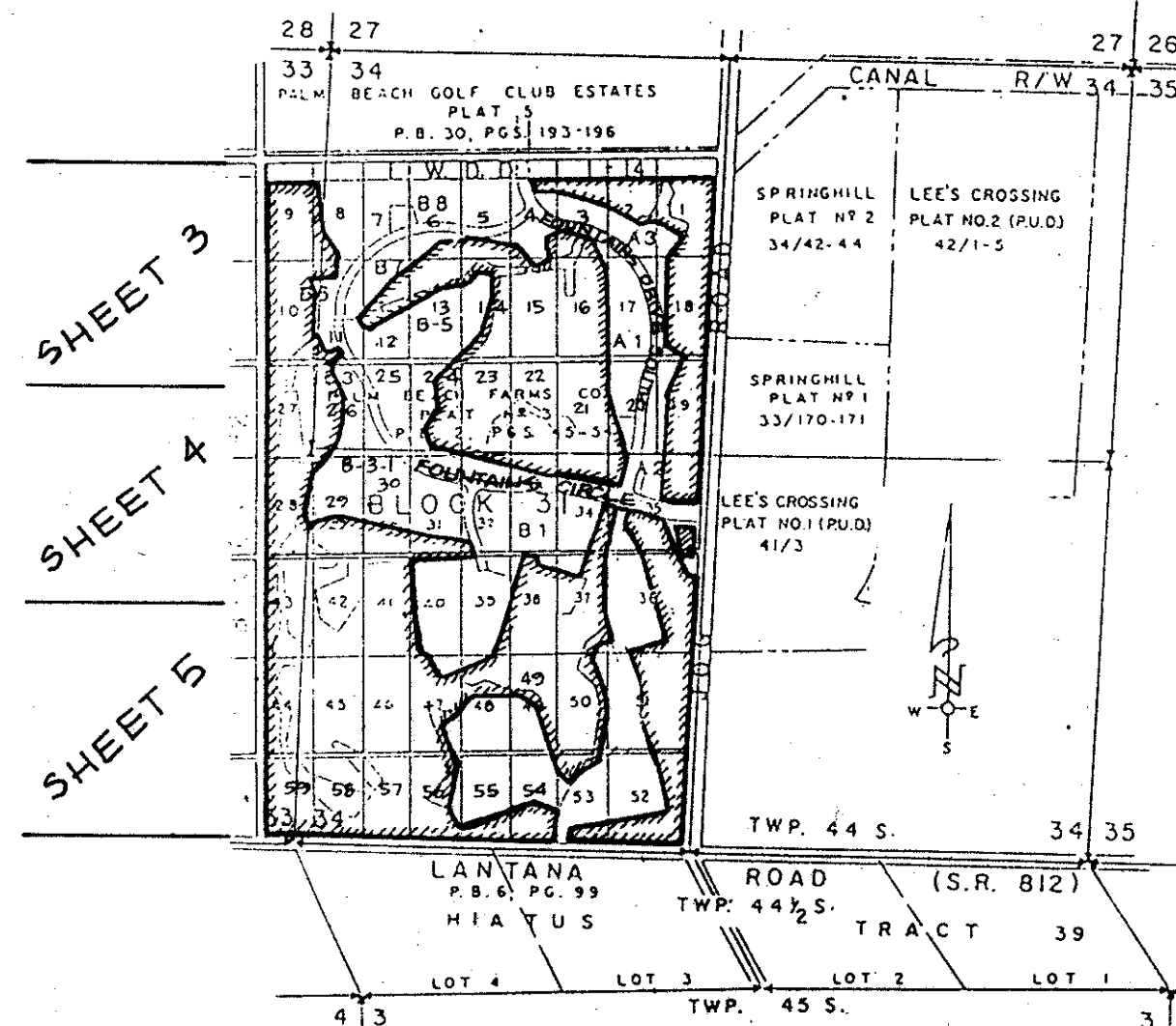


Fountains South Golf Course

LOCATION MAP



GENERAL PLAT NOTES

□ Denotes a Permanent Reference Monument (P.R.M.)

The east line of the west 1/2 of Section 34, Township 44 South, Range 42 East, is assumed to bear North 02°36'08" East.

The Palm Beach Farms Co. Plat No. 3 thirty foot reservations for road, ditch and dike purposes as shown hereon, have been abandoned by resolution R-81-1495, and filed in Official Record Book 3641, Page 682, Public Records of Palm Beach County and by R-78-664, filed in Official Record Book 2882, Page 690 of said Public Records.

There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use of upon drainage, maintenance or maintenance access easements.

There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and/or Ordinances of Palm Beach County.

Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.

Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

UE denotes utility easement.

DE denotes drainage easement.

LEGAL DESCRIPTION FOR FOUNTAINS SOUTH GOLF COURSE (GOLF TRACT #1)

Being a portion of Tracts 1 through 59, inclusive in Block 31, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54, in the Public Records of Palm Beach County, Florida, lying and being north of Lantana Road, (S.R. No. 812), as modified with respect to Tracts 52 through 59 in Block 31, by Plat 13, recorded in Plat Book 6, Pages 98 and 99 of said Public Records, also being in Section 33 and 34, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East (assumed bearing datum), along the east line of the west half (W 1/2) of said Section 34, a distance of 2389.00 feet; thence North 87°23'52" West, 40.00 feet to the POINT OF BEGINNING being on the north right-of-way line of Fountains Circle, FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, as recorded in Plat Book 49, Pages 98 through 100; thence South 47°36'08" West along said north right-of-way line, 35.36 feet; thence North 87°23'52" West along said north right-of-way line, 87.23 feet to a point of curvature; thence westerly along said right-of-way line being an arc of a curve concave to the north having a radius of 646.00 feet, a central angle of 14°42'52", an arc distance of 165.90 feet to the east line of FOUNTAINS SOUTH TRACT A-2 as recorded in Plat Book 49, Pages 96 and 97, of said Public Records; thence North 04°00'00" East along said east line, 727.07 feet; thence North 20°00'00" East, along said east line, 300.00 feet; thence North 60°00'00" West along the north line of said TRACT A-2, a distance of 135.00 feet to the easterly line of FOUNTAINS SOUTH TRACT A-3, as recorded in Plat Book 45, Pages 134 and 135; thence along the easterly and northerly boundary of said Tract A-3, the following seven (7) courses; thence NORTH, 570.00 feet; thence North 38°00'00" East, 210.00 feet; thence North 64°00'00" West, 245.69 feet; thence South 81°00'00" West, 86.71 feet; thence North 65°00'00" West, 290.37 feet; thence North 74°00'00" West, 305.00 feet; thence WEST, 176.94 feet to a point of non-tangency on the east right-of-way line of Fountains Drive South of said FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1; thence northerly along said east right-of-way line, being an arc of a curve concave to the east having a radius of 310.00 feet, a central angle of 18°47'51", a chord distance of 101.25 feet bearing North 14°52'33" West, an arc distance of 101.70 feet to a point on a line that is 120.00 feet south of and parallel with the north line of said Tracts 1 through 4, Block 31, Palm Beach Farms Company Plat No. 3; thence EAST along said parallel line, 127.04 feet to the westerly right-of-way line of Jog Road being 40.00 feet west of and parallel with the east line of the west half of said Section 34; thence South 02°36'08" West along said right-of-way line, 2219.99 feet to the POINT OF BEGINNING;

TOGETHER WITH (GOLF TRACT #2)

BEGINNING at the southeast corner of Tract A-1, as recorded in FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, Plat Book 49, Pages 98 through 100, in the Public Records of Palm Beach County, Florida; thence along the westerly boundary of said Tract A-1, the following three (3) courses; thence North 12°03'35" West, 594.08 feet; thence NORTH, 765.00 feet; thence North 23°41'03" West, 264.75 feet to a point of non-tangency on the south right-of-way line of Fountains Drive South, according to said FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, also being the northwest corner of said Tract A-1; thence westerly along said south right-of-way line, being an arc of a curve concave to the southwest having a radius of 660.00 feet, a central angle of 12°20'10", a chord distance of 141.83 feet bearing North 73°49'55" West, an arc distance of 142.10 feet to a point of tangency; thence North 80°00'00" West along said south right-of-way line, 50.00 feet to a point of curvature; thence continue westerly along said south right-of-way line, being an arc of a curve concave to the northeast having a radius of 390.00 feet, a central angle of 07°08'53", an arc distance of 48.66 feet to a point of non-tangency, also being the northeast corner of Tract B-7, as recorded in FOUNTAINS SOUTH TRACTS B-7 AND B-8, Plat Book 46, Pages 28 through 30, in the Public Records of Palm Beach County, Florida; thence along the southerly boundary of said Tract B-7, the following eight (8) courses; thence South 54°00'00" West, 103.64 feet; thence South 06°00'00" East, 150.00 feet; thence South 72°00'00" West, 110.00 feet; thence North 36°00'00" West, 200.00 feet; thence North 85°00'00" West, 350.00 feet; thence South 78°00'00" West, 175.00 feet; thence South 53°00'00" West, 400.00 feet; thence South 42°00'00" West, 342.58 feet to a corner on the north line of Tract B-5 as recorded in FOUNTAINS SOUTH TRACT B-5, Plat Book 49, Pages 144 through 146, Public Records of Palm Beach County, Florida; thence along the northerly and easterly boundary of said Tract B-5 the following eleven (11) courses; thence South 27°00'00" East, 80.95 feet; thence North 63°00'00" East, 610.00 feet; thence North 80°00'00" East, 190.00 feet; thence North 34°00'00" East, 70.00 feet; thence SOUTH, 130.00 feet; thence South 16°00'00" West, 240.00 feet; thence South 42°00'00" West, 510.00 feet; thence South 10°00'00" East, 155.00 feet; thence South 26°00'00" West, 200.00 feet; thence South 16°35'04" East, 139.35 feet to the northwest corner of Tract B-4 as recorded in FOUNTAINS SOUTH TRACT B-4, Plat Book 54, Pages 95 and 96, Public Records of Palm Beach County, Florida; thence South 76°00'00" east along the north line of said Tract B-4, a distance of 866.78 feet to a point of non-tangency on the north right-of-way line of Fountains Circle, as recorded in FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, Plat Book 49, Pages 98 through 100, in the Public Records of Palm Beach County, Florida, also being the easterly corner of said Tract B-4; thence easterly along said north right-of-way line, being an arc of a curve concave to the south having a radius of 800.00 feet, a central angle of 14°07'35", a chord distance of 196.74 feet bearing South 83°03'47" East, an arc distance of 197.24 feet to a point of tangency; thence South 76°00'00" East along said right-of-way line, 235.00 feet; thence North 59°00'00" East along said right-of-way line, 35.36 feet; thence North 14°00'00" East along said right-of-way line, 121.00 feet to the POINT OF BEGINNING.

TOGETHER WITH (GOLF TRACT #3)

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East, 4610.81 feet to a point on a line 120.00 feet south of and parallel with the north line of said Tracts 1 through 9, Block 31, Palm Beach Farms Company Plat No. 3; thence west along said parallel line, 2743.05 feet to a point on the west line of FOUNTAINS SOUTH TRACTS B-7 AND B-8, as recorded in Plat Book 46, Pages 28 through 30, Public Records of Palm Beach County, Florida, being the POINT OF BEGINNING; thence along the westerly boundary of said Tracts B-7 and B-8, the following three (3) courses; thence South 07°00'00" East, 327.23 feet; thence South 27°00'00" East, 225.00 feet; thence South 06°00'00" West, 128.00 feet to a point on the north line of FOUNTAINS SOUTH TRACTS B-3-1 AND B-6, as recorded in Plat Book 47, Pages 198 through 200, Public Records of Palm Beach County, Florida; thence along the northerly and westerly boundary of said Tracts B-3-1 and B-6, the following twelve (12) courses; thence WEST, 185.00 feet; thence South 17°00'00" East, 145.00 feet; thence South 07°00'00" West, 265.00 feet; thence North 48°00'00" East, 35.00 feet; thence South 46°37'39" East, 41.68 feet; thence South 10°00'00" West, 65.00 feet; thence South 74°00'00" East, 80.00 feet; thence North 69°00'00" East, 77.91 feet to a point of non-tangency; thence southerly along the arc of a curve having a radius of 480.00 feet, a central angle of 03°46'23", a chord distance of 31.62 feet bearing South 25°00'29" East, an arc distance of 31.63 feet to a point of non-tangency; thence South 50°00'00" West, 71.53 feet; thence South 83°00'00" West, 70.00 feet; thence South 34°00'00" East, 167.94 feet to a point at the northwest corner of FOUNTAINS SOUTH TRACT B-3-2, as recorded in Plat Book 54, Pages 93 and 94, in the Public Records of Palm Beach County, Florida; thence along the westerly and southerly boundary of said Tract B-3-2, the following ten (10) courses; thence continue South 34°00'00" East, 62.07 feet; thence SOUTH, 260.00 feet; thence South 15°00'00" West, 150.00 feet; thence South 38°00'00" West, 265.00 feet; thence SOUTH, 52.81 feet; thence South 17°00'00" West, 225.00 feet; thence South 17°00'00" East, 194.42 feet; thence North 63°00'00" East, 194.51 feet; thence EAST, 100.00 feet; thence South 78°00'00" East, 649.18 feet to a point of non-tangency; thence southerly along an arc of a curve concave to the west having a radius of 1470.00 feet, a central angle of 04°54'04", a chord distance of 125.71 feet bearing South 17°03'58" East, an arc distance of 125.74 feet to a point of non-tangency and a point on the north line of FOUNTAINS SOUTH TRACT B-2 as recorded in Plat Book 58, Pages 98 through 100; Public Records of Palm Beach County, Florida; thence along the boundary of said TRACT B-2, the following six (6) courses; thence WEST, 469.20 feet; thence South 06°00'00" East, 652.68 feet; thence EAST, 60.00 feet; thence South 27°00'00" East, 160.00 feet; thence North 68°00'00" East, 410.00 feet; thence North 17°00'00" West, 533.05 feet to the most southerly corner of Tract B-1 of FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, Plat Book 49, Pages 98 through 100, in the Public Records of Palm Beach County, Florida; thence along the southerly and easterly boundary of said Tract B-1, the following five (5) courses; thence continue North 17°00'00" East, 166.95 feet; thence EAST, 82.75 feet; thence South 13°00'00" East, 74.25 feet; thence South 74°00'00" East, 300.00 feet; thence North 16°00'00" East, 528.00 feet to a point on the south right-of-way line of Fountains Circle as recorded in said FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1; thence South 76°00'00" east along said south right-of-way line, 75.00 feet; thence South 31°00'00" East along said south right-of-way line, 35.36 feet; thence South 14°00'00" West, 166.06 feet to a point of curvature; thence southerly along an arc of a curve concave to the east having a radius of 1440.00 feet, a central angle of 29°00'00", an arc distance of 728.85 feet to a point on a radial line; thence South 75°00'00" West along said radial line, 85.00 feet; thence South 18°00'00" West, 110.00 feet; thence South 17°00'00" East, 230.00 feet; thence South 02°00'00" East, 173.00 feet; thence South 14°00'00" West, 129.32 feet; thence South 07°00'00" West, 197.46 feet; thence South 60°00'00" West, 50.00 feet to a point of curvature; thence along an arc of a curve concave to the southeast having a radius of 440.00 feet, a central angle of 22°00'00", an arc distance of 168.95 feet to a point on a radial line; thence North 52°00'00" West along said radial line, 128.94 feet; thence North 18°00'00" West, 479.51 feet; thence North 56°00'00" West, 140.00 feet; thence WEST, 295.00 feet; thence South 36°00'00" West, 130.00 feet; thence South 51°00'00" West, 180.00 feet; thence South 19°00'00" East, 270.00 feet; thence South 09°00'00" West, 290.00 feet; thence South 30°00'00" East, 135.00 feet; thence North 73°00'00" East, 486.84 feet; thence South 75°00'00" East, 225.37 feet; thence South 12°00'00" West, 184.59 feet; thence South 52°18'24" West, 32.35 feet to a point on a line 60.00 feet north of and parallel with the south line of the west half of Section 34, Township 44 South, Range 42 East; thence North 87°23'13" West along said parallel line, 1725.89 feet to a point on a line 60.00 feet north of and parallel with the south line of the east half (E 1/2) of Section 33, Township 44 South, Range 42 East; thence North 87°31'54" West along said parallel line 173.92 feet to a point on the east line of Tract 39, Block 31, in said Palm Beach Farms Company Plat No. 3; thence NORTH along the west line of Tracts 9, 10, 27, 28, 43, 44, and 59, Block 31, of said Palm Beach Farms Company Plat No. 3, a distance of 4415.64 feet to a point on a line 120.00 feet south of and parallel with the north line of Tracts 1 through 9, Block 31, of said Palm Beach Farms Company Plat No. 3; thence EAST, along said parallel line, 332.23 feet to the POINT OF BEGINNING;

TOGETHER WITH (GOLF TRACT #4)

Commencing at the south quarter corner of Section 34, Township 44 South, Range 42 East; thence North 02°36'08" East along the east line of the west half (W 1/2) of said Section 34, a distance of 85.01 feet; thence North 87°23'52" West, 40.00 feet to a point on a line that is 40.00 feet west of and parallel with the east line of the west half (W 1/2) of said Section 34; thence North 02°36'08" East along said parallel line, 1804.99 feet; thence North 87°23'52" West, 50.00 feet; thence North 25°00'00" West, 426.87 feet to a point of non-tangency on the south right-of-way line of Fountains Circle, FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, as recorded in Plat Book 49, Pages 98 through 100; thence westerly along said south right-of-way line, being an arc of a curve concave to the northeast having a radius of 754.00 feet, a central angle of 07°01'55", a chord distance of 92.48 feet bearing North 73°31'30" West, an arc distance of 92.54 feet to a point of reverse curvature; thence continue westerly along said south right-of-way line on an arc of a curve concave to the southwest having a radius of 646.00 feet, a central angle of 05°59'28", an arc distance of 67.55 feet to a point of tangency; thence North 76°00'00" West along said south right-of-way line, 75.00 feet; thence South 59°00'00" West along said south right-of-way line, 35.36 feet; thence South 14°00'00" West, 74.04 feet; thence South 32°00'00" East, 278.54 feet; thence South 16°00'00" East, 600.00 feet; thence South 77°37'14" West, 302.68 feet to a point of non-tangency; thence southerly along an arc of a curve concave to the east having a radius of 1360.00 feet, a central angle of 02°15'00", a chord distance of 53.40 feet, bearing South 20°52'30" East, an arc distance of 53.41 feet to a point of tangency; thence South 22°00'00" East, 113.79 feet to a point of curvature; thence southerly along the arc of a curve concave to the west having a radius of 540.00 feet, a central angle of 30°00'00", an arc distance of 282.74 feet; thence South 18°38'54" East along a non-tangent line, 348.03 feet; thence South 13°00'00" East, 325.00 feet; thence South 82°00'00" West, 690.00 feet; thence South 12°00'00" West, 73.10 feet; thence South 37°41'57" East, 38.13 feet to a point on a line that is 60.00 feet north of and parallel with the south line of said Section 34; thence South 87°23'13" East along said parallel line 775.05 feet; thence North 47°36'28" East, 35.36 feet to the POINT OF BEGINNING;

ARARS

Golf Tracts	153.22 Acres
Water Management Tracts	22.53 Acres
Total Plat Area	175.75 Acres

07/19

0244-010

TAZ 348

SUBDIVISION - FOUNTAINS SOUTH GOLF COURSE
 BOOK - 7
 FLOW MAP - ITC
 FLOOD ZONE B
 ZONING - KS
 QUAD - 33
 63 81-114
 ZIP CODE 33463
 FIG NAME - SULL
 DATE - 10/90

FOUNTAINS SOUTH GOLF COURSE

DATE	OCT 90	SHEET	2 OF 5
DATE	09 1985	PLAT	FP 823