DUNES PRESERVE AT PALM BEACH POLO & COUNTRY CLUB P.O.A. INC.

BEING IN PART A REPLAT OF DUNES PLAT NO. 1 HOLES 14 AND 18, PLAT BOOK 68, PAGES 158 THROUGH 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2020 SHEET 1 OF 12

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC; A FLORIDA NOT FOR PROFIT CORPORATION OWNER OF THE LAND SHOWN HEREON AS DUNES PRESERVE AT PALM BEACH POLO & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION INC., LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (TRACT 0-1)

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

PARCEL IS DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF WINDSOR WAY - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB -WELLINGTON - P.U.D., PLAT BOOK 52, PAGES 176 AND 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("WINDSOR WAY - PLAT NO. 2") SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD ÀS SHOWN ON THE PLAT OF PÓLO CLUB ROAD PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 48, PAGES 28 AND 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("POLO CLUB ROAD PLAT NO. 1"); THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF THE PLAT OF WINDSOR WAY - PLAT NO. 2 FOR THE FOLLOWING 6 COURSES; (1) THENCE N20'00'00"W A DISTANCE OF 120.00 FEET; (2) THENCE N32'00'00"W A DISTANCE OF 125.49 FEET: (3) THENCE N85'15'00"W A DISTANCE OF 42.43 FEET: (4) THENCE N32'00'00"W A DISTANCE OF 104.12 FEET: (5) THENCE N20'00'00"W A DISTANCE OF 60.65 FEET: (6) THENCE N43'30'00"W A DISTANCE OF 107.58 FEET, TO THE NORTHERLY MOST CORNER OF LOT 10 AS SHOWN ON SAID PLAT OF WINDSOR WAY - PLAT NO. 2; THENCE, DEPARTING SAID NORTHEASTERLY BOUNDARY OF THE PLAT OF WINDSOR WAY - PLAT NO. 2, N43'30'00"W, ALONG A NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 15.00 FEET, TO A LINE LYING 15.00 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 10; THENCE S46'30'00"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET; THENCE S43'30'00"E A DISTANCE OF 15.00 FEET, TO THE WESTERLY BOUNDARY OF SAID PLAT OF WINDSOR WAY - PLAT NO. 2; THENCE ALONG SAID WESTERLY BOUNDARY OF THE PLAT OF WINDSOR WAY - PLAT NO. 2 FOR THE FOLLOWING 5 COURSES; (1) THENCE S46'30'00"W A DISTANCE OF 90.00 FEET; (2) THENCE S29'07'37"W A DISTANCE OF 125.89 FEET; (3) THENCE S27'40'36"W A DISTANCE OF 31.77 FEET; (4) THENCE S19'08'50"W A DISTANCE OF 44.35 FEET; (5) THENCE S09'20'57"W A DISTANCE OF 125.28 FEET, TO THE THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD; THENCE, DEPARTING said WESTERLY BOUNDARY OF THE PLAT OF WINDSOR WAY - PLAT NO. 2, N80°00'00"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF POLO CLUB ROAD AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF MUIRFIELD -PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 48, PAGES 30 THROUGH 32. INCLUSIVE. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("MUIRFIELD - PLAT NO. 1"). A DISTANCE OF 26.26 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 540.00 FEET, A RADIAL LINE BEARS S10'00'00"W FROM SAID POINT TO THE RADIUS POINT; THENCE WESTERLY >LONG THE ARC OF SAID CURVE, AND ALONG SAID ALONG NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30'25'03", A DISTANCE OF 286.68 FEET, TO THE TO THE SOUTHWEST CORNER OF PARCEL D AS SHOWN ON THE SAID PLAT OF MUIRFIELD - PLAT NO. 1: THENCE N20°25'03"W. ALONG THE EASTERLY LINE OF SAID PARCEL D. A DISTANCE OF 118.00 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL D, SAID CORNER BEING THE SOUTHEAST CORNER OF THE PLAT OF MUIRFIELD - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 49, PAGES 166 AND 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("MUIRFIELD - PLAT NO. 2"); THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT OF MUIRFIELD - PLAT NO. 2 FOR THE FOLLOWING 3 COURSES; (1) THENCE N20'25'03"W A DISTANCE OF 44.88 FEET; (2) THENCE N13'29'13"E A DISTANCE OF 379.32 FEET; (3) THENCE NO0'33'28"W A DISTANCE OF 60.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTH HAVING A RADIUS OF 233.62 FEET, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON THE PLAT OF LONGWOOD GREEN OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D., PLAT BOOK 44, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("LONGWGOD GREEN") A RADIAL LINE BEARS NOO'33'28"W FROM SAID POINT TO THE RADIUS POINT: THENCE, DEPARTING SAID EASTERLY BOUNDARY OF THE PLAT OF MUIRFIELD - PLAT NO. 2. EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY BOUNDARY OF PARCEL A, THROUGH A CENTRAL ANGLE OF 13.53'34", A DISTANCE OF 56.65 FEET, TO THE EASTERLY MOST CORNER OF SAID PARCEL A; THENCE N53.42'47"W, ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 399.42 FEET, TO THE EASTERLY BOUNDARY OF THE PLAT OF MAIDSTONE NO. 1 OF PALM BEACH POLO & COUNTRY CLUB - WELLINGTON - P.U.D., PLAT BOOK 44, PAGES 20 AND 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("MAIDSTONE NO. 1"); THENCE ALONG SAID EASTERLY BOUNDARY OF THE PLAT OF MAIDSTONE NO. 1 FOR THE FOLLOWING 6 COURSES; (1) THENCE N47'51'04"E A DISTANCE OF 399.36 FEET; (2) THENCE N38'27'17"E A DISTANCE OF 688.52 FEET; (3) THENCE N81'34'55"E A DISTANCE OF 729.63 FEET; (4) THENCE N16'05'40"E A DISTANCE OF 156.46 FEET; (5) THENCE N89'31'01"E A DISTANCE OF 190.62 FEET; (6) THENCE N00'28'59"W A DISTANCE OF 71.17 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 140.00 FEET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF POLO CLUB ROAD AS SHOWN ON THE AFORESAID PLAT OF POLO CLUB ROAD PLAT NO. 1 A RADIAL LINE BEARS N35'42'01"E FROM SAID POINT TO THE RADIUS POINT: THENCE, DEPARTING SAID EASTERLY BOUNDARY OF THE PLAT OF MAIDSTONE NO. 1 AND ALONG WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON SAID PLAT OF POLO CLUB ROAD PLAT NO. 1 FOR THE FOLLOWING 7 COURSES; (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25'36'54", A DISTANCE OF 62.59 FEET, TO A POINT OF TANGENCY; (2) THENCE S79'54'53"E A DISTANCE OF 35.78 FEET; (3) THENCE S36'54'40"E A DISTANCE OF 34.10 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 550.00 FEET, A RADIAL LINE BEARS S83'54'21"E FROM SAID POINT TO THE RADIUS POINT; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6'05'39", A DISTANCE OF 58.50 FEET, TO A POINT OF TANGENCY; (5) THENCE S00'00'00"E A DISTANCE OF 284.53 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE WEST HAVING A RADIUS OF 460.00 FEET; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°41'55", A DISTANCE OF 166.18 FEET, TO A POINT OF TANGENCY: (7) THENCE S20°41'55"W A DISTANCE OF 163.75 FEET. TO THE NORTHEAST CORNER OF THE PLAT OF WINDSOR WAY - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON - P.U.D., PLAT BOOK 52, PAGES 99 AND 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("WINDSOR WAY - PLAT NO. 1"); THENCE, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON SAID PLAT OF POLO CLUB ROAD PLAT NO. 1 AND ALONG NORTHERLY AND WESTERLY BOUNDARIES OF SAID PLAT OF WINDSOR WAY - PLAT NO. 1 FOR THE FOLLOWING 6 COURSES; (1) THENCE N66'18'05"W A DISTANCE OF 125.00 FEET: (2) THENCE S53'41'55"W A DISTANCE OF 670.00 FEET. TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 360.00 FEET, A RADIAL LINE BEARS S60'11'55"W FROM SAID POINT TO THE RADIUS POINT: (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3615'00", A DISTANCE OF 227.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 620.00 FEET: (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16'00'00". A DISTANCE OF 173.14 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE WEST HAVING A RADIUS OF 488.42 FEET; (5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22'12'22", A DISTANCE OF 189.30 FEET; (6) THENCE S19'49'28"E A DISTANCE OF 307.00 FEET, TO A POLIT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 532.00 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE AFORESAID PLAT OF POLO CLUB ROAD PLAT NO. 1 A RADIAL LINE BEARS N29°45'21"W FROM SAID POINT TO THE RADIUS POINT; THENCE, DEPARTING SAID WESTERLY BOUNDARY OF SAID PLAT OF WINDSOR WAY - PLAT NO. 1, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16'23'31", A DISTANCE OF 152.20 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 37.3796 ACRES, MORE OR LESS.

CONTINUED ABOVE RIGHT

CONTINUED FROM BELOW LEFT

TOGETHER WITH

LEGAL DESCRIPTION (TRACT 0-2)

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LAS CASITAS - PLAT NO. 3 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D., PLAT BOOK 52, PAGES 23 AND 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("LAS CASITAS - PLAT NO. 3"), SAID CORNER BEING ON A LINE LYING 465.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 14; THENCE S00'53'14"W, ALONG SAID PARALLEL LINE. A DISTANCE OF 2329.09 FFFT. TO THE NORTH LINE OF THE 50 FOOT WIDE RIGHT-OF-WAY FOR ACME IMPROVEMENT DISTRICT CANAL C-23, SAID NORTH LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 14; THENCE N89'36'02"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 1361.58 FEET, TO THE SOUTHEAST CORNER OF WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 68, PAGES 146 THROUGH 149. INCLUSIVE. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("WINDING OAKS"): THENCE NO8'47'27"E, ALONG THE EAST BOUNDARY OF SAID PLAT OF SAID PLAT OF WINDING OAKS, A DISTANCE OF 195.65 FEET, TO THE SOUTHEAST CORNER OF WATER MANAGEMENT TRACT H AS SHOWN ON THE PLAT OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 57, PAGES 112 AND 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("OAK TREE VILLAS"); THENCE NO8*47'27"E, ALONG THE EAST BOUNDARY OF SAID WATER MANAGEMENT TRACT H. A DISTANCE OF 165.50 FEET; THENCE NO0'56'02"E, ALONG THE EAST BOUNDARY OF SAID WATER MANAGEMENT TRACT H. A DISTANCE OF 178.00 FEET. TO THE SOUTHEASTERLY MOST CORNER LOT 18 AS SHOWN ON SAID PLAT OF WINDING OAKS, SAID CORNER BEING ON THE EASTERLY BOUNDARY OF SAID PLAT OF WINDING OAKS; THENCE NOO'56'02"E, ALONG THE EAST BOUNDARY OF SAID PLAT OF WINDING OAKS, A DISTANCE OF 226.73 FEET: THENCE N16'01'12"E. ALONG THE EAST BOUNDARY OF SAID PLAT OF WINDING OAK. A DISTANCE OF 65.60 FEET, TO THE SOUTHEAST CORNER OF PARCEL B AS SHOWN ON SAID PLAT OF OAK TREE VILLAS; THENCE ALONS THE EASTERLY BOUNDARY OF SAID PARCEL B OF OAK TREE VILLAS FOR THE FOLLOWING ST COURSES; (1) THENCE N16°01'12"E A DISTANCE OF 121.28 FEET; (2) THENCE N05°47'29"E A DISTANCE OF 241.02 FEET: (3) THENCE NO5'13'24"W A DISTANCE OF 103.69 FEET. TO THE SOUTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 54, PAGES 75 THROUGH 77, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA ("BROOKSIDE - PLAT NO. 3"); THENCE, DEPARTING THE EASTERLY BOUNDARY OF SAID PARCEL B OF OAK TREE VILLAS AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE FOR THE FOLLOWING 3 COURSES; (1) THENCE N86°00'00"E A DISTANCE OF 152.16 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH HAVING A RADIUS OF 1554.53 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5'03'33", A DISTANCE OF 137.26 FEET, TO A POINT OF TANGENCY: (3) THENCE S88'56'27"E A DISTANCE OF 7.80 FEET. TO THE WESTERLY BOUNDARY OF BROOKSIDE -PLAT NO. 4 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 58, PAGES 45 AND 46, PUBLIC RECORDS OF COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 4"): THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AND ALONG THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARIES OF SAID PLAT OF BROOKSIDE - PLAT NO. 4 FOR THE FOLLOWING 6 COURSES; (1) THENCE SO5'57'33"W A DISTANCE OF 828.44 FEET; (2) THENCE S42"11'41"E A DISTANCE OF 274.83 FEET; (3) THENCE S86"03'50"E A DISTANCE OF 535.10 FEET; (4) THENCE N12'51'33"E A DISTANCE OF 331.04 FEET; (5) THENCE N08'01'50"W A DISTANCE OF 320.93 FEET: (6) THENCE N11'57'59"E A DISTANCE OF 346.34 FEET. TO THE SOUTHEAST CORNER OF THE PLAT OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 54, PAGES 75 THROUGH 77, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 3"): THENCE, DEPARTING THE SAID EASTERLY BOUNDARY OF THE PLAT OF BROOKSIDE - PLAT NO. 4 AND ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PLAT OF SAID PLAT OF BROOKSIDE - PLAT NO. 3 FOR THE FOLLOWING 3' COURSES: (1) THENCE N11'57'59"E A DISTANCE OF 241.64 FEET; (2) THENCE N11'00'00"W A DISTANCE OF 360.04 FEET; (3) THENCE N83'27'46"W A DISTANCE OF 309.20 FEET, TO THE POINT OF CUSP OF A CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 190.00 FEET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF THE PLAT OF BROOKSIDE - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 51, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 2"); THENCE, DEPARTING THE NORTHERLY BOUNDARY OF SAID PLAT OF SAID PLAT OF BROOKSIDE - PLAT NO. 3 AND ALONG SAID EASTERLY BOUNDARY OF THE PLAT OF BROOKSIDE - PLAT NO. 2 FOR THE FOLLOWING 3 COURSES; (1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91'04'45", A DISTANCE OF 302.03 FEET, TO A POINT OF TANGENCY: (2) THENCE NO5'27'29"E A DISTANCE OF 49.97 FEET; (3) THENCE N24'00'39"W A DISTANCE OF 149.97 FEET. TO THE SOUTHEAST CORNER OF LOT 12, AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 2; THENCE, DEPARTING SAID EASTERLY BOUNDARY OF THE PLAT OF BROOKSIDE - PLAT NO. 2, N65'59'21"E, ALONG A NORTHEASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 5.50 FEET, TO A LINE LYING 5.50 FEET NORTHEASTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT 12; THENCE N24'00'39"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET, TO A NORTHEASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 12: THENCE \$65'59'21"W. ALONG SAID NORTHEASTERLY PROLONGATION. A DISTANCE OF 5.50 FEET, TO THE NORTHEAST CORNER OF SAID LOT 12: THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PLAT OF SAID PLAT OF BROOKSIDE - PLAT NO. 2 FOR THE FOLLOWING 7 COURSES; (1) THENCE N24'00'39"W A DISTANCE OF 228.87 FEET; (2) THENCE N54'25'14"W A DISTANCE OF 589.03 FEET; (3) THENCE S60'12'30"W A DISTANCE OF 26.75 FEET; (4) THENCE S73"14'57"W A DISTANCE OF 130.00 FEET; (5) THENCE S82"59'17"W A DISTANCE OF 100.00 FEET; (6) THENCE N6812'04"W A DISTANCE OF 114.13 FEET: (7) THENCE N82'58'32"W A DISTANCE OF 103.08 FEET. TO THE NORTHERLY MOST CORNER OF THE PLAT OF BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 50, PAGES 175 AND 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 1"): THENCE, DEPARTING NORTHERLY BOUNDARY OF SAID PLAT OF SAID PLAT OF BROOKSIDE — PLAT NO. 2 AND ALONG NORTHERLY AND WESTERLY BOUNDARIES OF SAID PLAT OF BROOKSIDE -PLAT NO. 1 FOR THE FOLLOWING 5 COURSES; (1) THENCE S73'39'14"W A DISTANCE OF 134.70 FEET; (2) THENCE S55'26'44"W A DISTANCE OF 128.70 FEET; (3) THENCE S41'55'43"W A DISTANCE OF 145.17 FEET; (4) THENCE S24'05'31"W A DISTANCE OF 134.74 FEET: (5) THENCE S04'44'19"E A DISTANCE OF 108.19 FEET. TO THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 1; THENCE, DEPARTING SAID WESTERLY BOUNDARY OF SAID PLAT OF BROOKSIDE - PLAT NO. 1, SO4'44'19"E, ALONG A SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 10.53 FEET, TO A LINE LYING 10.00 SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 1; THENCE S76'26'12"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 136.61 FEET, TO THE WESTERLY FIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 1; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE FOR THE FOLLOWING 4 COURSES; (1) HENCE S14'00'00"W A DISTANCE OF 224.23 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 174.30 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37'59'19", A DISTANCE OF 115.57 FEET, TO A POINT OF TANGENCY; (3) THENCE S51'59'19"W A DISTANCE OF 58.49 FEET: (4) THENCE N83'00'41"W A DISTANCE OF 35.35 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 1: THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE FOR THE FOLLOWING 2 COURSES; (1) THENCE N38°00'41"W A DISTANCE OF 106.10 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 759.03 FEET, A RADIAL LINE BEARS \$51.59.18.W FROM SAID POINT TO THE RADIUS POINT; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 21'23'22", A DISTANCE OF 283.36 FEET; THENCE, DEPARTING said NORTHERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE, N30'36'03"E A DISTANCE OF 37.12 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 216.50 FEET. A RADIAL LINE BEARS \$59.23.57"E FROM SAID POINT TO THE RADIUS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21'02'40", A DISTANCE OF 79.52 FEET, TO A POINT OF TANGENCY: THENCE N51'38'43"E A DISTANCE OF 15.68 FEET: THENCE N37'43'00"E A DISTANCE OF 16.51 FEET. TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, A RADIAL LINE BEARS S5217'00"E FROM SAID POINT TO THE RADIUS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11'39'37", A DISTANCE OF 8.14 FEET; THENCE N18'22'38"W A DISTANCE OF 99.47 FEET; THENCE N41'00'42"W A DISTANCE OF 74.99 FEET; THENCE N04'39'32"W A DISTANCE OF 406.29 FEET; THENCE N20'39'33"W A DISTANCE OF 203.81 FEET; THENCE N00'29'31"W A DISTANCE OF 483.79 FEET; THENCE N68'36'40"E A DISTANCE OF 174.29 FEET; THENCE N37'54'26"E A DISTANCE OF 269.82 FEET, TO THE NORTHWESTERLY CORNER OF THE PLAT OF FIRST FAIRWAY CONDOMINIUM - PLAT NO. 1 PALM BEACH POLO AND

COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 49, PAGE 191, PUBLIC RECORDS OF COUNTY, FLORIDA ("FIRST

CONTINUED FROM BELOW LEFT

THENCE ALONG WESTERLY BOUNDARY OF THE PLAT OF FIRST FAIRWAY CONDOMINIUM - PLAT NO. 1 FOR THE FOLLOWING 2 COURSES; (1) THENCE S23'50'00"E A DISTANCE OF 361.50 FEET: (2) THENCE S33'31'32"F A DISTANCE OF 260.64 FEET, TO THE WESTERLY MOST CORNER OF THE PLAT OF FIRST FAIRWAY CONDOMINIUM PLAT NO. II PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D., PLAT BOOK 50, PAGE 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("FIRST FAIRWAY CONDOMINIUM PLAT NO. II"); THENCE, DEPARTING WESTERLY BOUNDARY OF THE PLAT OF FIRST FAIRWAY CONDOMINIUM - PLAT NO. 1 AND ALONG SOUTHERLY BOUNDARY OF THE SAID PLAT OF FIRST FAIRWAY CONDOMINIUM PLAT NO. II FOR THE FOLLOWING 5 COURSES: (1) THENCE \$33'31'32"E A DISTANCE OF 67.99 FEET; (2) THENCE S7110'50"E A DISTANCE OF 465.93 FEET; (3) THENCE S81'56'53"E A DISTANCE OF 38.06 FEET; (4) THENCE N7010'40"E A DISTANCE OF 129.13 FEET; (5) THENCE N29'02'00"E A DISTANCE OF 81.00 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAS CASITAS DRIVE AS SHOWN ON THE PLAT OF LAS CASITAS - PHASE TWO PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D., PLAT BOOK 49, PAGES 54 AND 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("LAS CASITAS - PHASE TWO"): THENCE DEPARTING SOUTHERLY BOUNDARY OF THE SAID PLAT OF FIRST FAIRWAY CONDOMINIUM PLAT NO. II AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAS CASITAS DRIVE FOR THE FOLLOWING 2 COURSES; (1) THENCE S68'32'55"E A DISTANCE OF 52.07 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.09 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3'02'48", A DISTANCE OF 49.19 FEET: THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAS CASITAS DRIVE, S08'58'48"W A DISTANCE OF 34.61 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE BEARS S81'01'12"E FROM SAID POINT TO THE RADIUS POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84'41'06", A DISTANCE OF 44.34 FEET, TO A POINT OF TANGENCY; THENCE S75'42'18"E A DISTANCE OF 30.34 FEET: THENCE S62'17'30"E A DISTANCE OF 58.95 FEET: THENCE S7417'46"E A DISTANCE OF 60.15 FEET. TO THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF LAS CASITAS - PLAT NO. 3 PALM BEACH POLO AND COUNTRY CLUB OF WELLINGTON-P.U.D., PLAT BOOK 52, PAGES 23 AND 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("LAS CASITAS - PLAT NO. 3"); THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF LAS CASITAS - PLAT NO. 3 FOR THE FOLLOWING 5 COURSES; (1) THENCE S12'21'47"E A DISTANCE OF 130.10 FEET; (2) THENCE S83'30'40"E A DISTANCE OF 50.50 FEET; (3) THENCE S56'38'44"E A DISTANCE OF 450.86 FEET; (4) THENCE S24'00'39"E A DISTANCE OF 315.38 FEET; (5) THENCE S58'08'56"E A DISTANCE OF 188.79 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60.3715 ACRES, MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION (TRACT 0-3)

ELONE BESSIII HOW (MINO) 6 5)

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 50, PAGES 175 AND 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 1"), SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 1; THENCE ALONG BOUNDARY OF SAID PLAT OF BROOKSIDE - PLAT NO. 1 FOR THE FOLLOWING 4 COURSES; (1) THENCE S76'26'12"É A DISTANCE OF 145.00 FEET; (2) THENCE N31'36'34"E A DISTANCE OF 115.69 FEET; (3) THENCE N1115'07"E A DISTANCE OF 51.72 FEET: (4) THENCE N38'39'35"E A DISTANCE OF 57.63 FEET. TO THE SOUTHWEST CORNER OF LOT 27 AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 2 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 51, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, DEPARTING SAID BOUNDARY OF SAID PLAT OF BROOKSIDE - PLAT NO. 1, N75°27'56"E, ALONG THE SOUTH LINE SAID LOT 27. A DISTANCE OF 44.16 FEET, TO THE WESTERLY BOUNDARY OF BROOKSIDE - PLAT NO. 3 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 54, PAGES 75 THROUGH 77, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 3"); THENCE ALONG THE WESTERLY BOUNDARY OF THE PLAT OF BROOKSIDE - PLAT NO. 3 FOR THE FOLLOWING 3 COURSES; (1) THENCE S2111'42"E A DISTANCE OF 679.71 FEET; (2) THENCE S41'13'28"E A DISTANCE OF 315.31 FEET; 13) THENCE S05'57'33"W A DISTANCE OF 148.83 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON THE SAID PLAT OF LPOOKSIDE - PLAT NO. 3; THENCE, DEPARTING THE WESTERLY BOUNDARY OF THE PLAT OF BROOKSIDE. PLAT NO. 3 AND ALONG SAID NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE FOR THE FOLLOWING 3 COURSES; (1) THENCE N88 2 27"W A DISTANCE OF 12.94 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT AND CONCAVE TO THE SUITH HAVING A RADIUS OF 1614.53 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5'03'33", A DISTANCE OF 142.56 FEET, TO A POINT OF TANGENCY; (3) THEFOE S86'00'00"W A DISTANCE OF 153.44 FEET, TO THE EASTERLY BOUNDARY OF THE PLAT OF OAK TREE ESTA TS OF PALM BEACH FUO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 57, PAGES 121 AND 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("OAK TREE ESTATES"); THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF LONG MILADOW DRIVE AND ALONG SAID EASTERLY BOUNDARY OF THE PLAT OF OAK TREE ESTATES FOR THE FOLLOWING 6 COURSES; (1) THENCE NO5'13'24"W A DISTANCE OF 171.57 FEET; (2) THENCE N28'23'46"W A DISTANCE OF 85.69 FEET; (3) THENCE N32'17'15"W A DISTANCE OF 321.03 FEET; (4) THENCE N1438'12"W A DISTANCE OF 125.93 FFET; (5) THENCE N0121'49"W A DISTANCE OF 35.54 FEET; (6) THENCE N73'27'00"W A DISTANCE OF 202.26 FET. TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 234.30 FEET, SAID POINT BEING ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE AS SHOWN ON SAID PLAT OF BROOKSIDE - PLAT NO. 1 A RADIAL LINE BEARS N6818'56"W FROM SAID POINT TO THE RADIUS POINT; THENCE, DEPARTING said EASTERLY BOUNDARY OF THE PLAT OF OAK TREE ESTATES, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE, THROUGH A CENTRAL ANGLE OF 7'41'04", A DISTANCE OF 31.42 FEET. TO A POINT OF TANGENCY: THENCE N14'00'00"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF BROOK DRIVE, A DISTANCE OF 102.23 FEET, TO THE POINT OF BEGINNING.

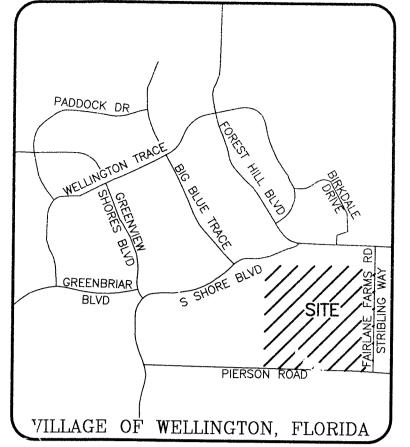
THE ABOVE DESCRIBED PARCEL CONTAINS 6.6182 ACRES, MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION (TRACT 0-4)

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 12 AS SHOWN ON THE PLAT OF OAK TREE ESTATES OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 57, PAGES 121 AND 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("OAK TREE ESTATES"), SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS SHOWN ON THE PLAT OF BROOKSIDE - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 50, PAGES 175 AND 176, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BROOKSIDE - PLAT NO. 1"); THENCE ALONG WESTERLY BOUNDARY OF SAID PLAT OF OAK TREE ESTATES FOR THE FOLLOWING 3 COURSES; (1) THENCE S51'59'19"W A DISTANCE OF 69.15 FEET; (2) THENCE S05'18'19"W A DISTANCE OF 205.09 FEET: (3) THENCE S22'26'00"E A DISTANCE OF 251.53 FEET, TO THE NORTHWEST CORNER OF LOT 10 AS SHOWN ON THE SAID PLAT OF OAK TREE ESTATES; THENCE, DEPARTING SAID WESTERLY BOUNDARY OF SAID PLAT OF OAK TREE ESTATES, S13'22'55"E A DISTANCE OF 119.60 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 10, SAID CORNER BEING ON THE WESTERLY BOUNDARY OF SAID PLAT OF OAK TREE ESTATES; THENCE S10'58'32"E, ALONG SAID WESTERLY BOUNDARY OF THE PLAT OF OAK TREE ESTATES. A DISTANCE OF 360.28 FEET, TO THE SOUTHWEST CORNER OF THE SAID PLAT OF OAK TREE ESTATES, SAID CORNER BEING THE NORTHWEST CORNER OF O.S. PARCEL C AS SHOWN ON THE PLAT OF WINDING OAKS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 68, PAGES 146 THROUGH 149, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("WINDING OAKS"); THENCE S10'58'33"E, ALONG THE WESTERLY BOUNDARY OF SAID O.S. PARCEL C AND THE WESTERLY BOUNDARY OF WATER MANAGEMENT TRACT I AS SHOWN ON THE PLAT OF OAK TREE VILLAS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 57, PAGES 112 AND 113, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("OAK TREE VILLAS"), A DISTANCE OF 103.16 FEET: THENCE S07'59'00"W. ALONG THE WESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT I. A DISTANCE OF 236.50 FEET, TO THE SOUTHERLY MOST CORNER OF SAID WATER MANAGEMENT TRACT I, SAID CORNER BEING ON THE AFORESAID WESTERLY BOUNDARY OF THE PLAT OF WINDING OAKS; THENCE ALONG WESTERLY BOUNDARY OF SAID PLAT OF WINDING OAKS FOR THE FOLLOWING 6 COURSES; (1) THENCE SO7'59'00"W A DISTANCE OF 43.50 FEET; (2) THENCE S12.40'00"W A DISTANCE OF 81.14 FEET; (3) THENCE S07.59'00"W A DISTANCE OF 16.92 FEET; (4) THENCE S16'17'16"W A DISTANCE OF 225.00 FEET; (5) THENCE S32'11'10"E A DISTANCE OF 180.00 FEET; (6) THENCE S00°37'53"E A DISTANCE OF 182.31 FEET;

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LOCATION MAP

FP&L FLORIDA POWER AND LIGHT

ORB OFFICIAL RECORD BOOK

P.B. PLAT BOOK

PG(S) PAGES(S)
CONC CONCRETE

DENOTES SET 4" x 4" CONCRETE MONUMENT PRM 136603

STATE OF FLORIDA

IN PLAT BOOK NO. 131

CLERK AND COMPTROLLER

SHARON R. BOCK,

EASEMENT

CORNER

ON PAGE(S) 64 - 75

COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR

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THIS > DAY OF November

2020 ____AND DULY RECORDED

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R RADIUS

Δ CENTRAL (DELTA) ANGLE

L ARC LENGTH

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WESTERLY COR

N'LY NORTHERLY POB POINT OF BEGINNING

Y SOUTHERLY R/W RIGHT-OF-WAY

CONTINUED FROM BELOW LEFT

THENCE, DEPARTING SAID WESTERLY BOUNDARY OF SAID PLAT OF WINDING OAKS, S63'04'32"W A DISTANCE OF 21.26 FEET; THENCE N8416'06"W A DISTANCE OF 75.33 FEET; THENCE S8428'05"W A DISTANCE OF 77.41 FEET; THENCE N58'54'03"W A DISTANCE OF 74.43 FEET; THENCE S31'05'57"W A DISTANCE OF 24.58 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE BEARS N58'54'03"W FROM SAID POINT TO THE RADIUS POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75"04'51", A DISTANCE OF 65.52 FEET, TO A POINT OF TANGENCY, THENCE N73'49'12"W A DISTANCE OF 65.00 FEET; THENCE N83'58'21"W A DISTANCE OF 62.69 FEET; THENCE S80'27'09"W A DISTANCE OF 65.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE BEARS NO9'32'51"W FROM SAID POINT TO THE RADIUS POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84'43'02", A DISTANCE OF 73.93 FEET, TO A POINT OF TANGENCY; THENCE N14'49'49"W A DISTANCE OF 53.39 FEET; THENCE S00°23'58"W A DISTANCE OF 146.49 FEET, TO THE NORTH LINE OF THE 50 FOOT WIDE RIGHT-OF-WAY FOR THE ACME IMPROVEMENT DISTRICT CANAL C-23, SAID NORTH LINE LYING 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 14; THENCE N89'36'02"W, ALONG SAID NORTH LINE, A DISTANCE OF 2370.52 FEET, TO THE EAST LINE OF THE 100 FOOT WIDE RIGHT-OF-WAY FOR THE ACME IMPROVEMENT DISTRICT CANAL C-7, SAID EAST LINE LYING 100.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 14; THENCE NO1'03'05"E, ALONG SAID EAST LINE, A DISTANCE OF 788.87 FEET, TO THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF BENT CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 59, PAGES 13 AND 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("BENT CYPRESS"); THENCE ALONG SOUTHWESTERLY, SOUTHERLY AND NORTHEASTERLY BOUNDARIES OF SAID PLAT OF BENT CYPRESS FOR THE FOLLOWING 9 COURSES; (1) THENCE S45'52'33"E A DISTANCE OF 685.09 FEET; (2) THENCE S43'49'45"E A DISTANCE OF 140.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET, A RADIAL LINE BEARS N44'07'27"E FROM SAID POINT TO THE RADIUS POINT; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 565.49 FEET, TO A POINT OF NON-TANGENCY; (4) THENCE N47'55'21"W A DISTANCE OF 140.00 FEET; (5) THENCE N45'52'33"W A DISTANCE OF 734.17 FEET; (6) THENCE N06'29'00"E A DISTANCE OF 335.63 FEET; (7) THENCE N83'55'00"W A DISTANCE OF 158.27 FEET; (8) THENCE N06'19'49"W A DISTANCE OF 70.55 FEET; (9) THENCE N35'52'36"E A DISTANCE OF 33.59 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POLO CLUB ROAD AS SHOWN ON THE PLAT OF MUIRFIELD - PLAT NO. 1 OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON - P.U.D., PLAT BOOK 48, PAGES 30 THROUGH 32, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("MUIRFIELD - PLAT NO. 1") A RADIAL LINE BEARS N11'54'59"W FROM SAID POINT TO THE RADIUS POINT; THENCE, DEPARTING SAID NORTHEASTERLY BOUNDARY OF SAID PLAT OF BENT CYPRESS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 28'38'53", A DISTANCE OF 270.00 FEET, TO THE WESTERLY BOUNDARY OF THE PLAT OF SHADY OAKS OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., PLAT BOOK 59, PAGES 117 THROUGH 119, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ("SHADY OAKS"); THENCE ALONG THE SOUTHWESTERLY, SOUTHERLY AND NORTHEASTERLY BOUNDARIES OF SAID PLAT OF SHADY OAKS FOR THE FOLLOWING 16 COURSES; (1) THENCE S88'52'01"E A DISTANCE OF 33.26 FEET; (2) THENCE S47'10'13"E A DISTANCE OF 65.26 FEET; (3) THENCE S49'10'43"W A DISTANCE OF 154.75 FEET; (4) THENCE S33'20'39"E A DISTANCE OF 313.67 FEET; (5) THENCE S45°52'33"E A DISTANCE OF 449.53 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1577.40 FEET; (6) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14'28'08", A DISTANCE OF 398.34 FEET, TO A POINT OF TANGENCY:

CONTINUED ON SHEET 2

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603



1280 N. CONGRESS AVENUE, SUITE 101,

WEST PALM BEACH, FLORIDA 33409

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FAIRWAY CONDOMINIUM - PLAT NO. 1"):