

ORDINANCE NO. 3501-01

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RELATING TO THE ESTABLISHMENT OF THE BRIGER COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW PERTAINING TO THE PETITION TO ESTABLISH THE BRIGER COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING AND NAMING THE BRIGER COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING DISCLOSURE REQUIREMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Florida Legislature created and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a petition to establish the Briger Community Development District pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, was submitted to the City of West Palm Beach by Durham-Florida Properties, LLC; and

WHEREAS, the proposed Briger Community Development District comprises approximately 141 acres, all located within the City of West Palm Beach; and

WHEREAS, pursuant to *Florida Statutes*, Section 190.005(1)(d), notice of the public hearing on the petition to establish the Briger Community Development District has been published in the *Palm Beach Post* once a week for four consecutive weeks prior to the hearing; and

WHEREAS, the City, having considered the petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interests of the citizens of West Palm Beach to approve the petition to establish the Briger

Community Development District.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission of the City of West Palm Beach hereby makes the following findings of fact and conclusions of law:

1. Durham-Florida Properties, LLC, a Florida limited liability company and petitioner, submitted a Petition to establish the Briger Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, to the City of West Palm Beach on September 4, 2001 (the "Petition").
2. The property proposed to comprise the Briger Community Development District consists of 141 acres, more or less, located entirely within the boundaries of the City of West Palm Beach, Florida, is generally bounded on the west by Military Trail, on the east by the Saratoga Pointe Development, on the south by Shenandoah Drive and on the north by Cumberland Drive, and is identified on the map attached hereto as Exhibit A; and a metes and bounds description of the external boundaries of the proposed District are set forth in the legal description attached hereto as Exhibit B.
3. The City Commission of the City of West Palm Beach held a public hearing on the petition to establish the Hamal Community Development District on November 26, 2001.

4. The City has reviewed the Petition to establish the Briger Community Development District and found all the statements therein regarding the planning, zoning and public utilities factors to be true and correct.
5. Pursuant to the Petition, certain ordinances of the City limit the planned uses within the proposed District to residential single family, zero-lot line homes.
6. The establishment of the District is not inconsistent with any applicable element or portion of the City of West Palm Beach Comprehensive Plan.
7. The approximately 141 acres of the proposed Briger Community Development District is all contained within the Residential Planned Development Master Plan relating to such property.
8. The proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.
9. The Briger Community Development District will be responsible for the financing, development, construction and maintenance of
 - (a) surface water management and control systems, potable water distribution, fire hydrants, and wastewater collection and transmission facilities. Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed in a manner acceptable to City may be dedicated to the City, provided the City agrees to accept same and all necessary

access and maintenance easements are granted to the City;

- (b) certain access roads; internal roads, offsite roadway improvements, including turn lanes, signalization, streetscape, and irrigation;

(collectively, the “Public Infrastructure”). The proposed Public Infrastructure must be compatible with the City of West Palm Beach surface water management system, potable water system, parks and landscaping system, fire services, and the City and Department of Transportation roadway facilities.

10. The special assessments bonds proposed to be used to provide the capital to acquire the Districts’ Public Infrastructure is the best alternative available for delivering the Public Infrastructure and facilities to the area that will be served by the District.

11. The Public Infrastructure and services and facilities of the District will be compatible with the capacity and uses of existing City and regional community development services and facilities.

12. The area that will be served by the District is amendable to separate special district government.

SECTION 2: The City Commission of the City of West Palm Beach hereby grants the Petition to establish a community development district.

SECTION 3: The District shall be known as the “Briger Community Development District.

SECTION 4: The District shall be that area generally bounded on the west by Military

Trail, on the east by the Saratoga Pointe Development, on the south by Shenandoah Drive, and on the north by Cumberland Drive. The metes and bounds description of the external boundaries of the District is set forth in the legal description attached hereto as Exhibit B.

SECTION 5: Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for the Briger Community Development District shall fully comply with Chapter 190, *Florida Statutes*.

SECTION 6: The five persons designated to be the initial members of the Board of Supervisors are as follows:

Harold Eisenacher
David Webber
Russell Barnes
Michael Levak
Charles Robbins

They shall hold office for ninety days or until the first meeting of the landowners is held pursuant to Section 190.006, *Florida Statutes*.

SECTION 7: The District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority with respect to any area included within the District, the special powers relating to public improvement and community facilities authorized by Section 190.012, *Florida Statutes*, including the financing, funding, planning, establishment, acquisition, construction or reconstruction, enlargement or extension, equipment, operation and maintenance of systems, facilities and basic infrastructure for the following:

- (a) Water management and control for the lands within the District and to

- connect some or any of such facilities with roads and bridges;
- (b) Water supply, sewer and wastewater management, reclamation and reuse or any combination thereof, and to construct and operate connection intercepting or outlet sewers and sewer mains and pipes and water mains, conduits or pipelines, in, along and under any street, alley, highway or other public place or ways, and to dispose of any effluent, residue or other byproducts of such system or sewer system.
 - (c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basis, excavation, public highway, tract, grade, fill or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through or over any public right-of-way, highway , grade, fill or cut;
 - (d) District roads equal to or exceeding the specifications of the City, and street lights;
 - (e) Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage;
 - (f) Conservation areas, mitigation areas, and wild-life habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property.

SECTION 8: In addition to the special powers contained in Section 190.012(1), Florida Statutes, the Briger Community Development District shall also have the power to

plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

- (a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and
- (b) security, including but not limited to guardhouses, fences and gates, except that the district may not exercise any police power; and
- (c) school buildings and related structures; and
- (d) fire prevention and control including fire stations, water mains and plugs, fire trucks and other vehicles and equipment.

SECTION 9: The District shall comply with all orders and development agreements applicable to the District property to which the City is a party, to the extent such agreements govern the District's obligations.

SECTION 10: The Public Infrastructure developed and constructed by the District shall be compatible with the City of West Palm Beach surface water management system, potable water system, parks and landscaping system, fire services, and the City and Department of Transportation roadway facilities.

SECTION 11: The District shall maintain all Public Infrastructure developed and constructed by the District, except for any systems dedicated to and accepted by the City. Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed pursuant to standards acceptable to City may be dedicated to the City, provided all necessary access and maintenance easements, in the City's opinion, are granted to City and the City

agrees to accept the dedication. Unless dedicated to and accepted by the City, the City shall have no obligation to maintain the District's Public Infrastructure improvements.

SECTION 12: The District shall, at least 60 days prior to adoption, submit to the City, for disclosure and information purposed only, its proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the District for future operations. The City may submit written comments to the District for its assistance and information in adopting its budget and financial plans.

SECTION 13: The District shall disclose, pursuant to *Florida Statutes*, Chapter 190, the fact that this is a special taxing district and that special assessments will be assessed against all property owners within the District. In addition, such disclosure shall be in BOLD type on all sales brochures and on all sales information. Furthermore, a 24" x 36" sign providing the disclosure shall be posted at all times at the entrance to the sales office.

SECTION 14: Any and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 15: Should any part or provision of this Ordinance or any portion, paragraph, sentence or word thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the

remainder hereof as a whole or part other than the part declared to be valid.

SECTION 16: This Ordinance shall become effective upon second reading in accordance with law.

FIRST READING THIS 15th DAY OF November, 2001.

SECOND READING AND FINAL PASSAGE THIS 26th DAY OF November, 2001.

(CORPORATE SEAL)

CITY OF WEST PALM BEACH
BY ITS CITY COMMISSION

[Signature]
PRESIDING OFFICER

ATTEST:

[Signature]
CITY CLERK

CITY ATTORNEY'S OFFICE

Approved as to form and legal sufficiency

By: [Signature]

Date: 10/31/01

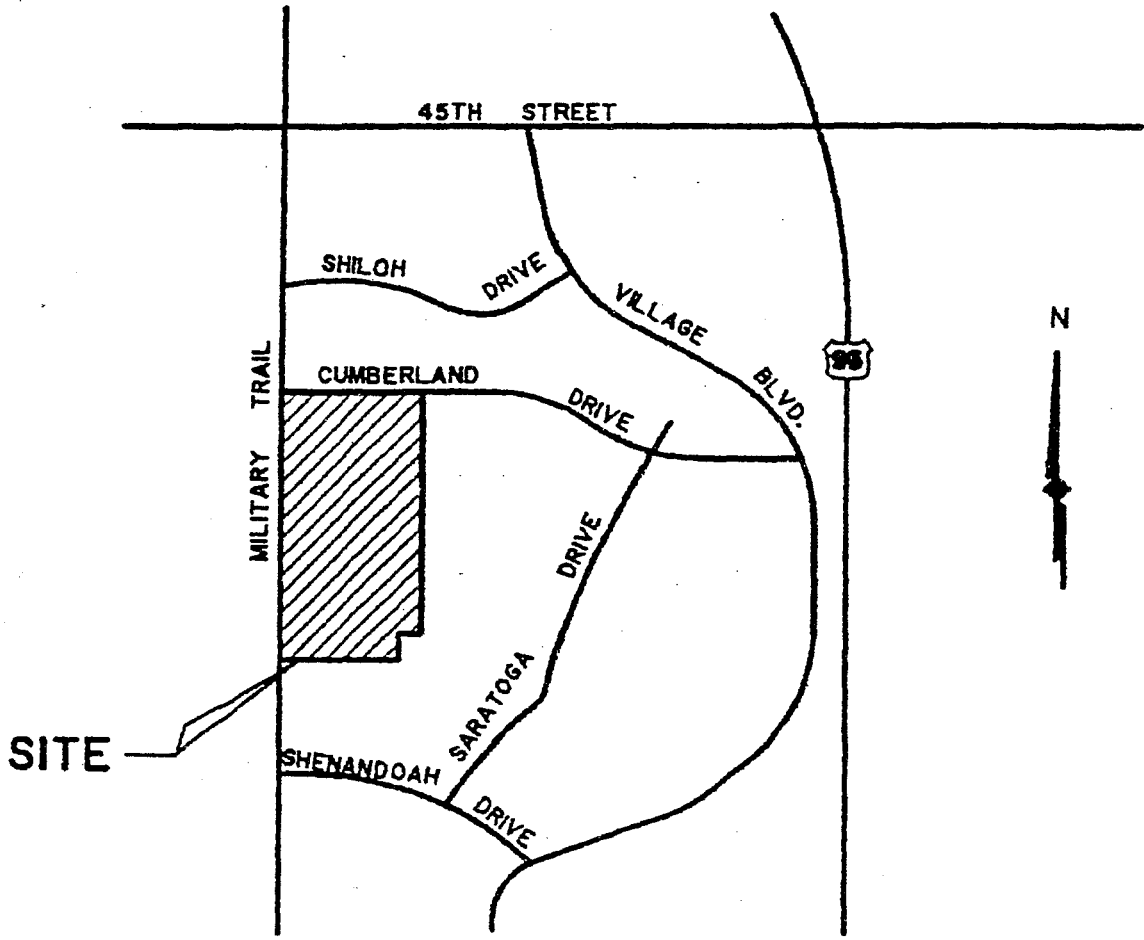
STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF WEST PALM BEACH

This copy is a true copy of the original on file in this office. WITNESS my hand and Official Seal. This 28th day of

November 20 01.

City of West Palm Beach

By: [Signature] Deputy Clerk



LOCATION MAP

NO SCALE

SEC. 12, TWP. 43, RNG. 42

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BRIGER TRACT PLAT NO. 1, AS RECORDED IN PLAT BOOK 54, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF WINDSOR AT PALM BEACH LAKES, AS RECORDED IN PLAT BOOK 89, PAGES 117 THROUGH 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OF BRIGER PARCELS B, E AND F, AS RECORDED IN PLAT BOOK 90, PAGES 137 THROUGH 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 88°14'08" EAST, ALONG THE NORTH LINE OF SAID BRIGER TRACT PLAT NO. 1, A DISTANCE OF 379.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°14'08" EAST ALONG THE NORTH LINE OF SAID BRIGER TRACT PLAT NO. 1, A DISTANCE OF 1280.56 FEET TO THE NORTHWEST CORNER OF THE LAKES OF LAGUNA, AS RECORDED IN PLAT BOOK 75, PAGES 162 THROUGH 165, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°45'52" WEST ALONG THE WEST LINE OF SAID PLAT OF THE LAKES OF LAGUNA, A DISTANCE OF 376.00 FEET; THENCE SOUTH 88°14'08" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°45'52" WEST, A DISTANCE OF 248.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 20°51'06" AND A RADIUS OF 1058.00 FEET, A DISTANCE OF 385.04 FEET; THENCE SOUTH 67°23'02" EAST ALONG A LINE RADIAL TO SAID CURVE, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND WHOSE CHORD BEARS SOUTH 30°33'09" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 15°52'21" AND A RADIUS OF 1138.00 FEET, A DISTANCE OF 315.26 FEET; THENCE SOUTH 38°29'19" WEST, A DISTANCE OF 166.63 FEET; THENCE SOUTH 05°01'09" EAST, A DISTANCE OF 34.42 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS SOUTH 43°04'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°54'13" AND A RADIUS OF 1223.54 FEET, A DISTANCE OF 232.84 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF THE LAKES OF LAGUNA; THENCE SOUTH 87°38'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1082.78 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF THE LAKES OF LAGUNA AND A POINT ON THE EAST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 02°21'52" WEST ALONG SAID EAST LINE, A DISTANCE OF 359.45 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 1273.20 FEET; THENCE NORTH 87°38'18" WEST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 804.90 FEET; THENCE NORTH 88°19'12" WEST, A DISTANCE OF 219.02 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°19'12" WEST, A DISTANCE OF 61.01 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 61.01 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 AS SHOWN ON SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 88°19'12" EAST ALONG SAID NORTH LINE OF PARCEL 4, A DISTANCE OF 361.03 FEET TO A POINT ON THE EAST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE SOUTH 02°21'42" WEST ALONG SAID EAST LINE, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE NORTH 88°19'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 361.03 FEET; THENCE SOUTH 02°21'42" WEST, A DISTANCE OF 339.02 FEET; THENCE NORTH 88°19'12" WEST, A DISTANCE OF 1189.66 FEET; THENCE NORTH 01°40'48" EAST, A DISTANCE OF 826.47 FEET; THENCE NORTH 11°39'13" WEST, A DISTANCE OF 49.33 FEET; THENCE NORTH 61°50'30" EAST, A DISTANCE OF 43.74 FEET; THENCE NORTH

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WESTBROOK

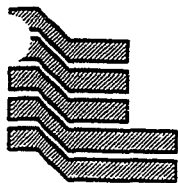
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SHEET NO. 1 OF 9

JOB NO. 2504

22°04'18" WEST, A DISTANCE OF 252.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 13°56'57" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 12.17 FEET; THENCE NORTH 08°07'21" WEST, A DISTANCE OF 48.24 FEET; THENCE NORTH 12°06'07" WEST, A DISTANCE OF 185.07 FEET; THENCE NORTH 22°33'20" WEST, A DISTANCE OF 173.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 38°06'17" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 33.25 FEET; THENCE NORTH 60°39'38" WEST, A DISTANCE OF 113.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 15°32'03" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 13.56 FEET; THENCE NORTH 45°07'35" WEST, A DISTANCE OF 212.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°52'09" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 10.70 FEET; THENCE NORTH 85°59'44" WEST, A DISTANCE OF 43.41 FEET; THENCE SOUTH 03°56'43" WEST, A DISTANCE OF 38.51 FEET; THENCE NORTH 88°13'17" WEST, A DISTANCE OF 524.13 FEET; THENCE SOUTH 46°56'43" WEST, A DISTANCE OF 42.43 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS PER OFFICIAL RECORD BOOK 4617, PAGE 1242, AND THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1; THENCE NORTH 01°56'43" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND WEST LINE OF BRIGER TRACT PLAT NO. 1, A DISTANCE OF 130.00 FEET; THENCE SOUTH 88°03'17" EAST, A DISTANCE OF 477.57 FEET; THENCE NORTH 03°56'43" EAST, A DISTANCE OF 68.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 08°40'11", AND A RADIUS OF 1040.00, A DISTANCE OF 157.37 FEET; THENCE NORTH 12°36'54" EAST, A DISTANCE OF 70.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02°06'56", AND A RADIUS OF 1960.00 FEET, A DISTANCE OF 72.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°55'24", AND A RADIUS OF 25.00, A DISTANCE OF 17.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE NORTHERLY, EASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 260°13'32", AND A RADIUS OF 60.00 FEET, A DISTANCE OF 272.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 39°21'12", AND A RADIUS OF 25.00 FEET, A DISTANCE OF 17.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02°10'00", AND A RADIUS OF 2040.00 FEET, A DISTANCE OF 77.14 FEET; THENCE SOUTH 12°36'54" WEST, A DISTANCE OF 70.51 FEET; THENCE SOUTH 81°29'43" EAST, A DISTANCE OF 248.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 29°41'13", AND A RADIUS OF 108.00 FEET, A DISTANCE OF 55.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 139°44'40" AND A RADIUS OF 128.29, A DISTANCE OF 312.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 23°18'31" AND A RADIUS OF 300.00 FEET, A DISTANCE OF 122.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE

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BOOK: N/A	DATE: AUG., 2001	PROJ. FILE 2504
PAGE: N/A	CHECKED: C.S.P.	CADFILE 2504_F

SHEET NO. 2 OF 9 JOB NO. 2504

ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 20°05'19" AND A RADIUS OF 730.00 FEET, A DISTANCE OF 255.95 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°37'07" AND A RADIUS OF 493.00 FEET, A DISTANCE OF 211.83 FEET; THENCE NORTH 56°27'48" EAST, A DISTANCE OF 352.75 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND WHOSE CHORD BEARS NORTH 50°43'28" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 34°22'33" AND A RADIUS OF 1143.54 FEET, A DISTANCE OF 686.09 FEET; THENCE NORTH 67°54'45" WEST, A DISTANCE OF 128.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 20°08'33" AND A RADIUS OF 960.00 FEET, A DISTANCE OF 337.49 FEET; THENCE NORTH 88°03'17" WEST, A DISTANCE OF 75.45 FEET; THENCE SOUTH 84°48'07" WEST, A DISTANCE OF 80.42 FEET; THENCE NORTH 88°03'17" WEST, A DISTANCE OF 441.47 FEET TO A POINT ON THE WEST LINE OF SAID BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01°56'43" EAST ALONG SAID WEST LINE OF BRIGER TRACT PLAT NO. 1 AND SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°03'17" EAST, A DISTANCE OF 339.00 FEET; THENCE NORTH 39°21'14" EAST, A DISTANCE OF 594.24 FEET; THENCE NORTH 01°56'43" EAST, A DISTANCE OF 316.96 FEET; THENCE NORTH 39°55'26" WEST, A DISTANCE OF 480.29 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 141.11 ACRES MORE OR LESS.

SURVEYOR AND MAPPER'S NOTES

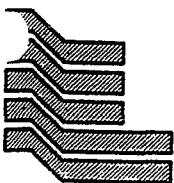
1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "O-1", BRIGER PARCELS B, E, AND F AS RECORDED IN PLAT BOOK 90, PAGES 138 THROUGH 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 88°19'12" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE : AUGUST 7, 2001

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019

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SHEET NO. 3 OF 9 JOB NO. 2504