40°23'58"E, A DISTANCE OF 165.91 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 7.23 FEET; THENCE N21°50'47"W, A DISTANCE OF 6.82 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 395.18 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 77.94 FEET; THENCE N68°09'13"E, A DISTANCE OF 142.00 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET; THENCE S21°50'47"E, A DISTANCE OF 713.66 FEET; THENCE S40°23'58"W, A DISTANCE OF 215.12 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,377.00 FEET A CENTRAL ANGLE OF 25°37'58", AN ARC DISTANCE OF 616.04 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,024.20 FEET AND A CENTRAL ANGLE OF 27°47'15"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 496.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,377.00 FEET AND A CENTRAL ANGLE OF 33°43'48"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 810.64 FEET; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'44", A DISTANCE OF 184.15 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,023.00 FEET AND A CENTRAL ANGLE OF 17°29'11"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 312.22 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°28'34"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 39.04 FEET; THENCE N28°22'23"W, A DISTANCE OF 177.04 FEET; THENCE S61°37'37"W, A DISTANCE OF 186.34 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N62°16'21"E, A RADIAL DISTANCE OF 930.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°43'04", A DISTANCE OF 60.35 FEET; THENCE N24°00'35"W, A DISTANCE OF 91.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,064,279 SQUARE FEET OR 24.433 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

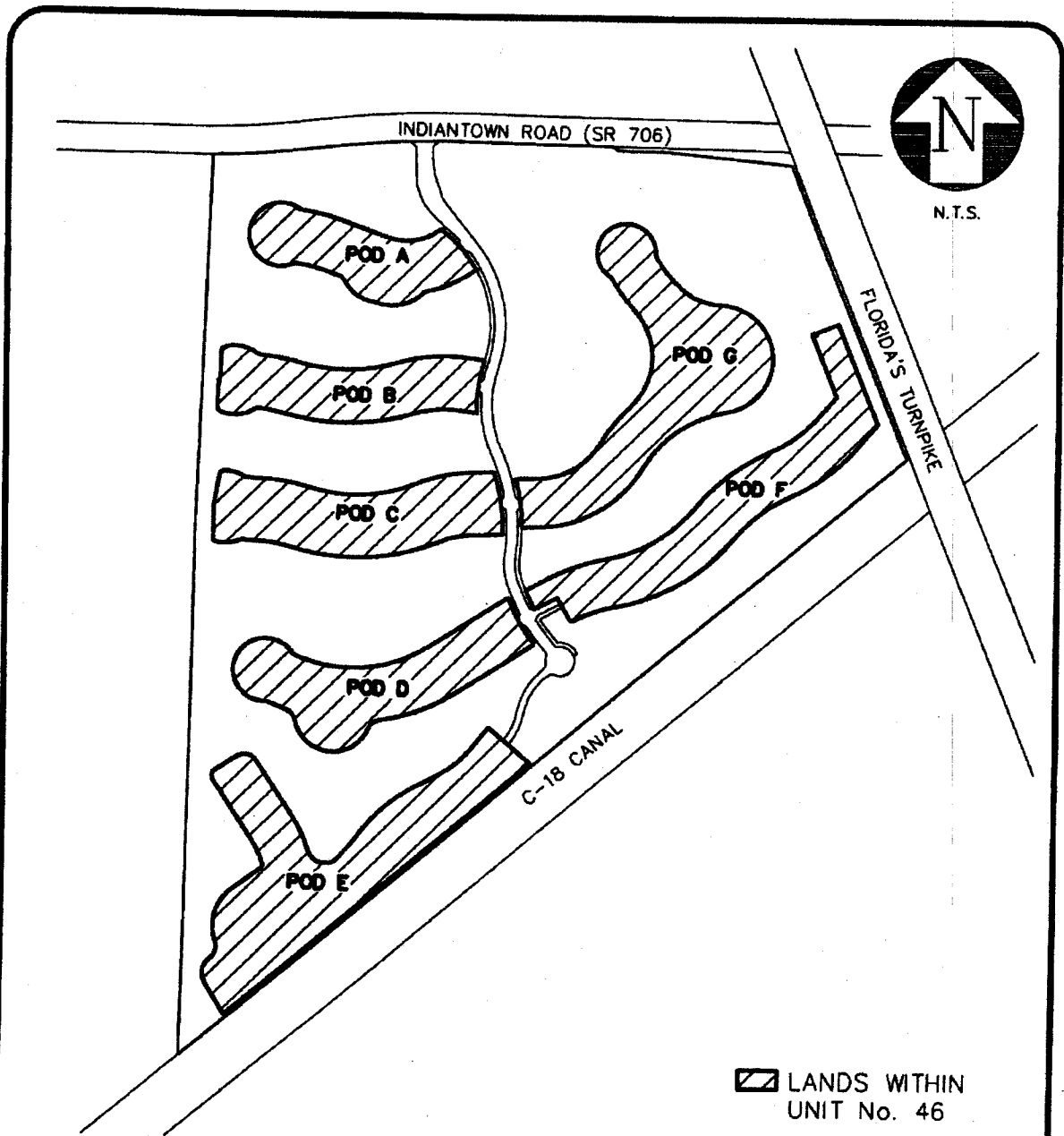
DESCRIPTION: POD G

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5 ; THENCE N78°01'59"W, A DISTANCE OF 298.08 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°22'41"W, A RADIAL DISTANCE OF 1,380.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°39'51", A DISTANCE OF 353.19 FEET; THENCE N88°29'38"E, A DISTANCE OF 166.14 FEET TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET A CENTRAL ANGLE OF 58°13'06", AN ARC DISTANCE OF 533.45 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,195.00 FEET AND A CENTRAL ANGLE OF 15°57'53"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 332.97 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 87°37'39"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 764.69 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,358.13 FEET AND A CENTRAL ANGLE OF 12°19'28"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 292.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 28°08'55"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 13.26 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 208.00 FEET AND A CENTRAL ANGLE OF 241°12'41"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 875.67 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 34°04'31"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 16.06 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,008.13 FEET AND A CENTRAL ANGLE OF 16°30'40"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 290.52 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 41°07'49"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 305.09 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 389.00 FEET AND A CENTRAL ANGLE OF 70°16'48"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 477.15 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°34'16", A DISTANCE OF 662.44 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET AND A CENTRAL ANGLE OF 49°51'32"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 735.32 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 58°13'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 889.09 FEET; THENCE S88°29'38"W, A DISTANCE OF 126.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,329,460 SQUARE FEET OR 30.520 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.



☒ LANDS WITHIN
 UNIT No. 46

LOCATION MAP

FOR: NPBCID UNIT No. 46 – JUPITER COUNTRY CLUB

SCALE: N.T.S.
 DRAWN BY: SFRN STAFF
 CHECKED BY: G.M.R.
 DATE: 2-14-2006

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FIELD BOOK #	SHEET: 1 / 1
FLORIDA R.L.S. #	JOB NO. N.4600

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