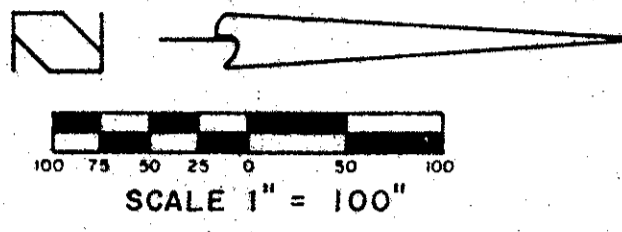


"A PLANNED UNIT DEVELOPMENT"

BREAKERS WEST PLAT NO. 5

PALM BEACH COUNTY FLORIDA
SHEET 2 OF 4 SHEETS

HUTCHEON ENGINEERS
INCORPORATED
CIVIL ENGINEERS & SURVEYORS
BELLE GLADE WEST PALM BEACH STUART



DESCRIPTION

Commencing at the Northeast corner of Tract 13, Block 1, PALM BEACH FARMS COMPANY, PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County; thence S 00°02'21" W, along the East Line of said Tract 13 for a distance of 585.78 feet to a point in the North Right-of-Way Line for Lake North Drainage District L-3; thence S 89°57'57" E, along said North Right-of-Way Line for a distance of 2,309.90 feet to a point in the East Line of Tract 11, Block 1 of said PALM BEACH FARMS COMPANY, PLAT NO. 3; thence N 00°03'01" E, along said East Line of Tract 11, a distance of 850.73 feet to the point of beginning of the following described parcel:

thence continue N 00°03'01" E, a distance of 130.82 feet; thence N 08°48'58" W, a distance of 60.00 feet to a point in a curve concave to the North having a radius of 640.00 feet, the chord of which bears S 83°25'23" W; thence westerly along the arc of said curve through a central angle of 04°28'44", a distance of 50.03 feet; thence N 03°32'24" W, a distance of 98.37 feet; thence N 59°51'18" W, a distance of 260.00 feet; thence N 65°20'25" W, a distance of 228.19 feet; thence N 41°24'24" W, a distance of 173.52 feet; thence S 45°41'27" W, a distance of 140.04 feet; thence N 44°18'33" W, a distance of 60.00 feet; thence N 45°41'27" E, a distance of 147.76 feet; thence N 36°58'14" W, a distance of 100.83 feet; thence N 28°59'45" E, a distance of 153.29 feet; thence N 74°58'01" W, a distance of 131.32 feet; thence N 63°15'03" W, a distance of 220.64 feet; thence S 78°08'45" W, a distance of 115.24 feet; thence S 81°38'03" W, a distance of 620.26 feet; thence S 02°44" W, a distance of 149.81 feet; thence N 44°16'36" E, a distance of 446.75 feet; thence N 42°38'25" W, a distance of 318.69 feet; thence N 58°35'59" W, a distance of 57.24 feet; thence N 30°01'36" W, a distance of 89.92 feet; thence N 01°27'12" W, a distance of 96.15 feet; thence N 57°23'49" W, a distance of 25.35 feet; thence S 85°47'21" W, a distance of 155.19 feet; thence N 04°12'39" W, a distance of 60.00 feet; thence N 85°47'21" E, a distance of 155.28 feet; thence N 58°34'01" E, a distance of 27.47 feet; thence N 01°27'12" W, a distance of 38.04 feet; thence N 14°21'34" W, a distance of 316.29 feet; thence S 87°50'25" W, a distance of 95.00 feet; thence S 79°42'46" W, a distance of 114.38 feet; thence S 68°16'32" W, a distance of 60.00 feet; thence S 87°03'52" W, a distance of 205.07 feet, to a point in the East Line of Parcel A, Breakers West Plat No. 2, as recorded in Plat Book 36, Pages 31 through 35 of the Public Records of Palm Beach County; thence S 02°50'43" E, along the said East Line of Parcel A and through the following courses, a distance of 20.36 feet; thence S 21°10'53" E, a distance of 171.59 feet; thence S 00°09'32" W, a distance of 151.35 feet; thence S 87°03'52" W, a distance of 320.00 feet; thence N 07°02'50" W, a distance of 888.45 feet; thence N 40°50'25" W, a distance of 78.00 feet; thence S 87°08'15" W, a distance of 101.61 feet; thence S 12°56'47" E, a distance of 449.08 feet; thence South, distance of 687.00 feet; thence S 17°33'18" E, a distance of 391.22 feet; thence S 10°21'35" E, a distance of 284.86 feet; thence S 47°58'48" E, a distance of 63.00 feet to a point in a curve concave to the North, having a radius of 240.00 feet, said curve being radial to the last described curve; thence Southwesterly and Westerly along the arc of said curve through a central angle of 41°48'15", a distance of 175.11 feet; thence N 06°10'33" W, along a line radial to the last described curve, a distance of 120.00 feet; thence N 25°16'36" W, a distance of 456.48 feet; thence N 87°23'36" W, a distance of 155.99 feet, to a point in a line 150 feet East of and parallel to the West Line of Block 1 of said PALM BEACH FARMS COMPANY PLAT NO. 3; thence S 02°36'20" W, along said parallel line, a distance of 1854.49 feet to a point in the North Line of Tract 13 of said Block 1, of PALM BEACH FARMS COMPANY PLAT NO. 3; thence S 89°57'43" E, along said North Line of Tract 13, a distance of 440.75 feet; thence N 00°02'17" E, a distance of 60.00 feet, to a point in the South Line of Parcel B of said Breakers West Plat No. 2; thence N 89°57'43" W, along said South Line of Parcel B and through the following courses, a distance of 189.75 feet to a point of curvature of a curve concave to the Northeast having a radius of 180.00 feet; thence Northwesterly and Northerly along the arc of said curve through a central angle of 92°34'04", a distance of 290.81 feet; thence N 02°36'20" E, a distance of 423.77 feet; thence S 87°23'39" E, a distance of 100.00 feet; thence N 29°23'17" E, a distance of 207.67 feet; thence N 21°45'10" E, a distance of 437.13 feet to a point

DESCRIPTION CONTINUED

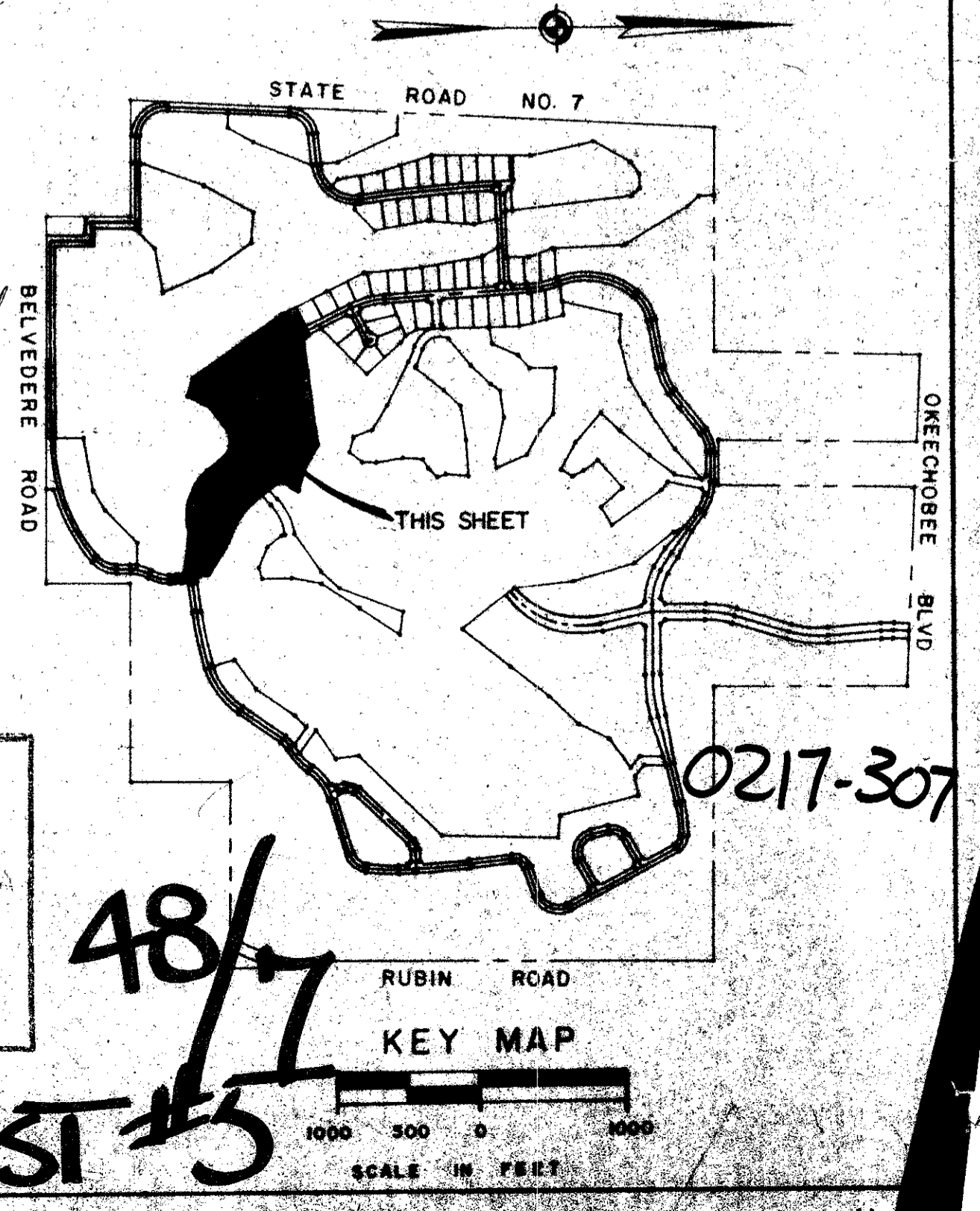
in a curve concave to the Northwest, having a radius of 300.00 feet, the chord of which bears N 41°54'43" E; thence Easterly and Northeasterly along the arc of said curve through a central angle of 83°49'22", a distance of 438.90 feet; thence East, a distance of 40.00 feet; thence N 46°25'01" E, a distance of 200.17 feet; thence N 10°30'29" W, a distance of 378.35 feet; thence N 04°19'46" E, a distance of 317.91 feet; thence N 12°16'09" W, a distance of 163.47 feet; thence N 87°03'52" E, a distance of 195.26 feet; thence S 30°31'06" E, a distance of 130.00 feet; thence S 09°52'30" E, a distance of 431.39 feet; thence S 05°44'21" E, a distance of 400.00 feet; thence S 26°53'47" E, a distance of 289.60 feet; thence S 27°10'09" E, a distance of 350.38 feet; thence S 34°55'48" E, a distance of 756.23 feet; thence S 73°38'06" E, a distance of 131.32 feet; thence N 25°51'59" E, a distance of 183.37 feet; thence N 53°30'31" E, a distance of 272.40 feet; thence S 69°46'50" E, a distance of 101.24 feet; thence S 39°27'10" E, a distance of 190 feet to a point of curvature of a curve concave to the Northeast having a radius of 400.00 feet; thence Southeasterly and Easterly along the arc of said curve through a central angle of 61°04'31", a distance of 426.39 feet to a point of reverse curvature of a curve concave to the South, having a radius of 500.00 feet; thence Easterly along the arc of said curve through a central angle of 19°52'36", a distance of 173.46 feet to a point of reverse curvature of a curve concave to the North, having a radius of 700.00 feet, the chord of which bears S 87°15'43" E; thence Easterly along the arc of said curve through a central angle of 13°13'17", a distance of 161.53 feet; thence S 00°03'01" W, a distance of 124.10 feet; thence S 89°56'59" E, a distance of 60.00 feet to the POINT OF BEGINNING

NO.	DELTA	RADIUS	ARC
①	04° 34' 24"	400.00'	31.93'
②	02° 21' 11"	877.39'	36.03'
③	27° 12' 39"	150.96'	71.69'

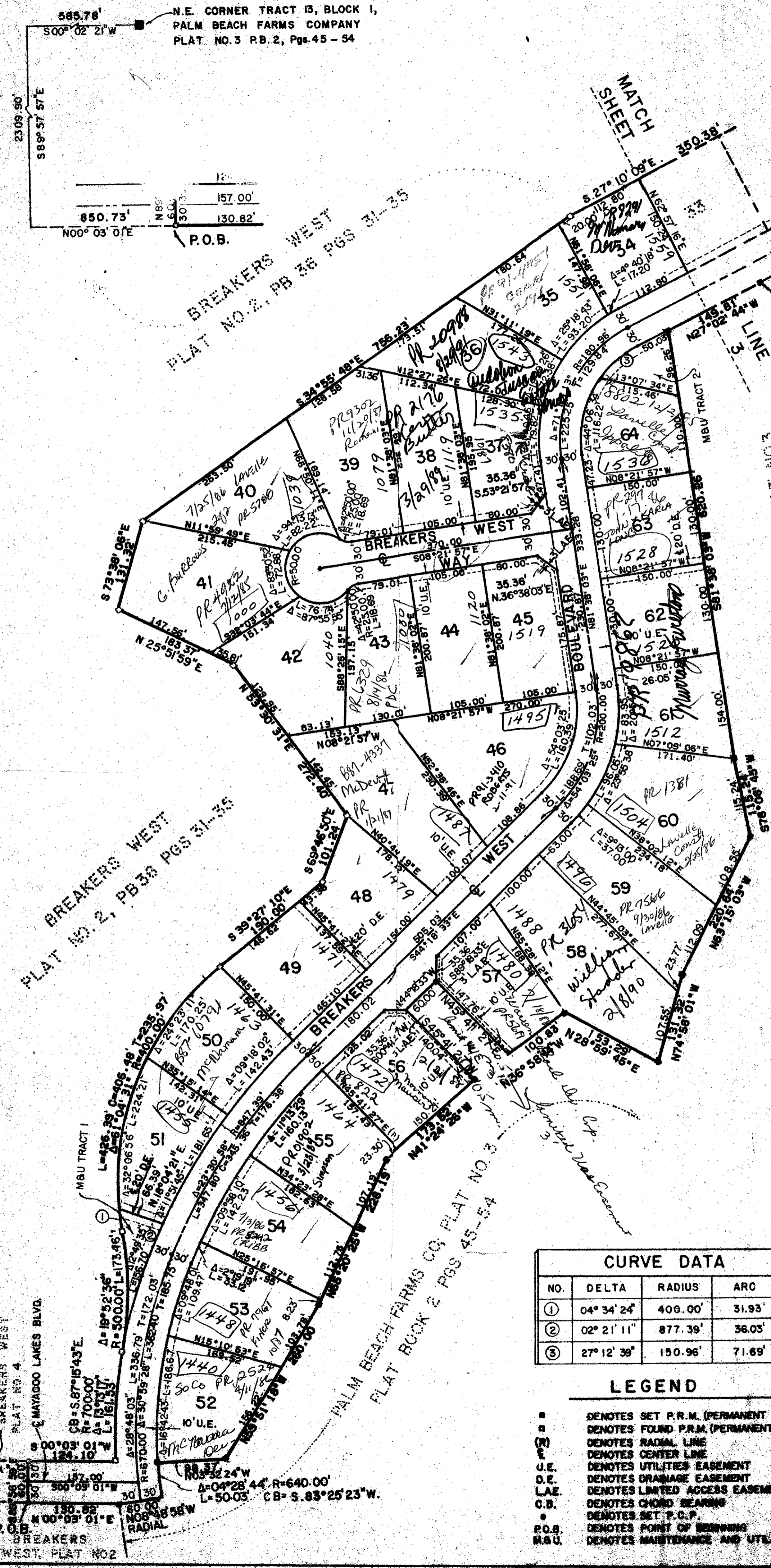
- ### LEGEND
- DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT)
 - DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT) *1413
 - DENOTES RADIAL LINE
 - DENOTES CENTER LINE
 - DENOTES UTILITIES EASEMENT
 - DENOTES DRAINAGE EASEMENT
 - DENOTES LIMITED ACCESS EASEMENT
 - DENOTES CHORD BEARING
 - DENOTES SET P.C.P.
 - DENOTES POINT OF BEGINNING
 - DENOTES MAINTENANCE AND UTILITY

- ### SURVEYOR'S NOTES
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
 - NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
 - APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ON N. 89°57'43" W. FOR THE NORTH LINE OF TRACT 13, BLOCK 1, PALM BEACH FARMS COMPANY, PLAT NO. 3.

SUBDIVISION: *Breakers West*
BOOK: *48* PAGE: *7*
FLOOD ZONE: *B* FLOOD MAP: *15-A*
QUAD: *46* ZONING: *RS*
SE: *PUD* ZIP CODE: *33411*
PUD NAME: *BREAKERS WEST*



BREAKERS WEST #5



DRAWING NUMBER
48/7

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED BY NUMBER 07574
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