

Legal Description

PARCEL "A"

Commencing at a point 40 feet South of and 31.85 feet North 89°-56'-20" West of the North quarter corner of Section 6, Township 45 South, Range 43 East; said point being the POINT OF BEGINNING of the following described parcel:

Thence South along the East line of SEMINOLE MANOR, a subdivision in Palm Beach County, Florida, and recorded in Plat Book 25, pages 165 and 166 in the public records of Palm Beach County, for a distance of 1040 feet to a point in a curve and the West boundary of a Tract of land as described in Official Record Book 1172, page 498, Palm Beach County records; Thence East at right angles to the preceding course, a distance of 912.40 feet to a point in a curve and the West boundary of a Tract of land as described in Official Record Book 1172, page 498, Palm Beach County records; Thence Southeast along the arc of said curve, having a radius of 2442 feet, a delta angle of 25°-35'-52" and being concave to the Northeast and parallel with the Westerly right of way line of Congress Avenue for a distance of 1091 feet to a point in a line 40 feet South of the North line of said Section 6; Thence North 89°-59'-00" West, along a line parallel with and 40 feet South of the North line of said Section 6, a distance of 551.50 feet to a point 40 feet South of the North quarter corner of said Section 6; Thence North 59°-56'-20" West for a distance of 31.85 feet to the POINT OF BEGINNING.

ALSO PARCEL "B"

Commencing at a point 40 feet South of and 31.85 feet North 89°-56'-20" West of the North quarter corner of Section 6, Township 45 South, Range 43 East; Thence South along the East line of SEMINOLE MANOR, a subdivision in Palm Beach County, Florida, and recorded in Plat Book 25, pages 165 and 166 in the public records of Palm Beach County, for a distance of 1040 feet to the POINT OF BEGINNING of the following described parcel:

Thence East at right angles to the preceding course, a distance of 912.40 feet to a point in a curve and the West boundary of a Tract of land as described in Official Record Book 1172, page 498, Palm Beach County records; Thence Southeast along the arc of said curve, having a radius of 2442 feet, a delta angle of 25°-35'-52", the chord of said curve bearing South 29°-36'-55" East, said curve being concave to the Northeast and parallel with the Westerly right of way line of Congress Avenue for a distance of 65.71 feet; Thence South 49° West for a distance of 92.91 feet to a point of tangency; Thence South along the arc of a curve concave to the Southeast, having a radius of 25 feet and a delta angle of 62° for a distance of 27.05 feet to the point of tangency; Thence South 13° East a distance of 211.89 feet; Thence South 34°-53'-29" West for a distance of 86.57 feet; Thence South for a distance of 100.00 feet; Thence West at right angles to the preceding course for a distance of 865.00 feet to a point in the East line of said SEMINOLE MANOR subdivision as hereon above described; Thence North at right angles to the preceding course and along the East line of said SEMINOLE MANOR subdivision for a distance of 520.00 feet to the POINT OF BEGINNING of this parcel.

ALSO PARCEL "C"

A parcel of land lying and being in the County of Palm Beach and the State of Florida further described as lying in Lots 61 and 62 of LAKE OSBORNE, a subdivision of Palm Beach County, Florida, according to the plat thereof as recorded in Plat Book 9, pages 42 and 43 of the public records of Palm Beach County, Florida, and in Section 6, Township 45 South, Range 43 East, records of Palm Beach County, Florida. The centerline of said parcel is more particularly described as follows:

Commencing at a point 40 feet South of and 31.85 feet North 89°-56'-20" West of the North quarter corner of Section 6, Township 45 South, Range 43 East, said point being the POINT OF BEGINNING of the following described parcel:

Thence North 300 feet more or less parallel with the East line of SEMINOLE MANOR, a subdivision of Palm Beach County, Florida, recorded in Plat Book 25, pages 165 and 166 of said county, to a point and terminating on the Southerly right of way line of Lantana Road (State Road No. 812), excepting therefrom the right of way of Lake Worth Drainage District Lateral No. 16.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (PARCEL "C"):

A parcel of land lying and being in the County of Palm Beach and the State of Florida further described as lying in Lots 61 and 62 of LAKE OSBORNE, a subdivision of Palm Beach County, Florida, according to the plat thereof, as recorded in Plat Book 9, pages 42 and 43 of the public records of Palm Beach County, Florida, and in Section 6, Township 45 South, Range 43 East, being more particularly described as follows:

Commencing at a point 40 feet South of and 223.15 feet South 89°-56'-20" East of the North quarter corner of said Section 6, Township 45 South, Range 43 East, said point being the POINT OF BEGINNING of the following described parcel:

Thence North 00°-00'-00" East, a distance of 356.25 feet to a point on the Southerly right of way line of Lantana Road; Thence South 87°-57'-38" East, along said right of way line a distance of 80.05 feet; Thence South 00°-00'-00" West, a distance of 353.42 feet; Thence North 89°-59'-00" West, along a line parallel with and lying 40.00 feet South of the North line of said Section 6, a distance of 80.00 feet to the POINT OF BEGINNING.

Reserving the right of ingress and egress over, on, upon and across subject property for the benefit of the property owners lying Easterly and Westerly thereof until such time as said parcel is accepted by the County and dedicated as a public road.

ALSO PARCEL "D"

Commencing at a point 40 feet South of and 31.85 feet North 89°-56'-20" West of the North quarter corner of Section 6, Township 45 South, Range 43 East; Thence South along the East line of SEMINOLE MANOR, a subdivision in Palm Beach County, Florida, and recorded in Plat Book 25, pages 165 and 166 in the public records of Palm Beach County, for a distance of 1040 feet;

Thence East at right angles to the preceding course, a distance of 912.40 feet to a point in a curve and the West boundary of a Tract of land as described in Official Record Book 1172, page 498, Palm Beach County records; said point lying on a curve whose center bears North 61°-09'-20" East; said curve being concave to the Northeast and parallel with the Westerly right of way line of Congress Avenue; said curve having a radius of 2442.00 feet, a central angle of 01°-32'-30" and a chord bearing of South 29°-36'-55" East; Thence Southeast, along the arc of said curve, a distance of 65.71 feet to the POINT OF BEGINNING;

Thence continue Southeast, along the arc of the previously described curve, through a central angle of 6°-05'-57", a distance of 259.95 feet to the end of said curve; said point being on the South line of that certain parcel of land described in Official Record Book 1744, page 508 of the public records of Palm Beach County, Florida; Thence North 90°-00'-00" East, along said South line a distance of 31.18 feet; Thence North 27°-52'-35" East, a distance of 127.05 feet to a point on the North line of that certain parcel of land described in Official Record Book 1929, page 1349 of the public records of Palm Beach County, Florida; said point being on a curve concave to the Southeast whose center bears South 31°-31'-46" East; said curve having a radius of 413.50 feet, a central angle of 28°-25'-08" and a chord bearing of South 44°-15'-40" West;

Thence Southwesterly, along said North line and the arc of said curve, a distance of 205.10 feet to the end of said curve; Thence North 57°-00'-00" West, a distance of 205.00 feet; Thence North 34°-52'-13" East, a distance of 86.51 feet; Thence North 13°-00'-00" West, a distance of 211.89 feet to the point of tangency of a curve to the right; said curve having a radius of 25.00 feet, a central angle of 62°-00'-00" and a chord bearing of North 18°-00'-00" East; Thence Northerly, along the arc of said curve, a distance of 27.05 feet to the point of tangency; Thence North 49°-00'-00" East, a distance of 92.91 feet to the POINT OF BEGINNING.

RESERVED TO easements, reservations, restrictions and rights of way of record.

Overall property containing: 30.287 Acres, more or less

DATA BOX

PARK NAME	Palm Breezes MHP
AKA	Medford Green
PARK ADDRESS	3500 W. Lantana Rd., Lk. Worth
USE	R
DENSITY	120
PD #	09-43-48-08-00-1011
ZONING	AR
FLU	HRB
ACRES	30.287
SUBDIVISION #	4000-108
INSPECTION AREA #	6
DATE OF APPROVAL	1986
IMPACT FEE ZONES	5/20/81
PETITION #	83-124 (A)
ZONING QUAD #	19
NUMBER OF SPACES APPROVED	206
ORDINANCE APPROVED UNDER	
RESOLUTION	
MHP Map #	MHP-02-17
SETBACKS	20' Separations, sidewalk and front lawn MHP map, 10' set to access/see variances BA 98-056 & 98-000 to grade or garage

DISCLAIMER-
INFORMATIONAL PURPOSES
ONLY. The information
included in the data box and
on the site plan is based solely
upon information previously
submitted by the applicant.

DEVELOPMENT TEAM :

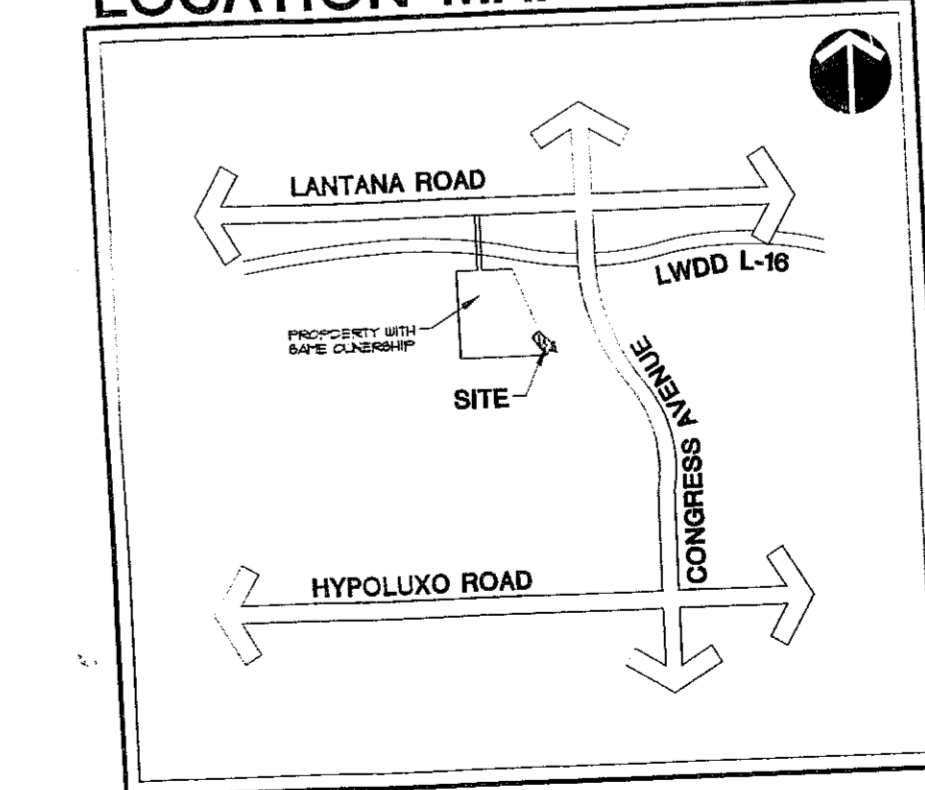
OWNER : ROGER MEDEMA
HOMELAND DEVELOPMENT COMPANY,
6630 STERLING LANE
LAKE WORTH, FLORIDA 33461

SURVEYOR: EWING & SHIRLEY, INC.
SURVEYORS & MAPPERS
2166 JOG ROAD
WEST PALM BEACH, FLORIDA 33415
(561)368-0421

ENGINEER: MICHAEL SCHORAH & ASSOCIATES
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
(561)368-0080

PLANNER: COTLEUR & HEARING
1070 E. INDIANTOWN ROAD, SUITE 402
JUPITER, FLORIDA 33411
(561)747-6336

LOCATION MAP

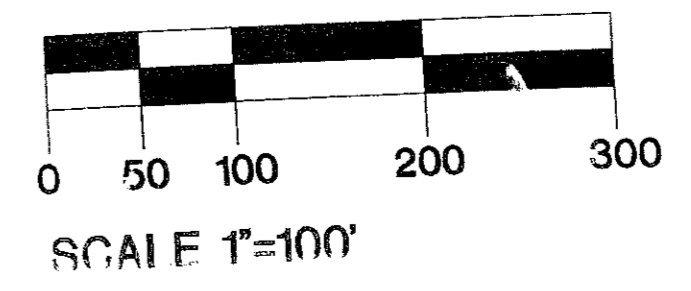


AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 900003	64.0.7 Mobile Home Park Property Development Regulations, for setback Lot 196-206	20 Feet	12 Feet	8 Feet
	64.0.7 Mobile Home Park Property Development Regulations, for setback separation distance between mobile homes lot 191	20 Feet	13 Feet	7 Feet

The above variance(s) was granted subject to the following:
ZONING CONDITION(S):

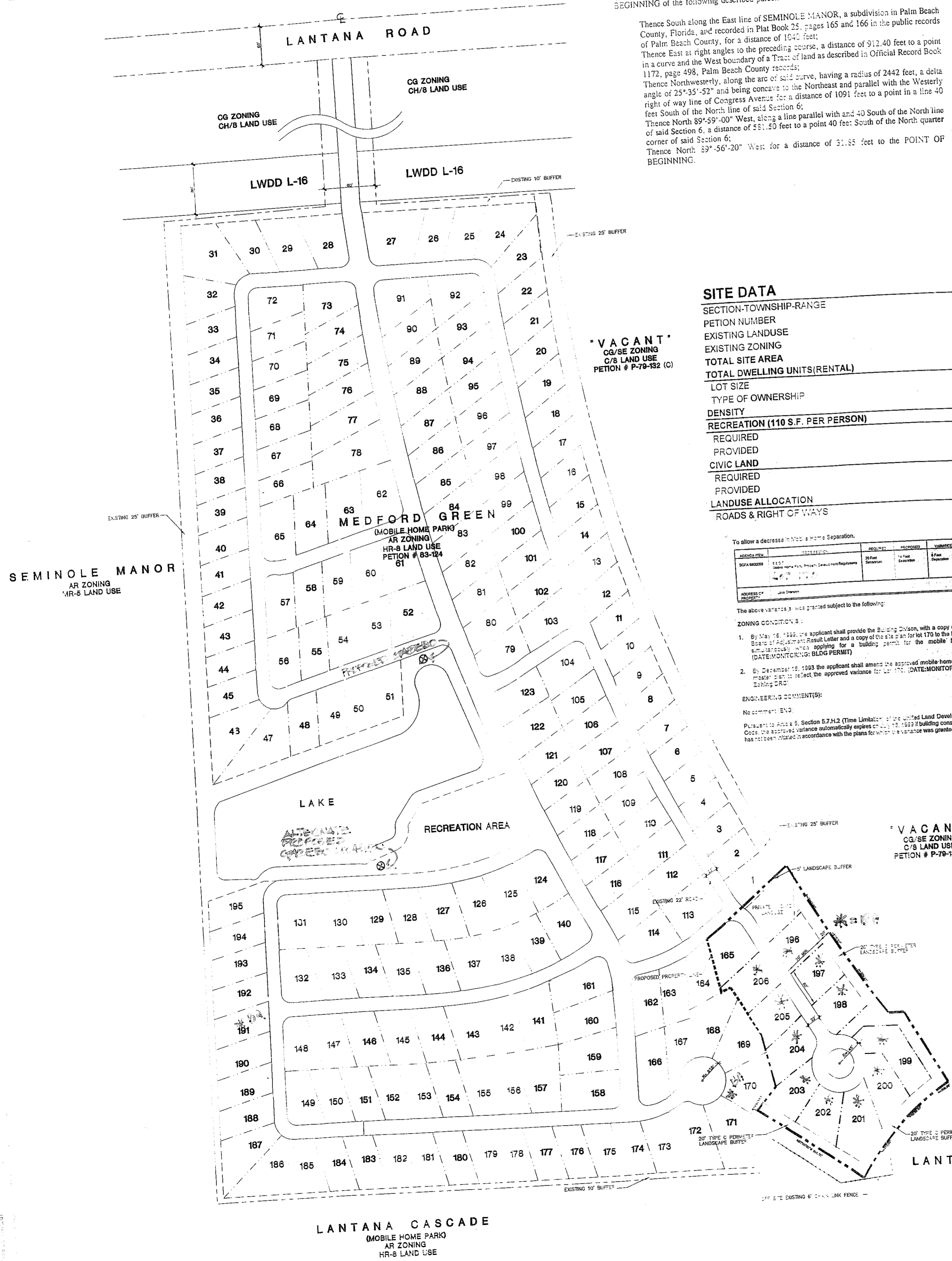
- By October 22, 1998, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plans for lot 191 and lots 196 through 206 that were presented to the Board, simultaneously with Building Permit application. (DATE: MONITORING - Bldg)
- By March 22, 1998, the applicant shall amend the approved master/site plan to reflect the approved variances for lot 191 and lots 196-206. (DATE: MONITORING - Zoning/DRC)
- The proposed mobile home on Lot 191 shall maintain a minimum separation of ten (10) feet on the south side from the unit on Lot 192. (BLDG PERMIT; BLDG-Zoning)

PRELIMINARY DEVELOPMENT PLAN



DESIGNED	DEH
DRAWN	TLC
APPROVED	DEH
JOB NUMBER	98-0504
DATE	10-25-98
REVISIONS	12-6-98
	2-28-97
	DRC 5-21-97

SHEET 1 OF 3
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SITE DATA

SECTION-TOWNSHIP-RANGE	6-48-43
PETION NUMBER	83-124
EXISTING LAND USE	HRB
EXISTING ZONING	RM
TOTAL SITE AREA	30.287
TOTAL DWELLING UNITS (RENTAL)	206
LOT SIZE	4200 S.F.
TYPE OF OWNERSHIP	RENTAL
DENSITY	7 DU/AC
RECREATION (110 S.F. PER PERSON)	0.21 A.C.
REQUIRED	0.21 A.C.
PROVIDED	0
CIVIC LAND	0
REQUIRED	0.1 A.C.
PROVIDED	ACRES / PERCENT
LAND USE ALLOCATION	3.90/26.0
ROADS & RIGHT OF WAYS	

To allow a decrease in 100' & 10' Home Separation.

AGENDA ITEM	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
BOFA 900003	64.0.7 Mobile Home Park Property Development Regulations, for setback Lot 196-206	20 Feet	12 Feet	8 Feet
	64.0.7 Mobile Home Park Property Development Regulations, for setback separation distance between mobile homes lot 191	20 Feet	13 Feet	7 Feet

The above variance(s) was granted subject to the following:
ZONING CONDITION(S):

- By May 16, 1998, the applicant shall provide the Building Division with a copy of the Board of Adjustment result letter and a copy of the site plans for lot 191 and lots 196 through 206 that were presented to the Board, simultaneously with Building Permit application. (DATE: MONITORING - BLDG PERMIT)
- By December 16, 1998, the applicant shall amend the approved master/site plan to reflect the approved variances for lot 191 and lots 196-206. (DATE: MONITORING - Zoning/DRC)

ENGINEERING COMMENTARY:
NO COMMENTS

NO COMMENTS

PLANS TO BE FILED IN ACCORDANCE WITH SECTION 57.142 (Time Limitation) of the Unified Land Development Code. The above variance automatically expires on 10/22/98. Building construction has not been started in accordance with the plans for which this variance was granted. Upon expiration of this variance, the applicant shall re-apply for a new variance.

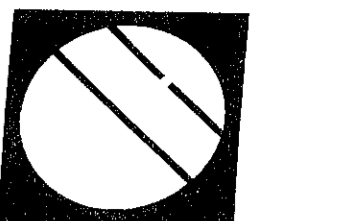
SEE CONDITIONS EXHIBIT

10/25/98
added Bldg conditions

PLAN
CERTIFIED AT
10/25/98
DRC
T. Cause

PETITION NO. 98-124 (A)
DATE SUBMITTED 10-25-98
EXHIBIT NO. 15

Palm Breezes Club
Palm Beach County, Florida



Cotleur
Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1070 E. Indiantown Road
Suite 402
Jupiter, Florida 33477
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SHEET 1 OF 3
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