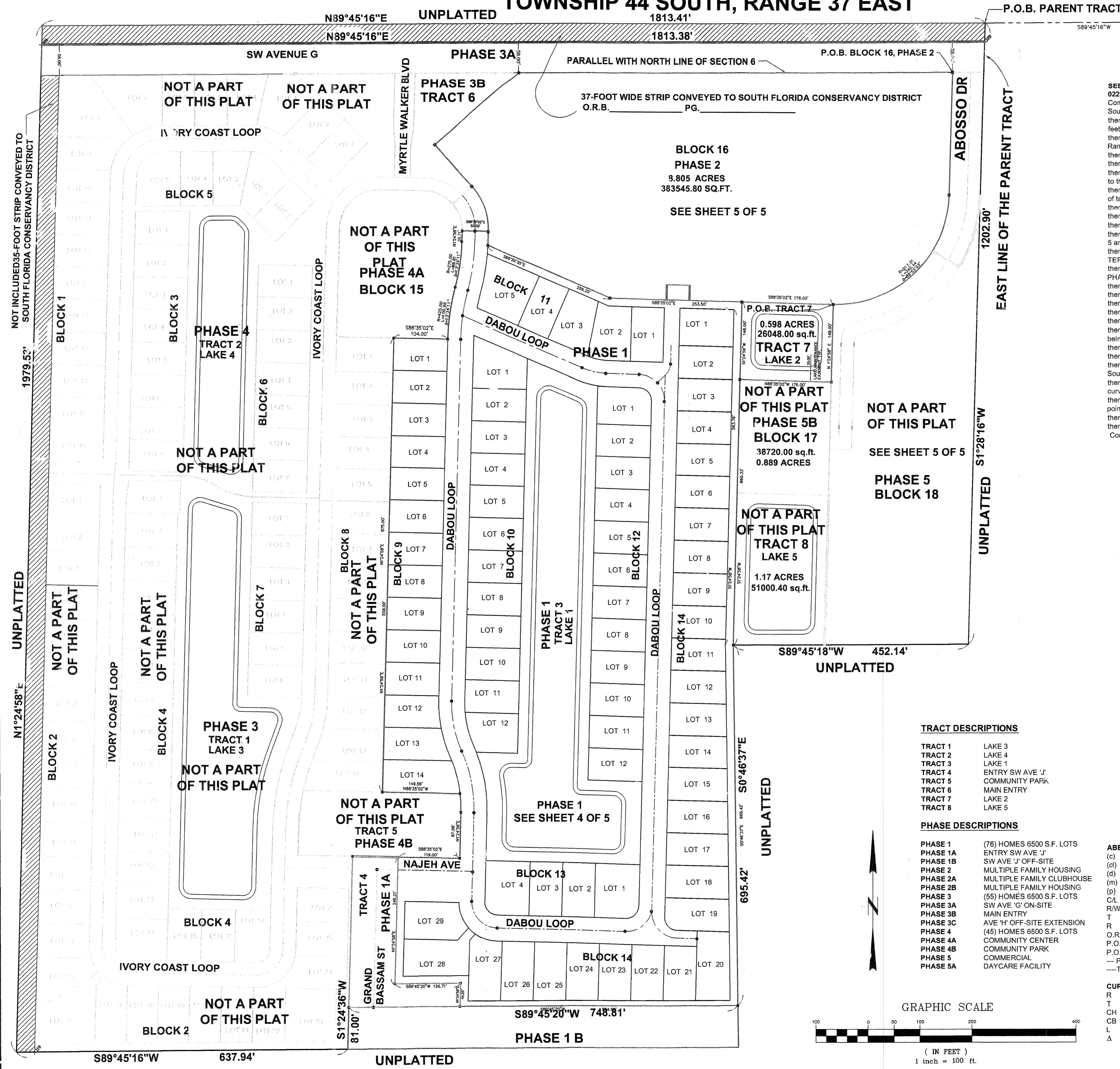


ABIDJAN ESTATES, A PLANNED UNIT DEVELOPMENT, REVISED FINAL PLAT FOR PHASES 1 & 2 CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST



**SEE SHEET 4 OF 5
02260 PLAT PHASE 1 DESCRIPTION**
Commencing at the point of beginning of the Parent Tract, said point being on the North line of Section 6, Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of said Section 6; thence South 1°28'16" West 95.04 feet along the East line of the Parent Tract to a point on a line parallel with and 95 feet South of and measured at right angles to the North line of said Section 6; thence South 89°45'16" West 60.03 feet along said line parallel with the North line of Section 6, Township 44 South, Range 37 East to the Point of Beginning of Block 16, Phase 2 of the Plat of ABIDJAN ESTATES; thence continue South 89°45'16" West 833.88 feet along said parallel line; thence South 48°15'16" West 216.75 feet; thence South 1°24'58" East 67.98 feet to the beginning of a curve concave to the West, having a radius of 250.00 feet; to the beginning of a curve concave to the Southwest and having a radius of 125.00 feet; thence Southeasterly and Southerly 94.16 feet along the arc of said curve through a central angle of 43°09'42" to a point of tangency, and the Point of Beginning Phase 1; thence South 1°24'58" West 26.79 feet along said tangent; thence South 68°39'55" East 256.25 feet; thence South 88°35'02" East 253.50 feet; to the Northeast corner of PHASE 1; thence South 1°24'58" West 660.33 feet along the East line of PHASE 1, which is the same as the West line of PHASES 5 and 5B; thence South 0°46'37" East 695.42 feet along the East line of PHASE 1 which is the same as the West line of PIONEER TERRACE, as recorded in Official Records Book 9313, page 428, public records of Palm Beach County, Florida; thence South 89°45'20" West 534.56 feet along the South line of PHASE 1, which is the same as the North line of PHASE 1B, to the Southwest corner of PHASE 1, which is the same as the Southeast corner of PHASE 1A; thence North 1°24'58" East 44.25 feet along the East line of PHASE 1A; thence South 89°45'20" West 126.71 feet along the North line of TRACT 4, PHASE 1A; thence North 1°24'58" East 245.21 feet along the East line of PHASE 1A, to the South line of PHASE 4B; thence South 88°35'02" East 119.00 feet along the South line of PHASE 4B; thence North 1°24'58" East 67.98 feet to the beginning of curve, concave to the West, having a radius of 250.00 feet; thence Northwesterly 36.15 feet along the arc of said curve through a central angle of 8°17'05" to a non tangent line being the North line of PHASE 4B; thence North 88°35'02" West 149.56 feet along the North line of PHASE 4B, to the East line of PHASE 3; thence North 1°24'58" East 875.00 feet along the East line of PHASE 3 to the South line of PHASE 4A; thence South 88°35'02" East 104.00 feet along the South line of PHASE 4A, to a point on a curve concave to the Southeast, having a radius of 425.00 feet; thence Northeasterly 100.66 feet along the arc of said curve through a central angle of 13°34'11" to a point of reverse curvature on a curve concave to the Northwest, having a radius of 375.00 feet; thence Northeasterly and Northwesterly 88.81 feet along the arc of said curve, through a central angle of 13°34'11" to a point of tangency; thence North 1°24'58" East 20.71 feet along said tangent; thence South 88°35'02" East 50.00 feet to the Point of Beginning. Containing: 20.56 Acres (895635.75 square feet)

**SEE SHEET 4 OF 5
02260 PLAT PHASE 1A DESCRIPTION:**
Commencing at the point of beginning of the Parent Tract, said point being on the North line of Section 6, Township 44 South, Range 37 East, South 89°45'16" West 822.45 feet West from the Northeast corner of said Section 6; thence South 1°28'16" West 95.04 feet along the East line of the Parent Tract to a point on a line parallel with and 95 feet South of and measured at right angles to the North line of said Section 6; thence South 89°45'16" West 60.03 feet along said line parallel with the North line of Section 6, Township 44 South, Range 37 East to the Point of Beginning of Block 15, Phase 2 of the Plat of ABIDJAN ESTATES; thence continue South 89°45'16" West 833.88 feet along said parallel line; thence South 48°15'16" West 216.75 feet; thence South 1°24'58" East 107.58 feet at right angles to the preceding course; to the beginning of a curve concave to the Southwest and having a radius of 125.00 feet; and the Point of Beginning of PHASE 1; thence Southeasterly and Southerly 94.16 feet along the arc of said curve through a central angle of 43°09'42" to a point of tangency; thence South 1°24'58" West 26.79 feet along said tangent; thence South 68°39'55" East 256.25 feet; thence South 88°35'02" East 253.50 feet; to the Northeast corner of PHASE 1; thence South 1°24'58" West 660.33 feet along the East line of PHASE 1, which is the same as the West line of PHASES 5 and 5B; thence South 0°46'37" East 695.42 feet along the East line of PHASE 1 which is the same as the West line of PIONEER TERRACE, as recorded in Official Records Book 9313, page 428, public records of Palm Beach County, Florida; thence South 89°45'20" West 534.56 feet along the South line of PHASE 1, which is the same as the North line of PHASE 1B, to the Southwest corner of PHASE 1, which is the same as the Southeast corner of PHASE 1A; and the Point of Beginning of said PHASE 1A; thence North 1°24'58" East 44.25 feet along the East line of PHASE 1A; thence South 89°45'20" West 126.71 feet along the North line of TRACT 4, PHASE 1A; thence North 1°24'58" East 245.21 feet along the East line of TRACT 4, PHASE 1A, to the South line of PHASE 4B; thence North 88°35'02" West 87.50 feet along the South line of PHASE 4B to the West line of PHASE 1A, which is the same as the East line of PHASE 3; thence South 1°24'58" West 292.00 feet along the West line of PHASE 1A to the Southwest corner of said PHASE 1A; thence North 89°45'20" East 214.25 feet to the Point of Beginning. Containing: 0.712 Acres (31044.29 square feet)

TRACT DESCRIPTIONS

- TRACT 1 LAKE 3
- TRACT 2 LAKE 4
- TRACT 3 LAKE 1
- TRACT 4 ENTRY SW AVE 'J'
- TRACT 5 COMMUNITY PARK
- TRACT 6 MAIN ENTRY
- TRACT 7 LAKE 2
- TRACT 8 LAKE 5

PHASE DESCRIPTIONS

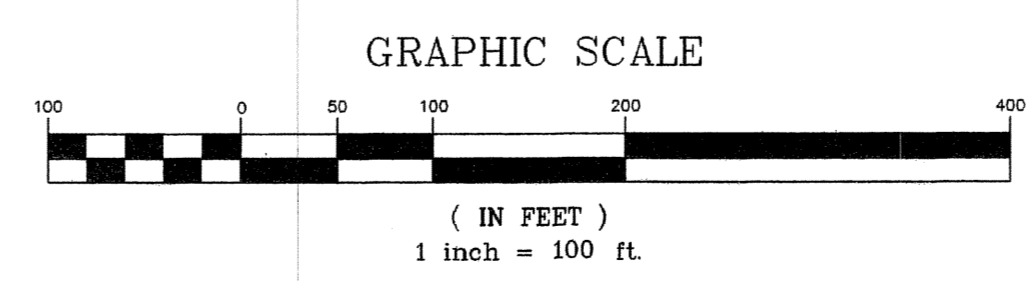
- PHASE 1 (76) HOMES 6500 S.F. LOTS
- PHASE 1A ENTRY SW AVE 'J'
- PHASE 1B SW AVE 'J' OFF-SITE
- PHASE 2 MULTIPLE FAMILY HOUSING
- PHASE 2A MULTIPLE FAMILY CLUBHOUSE
- PHASE 2B MULTIPLE FAMILY HOUSING
- PHASE 3 (55) HOMES 6500 S.F. LOTS
- PHASE 3A SW AVE 'G' ON-SITE
- PHASE 3B MAIN ENTRY
- PHASE 3C AVE 'H' OFF-SITE EXTENSION
- PHASE 4 (45) HOMES 6500 S.F. LOTS
- PHASE 4A COMMUNITY CENTER
- PHASE 4B COMMUNITY PARK
- PHASE 5 COMMERCIAL
- PHASE 5A DAYCARE FACILITY

ABBREVIATIONS:

- (c) indicates computed quantity
- (cl) indicates closure
- (d) indicates description
- (m) indicates measured quantity
- (p) indicates plat
- CL indicates centerline
- R/W indicates right-of-way
- T indicates Township
- R indicates Range
- O.R.B. indicates Official Record Book
- P.O.B. indicates point of beginning
- P.O.C. indicates point of commencement
- P- indicates power line
- T- indicates telephone line

PLAT 02260 TEMPORARY DRAINAGE EASEMENT, PHASE 1

DESCRIPTION:
Commencing at the Northwest corner of the parent tract, said corner being the intersection of the North line of Section 6 Township 44 South, Range 37 East with the North-South Quarter-Section line of said Section 6; thence South 1°24'58" West 872.06 feet along the North-South Quarter-Section line of said Section 6, to the Point of Beginning of the centerline of a 40-foot wide Temporary Drainage Easement; thence South 88°35'58" East 290.50 feet along said centerline; thence South 9°15'09" East 767.30 feet along said centerline; thence South 88°35'02" East 205.15 feet to the end of said centerline on the West line of Phase 1A. The sidelines of said to be extended or shortened at angle points; to begin at right angles to the North South Quarter-Section line of Section 6, Township 44 South, Range 37 East, and to end at right angles to the West line of PHASE 1A



KEY MAP - PHASES SHEET 3 OF 5 SHEETS