

By Representative Merchant

1 A bill to be entitled
2 An act relating to Palm Beach County; providing
3 for codification of special laws regarding
4 special districts pursuant to chapters 97-255
5 and 98-320, Laws of Florida, relating to the
6 Northern Palm Beach County Improvement
7 District, an independent special tax district
8 of the State of Florida, located in the County
9 of Palm Beach; providing legislative intent;
10 codifying, reenacting, and amending chapters
11 59-994, 61-2636, 63-1744, 80-570, 81-461,
12 83-494, 84-498, 87-518, 88-503, 89-462, 91-408,
13 92-262, 95-489, 95-504, 96-488, and 97-328,
14 Laws of Florida; expanding the jurisdictional
15 boundaries of the District; removing a
16 6-percent interest limitation on certain
17 authorized loans; authorizing the use of
18 chapter 170, Florida Statutes, to determine,
19 order, levy, impose, collect, and enforce
20 special assessments; amending and updating a
21 number of statutory and definitional
22 references; removing an assessment percentage
23 limitation for alternative Plan of Improvements
24 amendment process; repealing all prior special
25 acts relating to the Northern Palm Beach County
26 Improvement District; providing that this act
27 shall take precedence over any conflicting law
28 to the extent of such conflict; providing
29 severability; providing an effective date.

30
31 Be It Enacted by the Legislature of the State of Florida:

1 Section 1. Pursuant to chapters 97-255 and 98-320,
2 Laws of Florida, this act constitutes the codification of all
3 special acts relating to the Northern Palm Beach County
4 Improvement District. It is the intent of the Legislature in
5 enacting this law to provide a single, comprehensive special
6 act for the District, including all current legislative
7 authority granted to the District by its prior legislative
8 enactments and any additional authority granted by this act.
9 It is further the intent of this act to preserve all District
10 powers and authority as set forth herein.

11 Section 2. Chapters 59-994, 61-2636, 63-1744, 80-570,
12 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408,
13 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida,
14 relating to the Northern Palm Beach County Improvement
15 District, are codified, reenacted, amended, and repealed as
16 herein provided.

17 Section 3. The Northern Palm Beach County Improvement
18 District is re-created and the charter for such district is
19 re-created and reenacted to read:

20 Section 1. District created and boundaries
21 thereof.--That for the purpose of reclaiming and draining the
22 lands hereinafter described and for the purpose of water
23 control and water supply and protecting said lands from the
24 effects of water by means of the construction and maintenance
25 of canals, ditches, levees, dikes, pumping plants, and other
26 drainage works and improvements, and for the purpose of making
27 the lands within the District available and habitable for
28 settlement and agriculture, and for the public convenience,
29 welfare, utility, and benefit, and for the other purposes
30 stated in this Act, a district is hereby created and
31 established in Palm Beach County, Florida, to be known as

1 Northern Palm Beach County Improvement District, the
2 territorial boundaries of which are as follows:

3
4 (A) The following lands are included, namely:

5 Beginning at the intersection of the west
6 boundary of the City of West Palm Beach,
7 Florida with the northern boundary of Lake
8 Worth Drainage District; Thence north and east
9 along the boundary of the City of West Palm
10 Beach to the north-south quarter section line
11 of Section 6, Township 43, South, Range 43
12 East; Thence north along the north-south
13 quarter section line of said Section 6 to an
14 intersection with the westerly right-of-way
15 line of Central and Southern Florida Flood
16 Control District Canal C-17; Thence northerly
17 along said westerly right-of-way line of said
18 Canal C-17 to an intersection with the south
19 line of Section 18, Township 42 South, Range 43
20 East; Thence west along the south boundary of
21 Section 18, Township 42 South, Range 43 East,
22 to the southwest corner of said Section 18;
23 Thence north along the west boundary of Section
24 18, Township 42 South, Range 43 East, to the
25 southeast corner of Section 12, Township 42
26 South, Range 42 East; Thence west along the
27 south line of Sections 12 and 11, Township 42
28 South, Range 42 East, to the southwest corner
29 of said Section 11; Thence north along the west
30 line of Section 11 to the northwest corner of
31 said Section 11, Township 42 South, Range 42

1 East; Thence east along the north line of said
2 Section 11 to the southwest corner of Section
3 1, Township 42 South, Range 42 East; Thence
4 north along the west line of Section 1 to the
5 northwest corner of said Section 1, Township 42
6 South, Range 42 East, being also the north
7 boundary of Township 42 South, Range 42 East;
8 Thence east along the said north boundary of
9 Township 42 South, Range 42 East, to an
10 intersection with the westerly right-of-way
11 line of the Florida East Coast Railway; Thence
12 northerly along the said westerly right-of-way
13 line of the Florida East Coast Railway to an
14 intersection with the southern boundary of the
15 City of Jupiter, Florida; Thence west and north
16 along the said boundary of the City of Jupiter
17 to the northwest corner of the City of Jupiter;
18 Thence north along an extension of the western
19 boundary of the City of Jupiter to an
20 intersection with the northern boundary of Palm
21 Beach County, Florida; Thence west, then south,
22 then again west, along the said northern
23 boundary of Palm Beach County to the easterly
24 right-of-way line of Central and Southern
25 Florida Flood Control District Levee L-8
26 Tieback Levee; Thence south along the said
27 easterly right-of-way line of the said Tieback
28 Levee to the northerly right-of-way line of
29 Central Florida Flood Control District Levee
30 L-8; Thence easterly, then southeasterly, and
31 then southerly along the said right-of-way line

1 of Levee L-8 to the north right-of-way line of
2 State Road No. 80; Thence easterly along the
3 said north right-of-way line of State Road No.
4 80 to an intersection with the western boundary
5 of Lake Worth Drainage District; Thence
6 northerly and easterly along the western and
7 northern boundary of Lake Worth Drainage
8 District to the point of beginning.
9
10 Excepting, however, from the lands embraced by
11 the aforesaid perimeter description, the
12 following areas as determined at midnight on
13 June 15, 1959: (1) The lands of the South
14 Indian River Drainage District, the Loxahatchee
15 Sub-drainage District and the Indian Trail
16 Water Control District. (2) The lands now owned
17 by Pratt & Whitney Aircraft, Division of United
18 Aircraft Corporation, in the north half of
19 Township 41 South, Range 40 East, lying south
20 of Seaboard Airline Railroad; and also Section
21 13, Township 41 South, Range 39 East. (3) All
22 incorporated municipalities. (4) The North Half
23 of the Northwest Quarter of Section 1, Township
24 43 South, Range 42 East, less the right-of-way
25 for Military Trail and less the right-of-way
26 for the Florida Power & Light Company
27 Transmission Line; Together with the North Half
28 of Section 2, Township 43 South, Range 42 East,
29 less that part lying South of State Road 702
30 and less the Right-of-Way for the Sunshine
31 State Parkway, Palm Beach County, Florida.

1
2 (B) The following lands are excluded, namely:
3 All of Sections 1, 2, 3, 10, 11, 12, 13, 14 and
4 24, Township 41 South, Range 38 East; All of
5 Sections 34, 35, and 36, Township 40 South,
6 Range 38 East; All of Section 15, Township 41
7 South, Range 38 East, Less L-8 R/W as in DB
8 934, P 479; All of Section 22, Township 41
9 South, Range 38 East, N & E of Canal, Less L-8
10 R/W as in DB 934, P 479; All of Section 23,
11 Township 41 South, Range 38 East, less SFC
12 Canal and L-8 R/W as in DB 934. P 479.

13
14 (C) The following lands are included, namely:
15 The North Half (N1/2) of the Northwest Quarter
16 (NW 1/4), Section 1, Township 43 South, Range
17 42 East; and the North Half (N1/2) of Section
18 2, Township 43 South, Range 42 East (LESS that
19 part lying south of the right-of-way of State
20 Road No. 702, also known as 45th Street, and
21 east of the right-of-way of Sunshine State
22 Parkway), Palm Beach County, Florida. Also a
23 part of Section 29 and 30, Township 41 South,
24 Range 43 East, Palm Beach County, Florida, and
25 being more particularly described as follows:
26 Beginning at the Southwest corner of said
27 Section 30; thence North 1° 49' 50" East and
28 along the West line of Section 30, 2,617.77
29 feet to the Northwest corner of the Southwest
30 one-quarter of Section 30; thence South 87° 45'
31 50" East and along the North line of said

1 Southwest one-quarter 2, 678.15 feet to the
2 Northeast corner of said Southwest one-quarter;
3 thence North 1° 54' 20" East and along the West
4 line of the Northeast one-quarter of Section
5 30, 2,654.53 feet to the Northwest corner of
6 said Northeast one-quarter of Section 30;
7 thence South 88° 32' 23" East and along the
8 North line of Section 30, 2,681.56 feet to the
9 Northeast corner of Section 30; thence South
10 87°28'53" East and along the North line of
11 Section 29, 1,077.82 feet; thence South 1°
12 50'12" West, 472.5 feet; thence South 87° 28'
13 53" East, 1,567.89 feet to a point in the East
14 line of the Northwest one-quarter of said
15 Section 29; thence North 1° 50'12" East and
16 along said East line 472.5 feet to a point in
17 the North line of Section 29; thence South 87°
18 28' 53" East and along said North line of
19 Section 29, 183.3 feet to the Westerly
20 right-of-way line of the Intra-Coastal Canal;
21 thence South 15° 50' 59" East and along said
22 Westerly right-of-way line of the Intra-Coastal
23 Canal, 1,000.87 feet; thence North 87° 30' 53"
24 West, 487.44 feet to a point in the East line
25 of the Northwest one-quarter of Section 29;
26 thence South 1° 50' 12" West and along said
27 East line of the Northwest one-quarter, Section
28 29, 1,052.34 feet; thence North 87° 39' 50"
29 West 1,326.06 feet; thence South 1° 50' 12"
30 West, 680.0 feet to a point in the South line
31 of the Northwest one-quarter of Section 29;

1 thence North 87° 39' 50" West and along said
2 South line of the Northwest one-quarter of
3 Section 29, 1,326.06 feet to the Southwest
4 corner of said Northwest one-quarter; thence
5 South 1° 58' 30" West and along the East line
6 of Section 30, 2,691.64 feet to the Southeast
7 corner of said Section 30; thence North 86° 58'
8 30" West and along the South line of said
9 Section 30, 5,351.23 feet to the point of
10 beginning. EXCEPT those parts lying in and
11 being a part of State Road A1A, County Roads,
12 Donald Ross Road and Prosperity Farm Road.

13
14 (D) The following lands are included, namely:
15 Those parcels of land in Section 1 and 12,
16 Township 43 South, Range 42 East and in
17 Sections 6, 7, 18, and 19, Township 43 South,
18 Range 43 East, West Palm Beach, Palm Beach
19 County, Florida consisting of 1300 acres more
20 or less particularly described as follows: The
21 East 300 feet of the Southeast Quarter of the
22 Southeast Quarter of the Northeast Quarter of
23 Section 1, Township 43 South, Range 42 East,
24 Palm Beach County, Florida less the North 50
25 feet thereof, the South 30 feet thereof; and
26 less that portion of Spencer Drive right-of-way
27 along the Easterly boundary thereof as recorded
28 in the Plat of rights-of-way of Shenandoah
29 Boulevard and a part of Spencer Drive, Plat
30 Book 32, page 5, public records of Palm Beach
31 County, Florida; the South 390 feet of the

1 North 645 feet of the Northeast Quarter of
2 Section 12, Township 43 South, Range 42 East,
3 West Palm Beach, Palm Beach County, Florida,
4 less the right-of-way of Military Trail and the
5 City of West Palm Beach water supply canal; The
6 Southeast Quarter of Section 1, Township 43
7 South, Range 42 East, West Palm Beach, Palm
8 Beach County, Florida less the South 30 feet
9 thereof and the right-of-way of Military Trail;
10 All that part of Section 6, Township 43 South,
11 Range 43 East, lying West of the Westerly
12 right-of-way line of Interstate Highway No. 95
13 and South of the Southerly right-of-way line of
14 45th Street (SR 702), West Palm Beach, Palm
15 Beach County, Florida, less the Northeast 150
16 acres thereof, said 150 acres bounded on the
17 north by 45th Street (SR 702), on the East by
18 the Westerly right-of-way of Interstate Highway
19 No. 95, and on the South and West by the
20 Easterly right-of-way of Spencer Drive; All
21 that part of Section 7, Township 43 South,
22 Range 43 East, lying West of the Westerly
23 right-of-way line of Interstate Highway No. 95,
24 West Palm Beach, Palm Beach County, Florida
25 less the City of West Palm Beach water supply
26 canal right-of-way; All that part of Section
27 18, Township 43 South, Range 43 East, lying
28 West of the Westerly right-of-way line of
29 Interstate Highway No. 95, West Palm Beach,
30 Palm Beach County, Florida; All that part of
31 Section 19, Township 43 South, Range 43 East,

1 West Palm Beach, Palm Beach County, Florida
2 being bounded as follows: on the North by the
3 North line of Section 19, Township 43 South,
4 Range 43 East; on the Southeast by the
5 Northwesterly line of Plats 1 and 3, Palm Beach
6 Lakes Commercial recorded in Plat Book 28,
7 pages 250 and 251 and Plat Book 29, pages 42
8 and 43, respectively, public records of Palm
9 Beach County, Florida; on the South by a line
10 parallel with and 855 feet Northerly from as
11 measured at right angles to the South line of
12 Section 19, Township 43 South, Range 43 East;
13 on the West by the West line of Section 19,
14 Township 43 South, Range 43 East, less the West
15 150 feet of the South 1,469 feet thereof.

16
17 (E) The following lands are included, namely:
18 Those parcels of land in Section 5, Township 42
19 South, Range 43 East, Section 6, Township 42
20 South, Range 43 East, Section 32, Township 41
21 South, Range 43 East, and Juno Isles Plats,
22 Palm Beach County, Florida, described as
23 follows: Section 5, Township 42 South, Range 43
24 East: The North Three-Quarters (N 3/4) of the
25 West One-Half (W 1/2) of the Southwest
26 One-Quarter (SW1/4) and the Southwest
27 One-Quarter (SW 1/4) of the Southwest
28 One-Quarter (SW 1/4) of the Southwest
29 One-Quarter (SW1/4) and the West One-Half
30 (W1/2) of the Northwest One-Quarter (NW1/4)
31 and:

1
2 Parcel No. 1: A parcel of Land in Section 5,
3 Township 42 South, Range 43 East, Palm Beach
4 County, Florida, more particularly described
5 and bounded as follows: On the West by the West
6 line of the Northeast Quarter of said Section
7 5; on the East by the West right-of-way line of
8 Prosperity Farms Road as now laid out and in
9 use; on the North by the North line of said
10 Northeast Quarter; and on the South by the
11 Westerly extension of the North right-of-way
12 line of the county road in the Northwest
13 Quarter of the Southwest Quarter of the
14 Northeast Quarter of said Section 5.

15
16 Parcel No. 2: A parcel of land in Section 5,
17 Township 42 South, Range 43 East, Palm Beach
18 County, Florida more particularly described as
19 follows: Beginning at the quarter-section
20 corner in the North line of said Section 5;
21 thence run Southerly, along the East line of
22 the Northwest Quarter of said Section 5, a
23 distance of 1651.58 feet; thence Westerly,
24 parallel to the North line of said Section 5, a
25 distance of 1323.19 feet, to a point in the
26 West line of the East Half of the Northwest
27 Quarter of said Section 5; thence Northerly
28 along the West line of the East-Half of the
29 Northwest Quarter of said Section 5, a distance
30 of 1651.60 feet, to a point in the North line
31 of said Section 5; thence Easterly along the

1 Northerly line of said Section 5, a distance of
2 1314.27 feet, to the Point of Beginning. LESS:
3 The Northerly 295.16 feet of the Westerly
4 295.16 feet of the Easterly 695.16 feet of the
5 Northwest Quarter, of Section 5, Township 42
6 South, Range 43 East, Palm Beach County,
7 Florida. Section 6, Township 42 South, Range 43
8 East: All that part of Section 6, Township 42
9 South, Range 43 East, lying East of the
10 Easterly right-of-way line of State Road A1A
11 less that certain parcel in the Northwest
12 Quarter (NW1/4) of the Northwest Quarter
13 (NW1/4) of the Northwest Quarter (NW1/4),
14 described in Official Record Book 1310, page
15 42, public records of Palm Beach County,
16 Florida, and also LESS the Southwest Quarter
17 (SW1/4) of the Southeast Quarter (SE1/4), also
18 LESS the East four hundred (400) feet of the
19 Northeast Quarter (NE1/4) of the Northwest
20 Quarter (NW1/4) of the Southeast Quarter
21 (SE1/4) and the East four hundred (400) feet of
22 the North one hundred fifty-two and
23 three-tenths feet (152.3) of the Southeast
24 Quarter (SE1/4) of the Northwest Quarter
25 (NW1/4) of the Southeast Quarter (SE1/4) of
26 Section 6, Township 42 South, Range 43 East,
27 Section 32, Township 41 South, Range 43 East:
28 Southwest Quarter (SW1/4) of Southwest Quarter
29 (SW1/4) (LESS West 1213 feet thereof).
30
31

1 Juno Isles Plats: Juno Isles Plat No. 1, Plat
2 Book 27, page 141, Juno Isles Plat No. 2, Plat
3 Book 27, page 162 & 163, Juno Isles Plat No. 3,
4 Plat Book 27, page 188 & 189, Juno Isles Plat
5 No. 3A, Plat Book 27, page 247, Replat of Lots
6 4 through 9 and 14 through 25, Block 16, and
7 Lots 11 through 17, Block 17, Juno Isles Plat
8 No. 3, Plat Book 28, page 64. All being
9 recorded in the public records of Palm Beach
10 County, Florida.

11
12 (F) The following described lands shall be,
13 and the same are hereby declared and excluded
14 from the boundaries of Northern Palm Beach
15 County Improvement District: All of Sections 31
16 through 36 inclusive, Township 40 South, Range
17 39 East. All of Sections 1 through 12 and
18 14-29; the West 660 feet of Government Lots 4 &
19 5, Government Lot 6, (less the east 330 feet of
20 southerly 660 feet), North 1/2 of Government
21 Lot 7, Government Lot 8, Government Lot 9,
22 Government Lot 10, Government Lot 11,
23 Government Lot 12, Government Lot 13,
24 Government Lot 14, (less North 400 feet of East
25 857 feet), and Government Lot 16 (Less South
26 400 feet of East 1089 feet) in Section 30; and
27 all of Sections 31 through 36 inclusive,
28 Township 41 South, Range 39 East. All of
29 Sections 1 through 5 inclusive; that portion of
30 Section 6, 8 and 16 lying north of the L-8
31 Canal; all of Sections 9 through 12 inclusive;

1 North 1/2 of Sections 13 through 15, Township
2 42 South, Range 39 East. All of Sections 31
3 and 32 south of Seaboard Coastline Railroad,
4 Township 40 South, Range 40 East. All of
5 Section 6; that portion of Section 5 lying
6 north and west of a line from the Northeast
7 corner of Section 5 to the Southwest corner of
8 Section 5; that portion of Section 7 lying
9 north and west of a line from the Northeast
10 corner of Section 7 to the Southwest corner of
11 Section 7; all of Sections 19 through 36
12 inclusive, Township 41 South, Range 40 East.
13 All of Sections 1 through 12 inclusive; the
14 North halves of Sections 13, 14, 15, 17 and 18;
15 all of Section 16, Township 42 South, Range 40
16 East. Government Lot 15 (Less the North 400
17 feet thereof, less the West 371.5 feet thereof,
18 and less the South 350 feet thereof) Section
19 30, Township 41 South, Range 39 East.
20 Government Lots 2 and 3, Section 30, Township
21 41 South, Range 39 East, (Less the West 2,000
22 feet of the South 355.4 feet of Government Lots
23 2 and 3, Section 30, Township 41 South, Range
24 39 East). South 1/2 of Section 1 (Less 100'
25 Road R/W); South 1/2 of Section 2; South 1/2 of
26 Section 3; all of Sections 4, 5, 6, 7, 8, 9, 17
27 and 18 inclusive; North 1/2 of North 1/2 of
28 Northwest 1/4 of Northeast 1/4 of Section 10;
29 Northeasterly diagonal half of North 1/2 of
30 Northeast 1/4 of Northeast 1/4 of Section 11;
31 North 660' of Northeast 1/4 (less Rd. R/W) and

1 North 1/2 of Northwest 1/4 (less Rd. R/W) of
2 Section 12; all in Township 43 South, Range 42
3 East. All of Sections 7, 16, 17 and 18 South
4 of FW and N Ry. R/W less Road R/W along South
5 lines; all of Section 21, less Road R/W and
6 less FW & N Ry. R/W; all of Sections 19, 20,
7 28, 29, 30, 31, 32 and 33, less Road R/W along
8 North line Sections 19 and 20; all in Township
9 42 South, Range 42 East.

10
11 (G) The following lands are included, namely:
12 Those parcels of land in Palm Beach County,
13 Florida, as follows: PARCEL 1. A portion of
14 the North 260.00 feet-of the South 310.00 feet
15 of Section 1, Township 42 South, Range 42 East,
16 Palm Beach County, Florida, more particularly
17 described as follows: Commencing at the
18 Southeast Corner of said Section 1; thence
19 North 88°-10'-56" West, along the South Line of
20 said Section 1, a distance of 256.96 feet to a
21 point; thence North 10°-12'-12" West, a
22 distance of 51.12 feet to the intersection of
23 the North right-of-way line of MONET ROAD, as
24 now laid out and in use and the westerly
25 right-of-way line of the State Road Department
26 access road as described in PARCEL "C" in
27 O.R.B. 1530, Page 447, in and for the Public
28 Records of Palm Beach County, Florida, and the
29 POINT OF BEGINNING of the parcel to be herein
30 described; thence continue North 10°-12'-12"
31 West, along the said westerly right-of-way

1 line, a distance of 265.83 feet to a point;
2 thence North 88°-10'-56" West, along a line
3 310.00 feet North of, when measured at right
4 angles and parallel with the South Line of said
5 Section 1, a distance of 810.34 feet to a point
6 on the easterly right-of-way line of STATE ROAD
7 NO. 9 (I-95), as now laid out and in use;
8 thence South 24°-24'-01" East, along the said
9 easterly right-of-way line, a distance of
10 289.82 feet to a point on a line 50.00 feet
11 North of, when measured at right angles to the
12 South Line of said Section 1, said point also
13 being on the North right-of-way line of MONET
14 ROAD; thence, South 88°-10'-56" East, along the
15 said North right-of-way line of MONET ROAD, a
16 distance of 737.66 feet to the POINT OF
17 BEGINNING of the herein described parcel.

18
19 PARCEL 2. Portion of the North 240.00 feet of
20 the South 290.00 feet of Section 1, Township 42
21 South, Range 42 East, Palm Beach County,
22 Florida, more particularly described as
23 follows: Commencing at the Southeast Corner of
24 said Section 1; thence North 01°-59'-14" East,
25 along the East Line of said Section 1, a
26 distance of 50.00 feet to a point on the North
27 right-of-way line of MONET ROAD, as now laid
28 out and in use and the POINT OF BEGINNING of
29 the parcel to be herein described; thence
30 continue North 01°-59'-14" East, along the said
31 East Line of Section 1, a distance of 240.00

1 feet to a point; thence North 88°-10'-56" West,
2 along a line 290.00 feet North of, when
3 measured at right angles, and parallel with the
4 South Line of said Section 1, a distance of
5 217.33 feet to a point on the easterly
6 right-of-way line of the State Road Department
7 access road as described in PARCEL "C" in
8 O.R.B. 1530, Page 447, in and for the public
9 Records of Palm Beach County, Florida; thence
10 South 10°-12'-12" East, along the said easterly
11 right-of-way line, a distance of 245.38 feet to
12 a point on a line 50.00 feet North of, when
13 measured at right angles to the South Line of
14 said Section 1, said point also being on the
15 North right-of-way line of MONET ROAD; thence
16 South 88°-10'-56" East, along the said North
17 right-of-way line of MONET ROAD, a distance of
18 165.51 feet of the POINT OF BEGINNING of the
19 herein described parcel.

20
21 PARCEL 3. A portion of the North 240.00 feet
22 of the South 290.00 feet of Section 6, Township
23 42 South, Range 43 East, Palm Beach County,
24 Florida, lying West of the FLORIDA EAST COAST
25 RAILWAY, more particularly described as
26 follows: Commencing at the Southwest Corner of
27 said Section 6; thence North 01°-59'-14" East,
28 along the West Line of said Section 6, a
29 distance of 50.00 feet to a point on the North
30 right-of-way line of MONET ROAD as now laid out
31 and in use, and the POINT OF BEGINNING of the

1 parcel to be herein described; thence continue
2 North 01°-59'-14" East, along the said West
3 Line of Section 6 a distance of 240.00 feet to
4 a point; thence South 88°-08'-18" East, along a
5 line 290.00 feet North of, when measured at
6 right angles and parallel with the South Line
7 of said Section 6, a distance of 895.13 feet to
8 a point on the westerly right-of-way line of
9 the FLORIDA EAST COAST RAILWAY, as now laid out
10 and in use; thence South 13°-39'-26" East,
11 along the said westerly right-of-way line, a
12 distance of 249.08 feet to a point on a line
13 50.00 feet North of, when measured at right
14 angles to the South Line of said Section 6,
15 said point also being on the North right-of-way
16 line of MONET ROAD; thence North 88°-08'-18"
17 West, along the said North right-of-way line of
18 MONET ROAD, a distance of 962.31 feet to the
19 POINT OF BEGINNING of the herein described
20 parcel.

21
22 SUBJECT TO drainage easements over the easterly
23 100 feet thereof and that portion of the North
24 25 feet of the South 290 feet of Section 1,
25 Township 42 South, Range 42 East, Palm Beach
26 County, Florida, and Section 6, Township 42
27 South, Range 43 East, Palm Beach County,
28 Florida, lying between the easterly
29 right-of-way line of the RCA access road (as
30 shown on the I-95 right-of-way map prepared by
31 Fred Wilson and Associates for the Florida

1 Department of Transportation, formerly Florida
2 State Road Department, and dated 1968), and the
3 westerly right-of-way line of the F.E.C.
4 RAILROAD.
5
6 PARCEL 4. Portion of the RCA BOULEVARD
7 right-of-way, centerline of which being the
8 South Line of Section 1, Township 42 South,
9 Range 42 East, Palm Beach County, Florida,
10 extending easterly from the East right-of-way
11 line of I-95 to its intersection with westerly
12 right-of-way line of the RCA access road.
13
14 PARCEL 5. The Northwest Quarter of the
15 Northwest Quarter of Section 7, Township 42
16 South, Range 43 East, Palm Beach County,
17 Florida, lying West of the westerly
18 right-of-way line of the FLORIDA EAST COAST
19 RAILROAD and the Northeast Quarter of the
20 Northeast Quarter of Section 12, Township 42
21 South, Range 42 East, Palm Beach County,
22 Florida, lying East of the easterly
23 right-of-way line of I-95; LESS the following
24 described right-of-way for RCA BOULEVARD (MONET
25 ROAD): The North 50 feet of said Section 12,
26 lying East of the westerly right-of-way of RCA
27 access road. The North 50 feet of the
28 Northwest Quarter of the Northwest Quarter of
29 the Northwest Quarter of said Section 7. The
30 North 30 feet of the Northeast Quarter of the
31 Northwest Quarter of the Northwest Quarter of

1 said Section 7, lying West of the westerly
2 right-of-way line of said F.E.C. RAILROAD.
3
4 PARCEL 6. South one-half (S-1/2) of the North
5 one-half (N-1/2) of Section 7, Township 42
6 South, Range 43 East, Palm Beach County,
7 Florida, lying East of the easterly
8 right-of-way line of I-95 and West of the
9 westerly right-of-way line of the F.E.C.
10 RAILROAD and that portion of the Southeast
11 one-quarter (SE-1/4) of the Northeast
12 one-quarter (NE-1/4) of Section 12, Township 42
13 South, Range 42 East, Palm Beach County,
14 Florida, lying East of the easterly
15 right-of-way line of I-95; LESS the South 25
16 feet thereof for BURNS ROAD.
17
18 PARCEL 7. A portion of the Northwest Quarter
19 of Section 7, Township 42 South, Range 43 East,
20 Palm Beach County, Florida, lying West of the
21 westerly right-of-way line of the FLORIDA EAST
22 COAST RAILROAD and a portion of the Northeast
23 Quarter of Section 12, Township 42 South, Range
24 42 East, Palm Beach County, Florida, lying East
25 of the easterly right-of-way line of I-95 being
26 more particularly described as follows:
27 Commencing at the Northwest Corner of said
28 Section 7; thence South 02°-00'-06" West
29 (bearings relative to the North Line of Section
30 7, which bears South 88°-08'-18" East) along
31 the North Line of said Section 7, a distance of

1 50.00 feet to the South right-of-way line of
2 R.C.A. BOULEVARD (also known as MONET ROAD) as
3 now laid out and in use; thence South
4 88°-08'-18" East along said South right-of-way
5 line, same line being 50.00 feet South of and
6 parallel with the North Line of said Section 7,
7 a distance of 664.50 feet; thence North
8 02°-00'-29" East along an offset in the South
9 right-of-way line of said R.C.A. BOULEVARD, a
10 distance of 20.00 feet; thence South
11 88°-08'-18" East along said South right-of-way
12 line of R.C.A. BOULEVARD, a distance of 268.29
13 feet to a point of intersection with the
14 westerly right-of-way line of FLORIDA EAST
15 COAST RAILROAD; thence South 13°-39'-19" East
16 along said westerly right-of-way line, a
17 distance of 1327.14 feet to a point of
18 intersection with the North right-of-way line
19 of JOHNSON ROAD as described in Palm Beach
20 County Commissioners Minutes Book 10, page 419
21 of the public Records of Palm Beach County,
22 Florida, said point also being the POINT OF
23 BEGINNING of this description; thence
24 continuing South 13°-39'-19" East, a distance
25 of 51.83 feet to a point of intersection with
26 the South right-of-way line of said JOHNSON
27 ROAD, thence North 88°-12'-02" West along said
28 South right-of-way line of JOHNSON ROAD, a
29 distance of 1304.99 feet to the said West Line
30 of Section 7, same line also being the East
31 Line of said Section 12; thence North

1 88°-03'-38" West along said South right-of-way
2 line of JOHNSON ROAD, a distance of 252.50 feet
3 to a point of intersection with the easterly
4 right-of-way line of INTERSTATE NO. 95 (STATE
5 ROAD NO. 9), as now laid out and in use, said
6 point being on the arc of a curve, concave to
7 the Southwest, (a radial bearing at said point
8 bears South 65°-58'-03" West) having a radius
9 of 3969.83 feet and a central angle of
10 00°-48'-19"; thence northwesterly along the arc
11 of said curve and said easterly right-of-way
12 line of INTERSTATE NO. 95, a distance of 55.81
13 feet to a point of intersection with the said
14 North right-of-way line of JOHNSON ROAD, thence
15 South 88°-03'-38" East along the said North
16 right-of-way line of JOHNSON ROAD, a distance
17 of 277.36 feet to the said East Line of Section
18 12, same line also being the said West Line of
19 Section 7; thence South 88°-12'-02" East along
20 the said North right-of-way line of JOHNSON
21 ROAD, a distance of 1290.98 feet to the POINT
22 OF BEGINNING.

23
24 That part of the East Half of Section 19,
25 Township 42 South, Range 43 East, Palm Beach
26 County, Florida, more particularly described as
27 follows: BEGINNING at the Northeast Corner of
28 said Section 19; thence on a bearing, related
29 to standard plane rectangular coordinate system
30 for the East Zone of Florida, of South
31 01°-19'-10" West, a distance of 5402.70 feet to

1 the Southeast Corner of said Section 19; thence
2 North 87°-21'-00" West, along the South Line of
3 said Section 19, a distance of 2675.00 feet to
4 the Southwest Corner of the Southeast Quarter
5 of said Section 19; thence North 01°-32'-40"
6 East, along the Quarter Section Line, a
7 distance of 330.00 feet; thence South
8 88°-27'-26" East, a distance of 18.41 feet;
9 thence North 19°-21'-50" East, along the
10 easterly right-of-way line of the CENTRAL AND
11 SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL
12 C-17, a distance of 5013.79 feet; thence North
13 01°-32'-20" East, continuing along the easterly
14 right-of-way line of said C-17, a distance of
15 246.35 feet to a point in the North Line of
16 said Section 19; thence South 88°-26'-50" East,
17 along the North Line of said Section 19, a
18 distance of 1101.67 feet to the POINT OF
19 BEGINNING. EXCEPTING THEREFROM the
20 right-of-way for STATE ROAD 809, as shown on
21 the right-of-way map for said road recorded in
22 the Public Records of Palm Beach County,
23 Florida, and ALSO EXCEPTING THEREFROM the South
24 40 feet, measured at right angles, of said
25 Section 19 as right-of-way for SILVER BEACH
26 ROAD.

27
28 TOGETHER WITH

29
30 The Northeast Quarter of Section 30, Township
31 42 South, Range 43 East, LESS the East 50 feet

1 thereof; and FURTHER LESS the North 75 feet
2 thereof; and FURTHER LESS the Southeast Quarter
3 of the Southeast Quarter thereof; and FURTHER
4 LESS the North 620 feet of the South 700 feet
5 of the North three-quarters of the East
6 one-quarter thereof.
7
8 BEARING BASE: The East Line of the Northeast
9 Quarter (1/4) of Section 19, Township 42 South,
10 Range 43 East is taken as being North
11 01°-18'-53" East and all other bearings are
12 relative thereto.
13
14 PARCEL 1: Commence at the intersection of the
15 South Line of Section 20, Township 42 South,
16 Range 43 East, Palm Beach County, Florida, with
17 the East Line of the West Half of the East Half
18 of the Southeast Quarter of the Southwest
19 Quarter of said Section 20; thence northerly
20 along said East Line, a distance of 35 feet to
21 the POINT OF BEGINNING; thence westerly along a
22 line parallel to and 35 feet northerly from
23 (measured at right angles to) said South Line
24 of Section 20, a distance of 2,331.41 feet,
25 more or less, to a point in the West Line of
26 said Section 20; thence northerly along said
27 West Line of Section 20, a distance of 1,315.60
28 feet, more or less, to the intersection of the
29 North Line of the South Half of the Southwest
30 Quarter of said Section 20; thence easterly
31 along said North Line of the South Half of the

1 Southwest Quarter a distance of 1,330.73 feet,
2 more or less, to its intersection with the East
3 Line of the West Half of the Southwest Quarter
4 of said Section 20; thence southerly along said
5 East Line a distance of 8.34 feet; thence
6 westerly, at right angles to the said East Line
7 of the West Half of the Southwest Quarter, a
8 distance of 482.50 feet; thence southerly along
9 a line 482.50 feet West of and parallel to the
10 East Line of the West Half of the Southwest
11 Quarter of Section 20 a distance of 315 feet;
12 thence easterly, at right angles to the said
13 East Line of the West Half of the Southwest
14 Quarter, a distance of 482.50 feet to a point
15 in the said East Line of the West Half of the
16 Southwest Quarter of Section 20; thence
17 northerly along said East Line a distance of
18 270.50 feet; thence northeasterly, making an
19 angle with the preceding course of
20 155°-34'-30", measured from South through East
21 to North, a distance of 782 feet, more or less,
22 to a point in the southwesterly right-of-way
23 line of the OLD DRAKE LUMBER COMPANY RAILROAD;
24 thence southeasterly along said railroad
25 right-of-way line and making an angle with the
26 preceding course of 75°-37'-30", measured from
27 Southwest to Southeast, a distance of 718 feet;
28 thence southwesterly making an angle with the
29 preceding course of 61°, measured from
30 Northwest to Southwest, a distance of 93.40
31 feet; thence southeasterly, at right angles, a

1 distance of 260.60 feet; thence northeasterly,
2 at right angles, a distance of 237.70 feet,
3 more or less, to a point in the southerly
4 right-of-way line of the OLD DRAKE LUMBER
5 COMPANY RAILROAD; thence southeasterly, along
6 said southerly right-of-way line, a distance of
7 171.50 feet; thence southwesterly, making an
8 angle with the preceding course of 61°,
9 measured from Northwest to Southwest a distance
10 of 286.53 feet, more or less, to a point in the
11 East Line of the West Half of the East Half of
12 the Southeast Quarter of the Southwest Quarter
13 of said Section 20; thence southerly along said
14 East Line a distance of 1,133 feet, more or
15 less, to the POINT OF BEGINNING .

16
17 PARCEL 2: Commence at the Northwest Corner of
18 BLOCK 47 of KELSEY CITY (now Lake Park),
19 FLORIDA, according to the plat thereof recorded
20 in Plat Book 8, page 27, in the Office of the
21 Clerk of Circuit Court in and for Palm Beach
22 County, Florida; thence westerly, along the
23 westerly extension of the northerly line of
24 said BLOCK 47 a distance of 233.44 feet to a
25 point in the centerline of the right-of-way of
26 the FLORIDA EAST COAST RAILWAY; thence
27 northerly along said centerline a distance of
28 412.46 feet; thence westerly, at right angles
29 to the said centerline of the FLORIDA EAST
30 COAST RAILWAY, a distance of 115 feet, more or
31 less, to a point in the westerly right-of-way

1 line of the OLD DIXIE HIGHWAY, being the POINT
2 OF BEGINNING; thence southerly along the
3 westerly right-of-way line of the OLD DIXIE
4 HIGHWAY a distance of 280.65 feet; thence
5 westerly, at right angles to the westerly
6 right-of-way line of the OLD DIXIE HIGHWAY, a
7 distance of 160.50 feet; thence southerly, at
8 right angles, a distance of 150 feet; thence
9 easterly, at right angles, a distance of 160.50
10 feet to a point in said westerly right-of-way
11 line of OLD DIXIE HIGHWAY; thence southerly,
12 along said westerly right-of-way line, a
13 distance of 343.92 feet, more or less, to a
14 point in the northeasterly right-of-way line of
15 the OLD DRAKE LUMBER COMPANY RAILROAD; thence
16 northwesterly along said railroad right-of-way
17 line and making an angle with the preceding
18 course of 29°, measured from North to West, a
19 distance of 564.72 feet, more or less, to a
20 point in a line parallel to and 146.65 feet
21 southerly from (measured at right angles to)
22 the southerly line of that certain parcel of
23 land described in Deed Book 699, page 533,
24 Public Records of Palm Beach County, Florida;
25 thence easterly, along said parallel line,
26 making an angle with the preceding course of
27 61°, measured from Southeast to Northeast, a
28 distance of 37.40 feet, more or less, to a
29 point in a line, which is perpendicular to said
30 southerly line of that certain parcel of land
31 described in Deed Book 699, page 533, and runs

1 southerly from a point which is 64 feet
2 easterly from, measured along said southerly
3 line, the southwesterly corner of said parcel
4 of land; thence northerly, at right angles, and
5 along said perpendicular line, a distance of
6 146.65 feet, more or less, to said point in the
7 southerly line 64 feet easterly from the
8 southwesterly corner of that certain parcel of
9 land described in Deed Book 699, page 533;
10 thence easterly along said southerly line, a
11 distance of 64 feet, more or less, to the
12 southeasterly corner thereof; thence northerly
13 at right angles and along the easterly line
14 thereof, a distance of 134 feet; thence
15 easterly, at right angles, a distance of 172.40
16 feet, more or less, to the POINT OF BEGINNING;
17 LESS AND EXCEPTING parcel for additional
18 right-of-way of OLD DIXIE HIGHWAY as described
19 in Official Record Book 1541, pages 43 and 44.
20
21 PARCEL 3: Commence at the Northwest Corner of
22 BLOCK 47 of KELSEY CITY (now Lake Park),
23 FLORIDA, according to the plat thereof recorded
24 in Plat Book 6, page 27, in the Office of the
25 Clerk of the Circuit Court in and for Palm
26 Beach County, Florida; thence westerly, along
27 the westerly extension of the North Line of
28 said BLOCK 47, a distance of 233.44 to a point
29 in the centerline of the right-of-way of the
30 FLORIDA EAST COAST RAILWAY; thence westerly, at
31 right angles to the centerline of the FLORIDA

1 EAST COAST RAILWAY a distance of 115 feet, more
2 or less, to a point in the westerly
3 right-of-way line of the OLD DIXIE HIGHWAY,
4 being the POINT OF BEGINNING; thence northerly
5 along said westerly right-of-way line a
6 distance of 259.35 feet; thence westerly at
7 right angles to the said westerly right-of-way
8 line of OLD DIXIE HIGHWAY a distance of 247.06
9 feet; thence southerly along a line parallel to
10 the westerly right-of-way line of OLD DIXIE
11 HIGHWAY a distance of 159.35 feet; thence
12 easterly at right angles to the preceding
13 course, a distance of 82 feet; thence southerly
14 along a line parallel to the westerly
15 right-of-way line of OLD DIXIE HIGHWAY a
16 distance of 100 feet; thence easterly at right
17 angles to the preceding course a distance of
18 165.06 feet to the POINT OF BEGINNING; LESS AND
19 EXCEPTING parcel for additional right-of-way of
20 OLD DIXIE HIGHWAY as described in Official
21 Record Book 1541, pages 43 and 44.

22
23 PARCEL 4: Commence at the Northwest Corner of
24 BLOCK 47 of KELSEY CITY (now Lake Park),
25 FLORIDA, according to the plat thereof recorded
26 in Plat Book 8, page 27, in the Office of the
27 Clerk of the Circuit Court in and for Palm
28 Beach County, Florida; thence westerly, along
29 the westerly extension of the northerly line of
30 said BLOCK 47, a distance of 233.44 feet to a
31 point in the centerline of the right-of-way of

1 the FLORIDA EAST COAST RAILWAY; thence
2 northerly along said centerline a distance of
3 462.46 feet; thence westerly, at right angles,
4 to the centerline of the FLORIDA EAST COAST
5 RAILWAY, a distance of 686.44 feet, more or
6 less, to a point in the southerly right-of-way
7 line of the OLD DRAKE LUMBER COMPANY RAILROAD
8 right-of-way, being the POINT OF BEGINNING;
9 thence northwesterly along said LUMBER COMPANY
10 RAILROAD right-of-way a distance of 154.70
11 feet; thence southerly, along a line parallel
12 to the centerline of the FLORIDA EAST COAST
13 RAILROAD a distance of 135.37 feet; thence
14 easterly at right angles, a distance of 75
15 feet, more or less, to the POINT OF BEGINNING.

16
17 PARCEL 5: Commence at the Northwest Corner of
18 BLOCK 47 of KELSEY CITY (now Lake Park),
19 FLORIDA, according to the plat thereof recorded
20 in Plat Book 8, page 27, in the Office of the
21 Clerk of the Circuit Court in and for Palm
22 Beach County, Florida; thence westerly along
23 the westerly extension of the North Line of
24 said BLOCK 47, a distance of 233.44 feet to a
25 point in the centerline of the right-of-way of
26 the FLORIDA EAST COAST RAILWAY; thence
27 northerly along said centerline a distance of
28 721.81 feet; thence westerly at right angles to
29 the said centerline a distance of 423.50 feet,
30 more or less, to the POINT OF BEGINNING; thence
31 continue westerly along the same line at right

1 angles to the centerline of the FLORIDA EAST
2 COAST RAILROAD a distance of 292.60 feet, more
3 or less, to a POINT OF BEGINNING with the
4 northerly right-of-way of the OLD DRAKE LUMBER
5 COMPANY RAILROAD; thence northwesterly along
6 said northerly right-of-way line and making an
7 angle with the last preceding course of
8 119°-00', measured from East through North to
9 West, a distance of 637.82 feet, more or less,
10 to a point in the South Line of a 20-foot tram
11 road right-of-way; thence South 81°-24'-20"
12 East making an angle with the OLD DRAKE LUMBER
13 COMPANY RAILROAD right-of-way of 31°-55',
14 measured from South to East a distance of
15 378.87 feet; thence South 78°-15'-20" East
16 along said South Line of tram road a distance
17 of 415.15 feet; thence southwesterly making an
18 angle with the preceding course of 77°-24',
19 measured from West to South, a distance of
20 22.15 feet; thence westerly making an angle
21 with the preceding course of 134°-50', measured
22 from North to West and along a line at right
23 angles to the centerline of the FLORIDA EAST
24 COAST RAILROAD a distance of 64.98 feet; thence
25 southerly along a line parallel to the said
26 centerline of the FLORIDA EAST COAST RAILROAD a
27 distance of 136.10 feet, more or less, to the
28 POINT OF BEGINNING.
29
30 PARCEL 6: A strip of land in the South Half of
31 Section 20, Township 42 South, Range 43 East,

1 Palm Beach County, Florida, extending from the
2 westerly right-of-way line of the OLD DIXIE
3 HIGHWAY, northwesterly to the East Line of the
4 West Half of the Southwest Quarter of said
5 Section 20, known as the OLD DRAKE LUMBER
6 COMPANY RAILROAD right-of-way and more
7 particularly described as follows: Commence at
8 the Northwest Corner of BLOCK 47 of KELSEY CITY
9 (now Lake Park), FLORIDA, according to the plat
10 thereof recorded in Plat Book 8, page 27, on
11 file in the office of the Clerk of the Circuit
12 Court in and for Palm Beach County, Florida;
13 thence westerly, along the westerly extension
14 of the northerly line of said BLOCK 47, a
15 distance of 233.44 feet to a point in the
16 centerline of the right-of-way of the FLORIDA
17 EAST COAST RAILROAD; thence southerly along
18 said centerline a distance of 362.11 feet;
19 thence westerly at right angles to the said
20 centerline of the FLORIDA EAST COAST RAILROAD a
21 distance of 115.00 feet to a point in the
22 westerly right-of-way line of the OLD DIXIE
23 HIGHWAY, being the POINT OF BEGINNING; thence
24 northwesterly making an angle with the westerly
25 right-of-way line of OLD DIXIE HIGHWAY of
26 29°-0' measured from North to West, a distance
27 of 2450.00 (feet) more or less, to a point in
28 the East Line of the West Half of the Southwest
29 Quarter of said Section 20, said point being
30 303.68 feet, more or less, southerly from,
31 measured along the said East Line of the West

1 Half of the Southwest Quarter, the East and
2 West Quarter Section Line of said Section 20;
3 thence southerly along said East Line of the
4 West Half of the Southwest Quarter a distance
5 of 128.31 feet, more or less, to a point in a
6 line parallel to and 100 feet southwesterly of
7 (measured at right angles to), the
8 northwesterly course hereof; thence
9 southeasterly along said parallel line a
10 distance of 2550.00 feet, more or less, to a
11 point in the said westerly right-of-way of the
12 OLD DIXIE HIGHWAY; thence northerly, along said
13 westerly right-of-way a distance of 206.40
14 feet, more or less, to the POINT OF BEGINNING;
15 LESS AND EXCEPTING parcel for additional
16 right-of-way of OLD DIXIE HIGHWAY as described
17 in Official Record Book 1541, pages 43 and 44.

18
19 PARCEL 8: A parcel of land in Section 20,
20 Township 42 South, Range 43 East, Palm Beach
21 County, Florida; located at the southeasterly
22 corner of INDUSTRIAL AVENUE and the OLD DRAKE
23 LUMBER COMPANY right-of-way in the Town of Lake
24 Park, more particularly described as follows:
25 From the Northwest Corner of BLOCK 47, KELSEY
26 CITY (now Lake Park), FLORIDA, according to the
27 plat recorded in Plat Book 8, page 27, Public
28 Records of Palm Beach County, Florida; thence
29 westerly along a line, being the westerly
30 extension of the northerly line of said BLOCK
31 47, a distance of 233.44 feet to a point in the

1 centerline of the right-of-way of the FLORIDA
2 EAST COAST RAILWAY; thence northerly along the
3 said centerline of said right-of-way a distance
4 of 412.46 feet to a point; thence westerly
5 along a line parallel to the westerly extension
6 of the said northerly line of said BLOCK 47 and
7 making an angle with the centerline of said
8 right-of-way, measured from south to west of
9 90°-02', a distance of 415.40 feet to a point,
10 being the POINT OF BEGINNING of a parcel of
11 land herein described, said point being the
12 northwesterly corner of a tract of land
13 described and recorded in Deed Book 699 page
14 533, in the Office of the Clerk of Circuit
15 Court of Palm Beach County, Florida; thence
16 continue along the same course westerly a
17 distance of 128.94 feet, more or less, to a
18 point being the intersection of said line with
19 the northeasterly line of the OLD DRAKE LUMBER
20 COMPANY right-of-way, as now located, the said
21 128.94 feet being the northerly line of the
22 herein described parcel of land; thence
23 southeasterly along the said northeasterly line
24 of the said right-of-way, making an angle of
25 61°-0' with the said northerly line of the
26 herein described parcel of land measured from
27 north to south to a point, said point being
28 280.65 feet south of and measured at right
29 angles to the said northerly line of the herein
30 described parcel of land; thence easterly on a
31 line parallel to the said northerly line of the

1 herein described parcel of land to a point;
2 thence northerly a distance 146.65 feet, more
3 or less, measured at right angles to the said
4 northerly line of the herein described parcel
5 of land to a point on the southerly line and 64
6 feet easterly of the southwesterly corner of
7 tract described in said Deed Book 699, page
8 533; thence westerly to the southwesterly
9 corner of said tract a distance of 64 feet;
10 thence northerly along the westerly line of
11 said tract a distance of 134 feet to the POINT
12 OF BEGINNING.

13
14 PARCEL 9: A parcel of land in Section 20,
15 Township 42 South, Range 43 East, Palm Beach
16 County, Florida, more particularly described as
17 follows: From the Northwest Corner of BLOCK
18 47, KELSEY CITY (now Lake Park), FLORIDA,
19 according to the plat recorded in Plat Book 8,
20 page 27, Public Records of Palm Beach County,
21 Florida, run westerly along the westerly
22 extension of the North Line of said BLOCK 47 a
23 distance of 233.44 feet to the centerline of
24 the right-of-way of the FLORIDA EAST COAST
25 RAILWAY; thence northerly along the centerline
26 of said right-of-way a distance of 412.46 feet
27 to a point; thence westerly along a line
28 parallel to the westerly extension of the North
29 Line of said BLOCK 47, making an angle with the
30 centerline of said right-of-way measured from
31 South to West of 90°-2' a distance of 287.40

1 feet; thence southerly parallel to the
2 centerline of said right-of-way of the FLORIDA
3 EAST COAST RAILWAY a distance of 67 feet to the
4 POINT OF BEGINNING of the parcel of land herein
5 described; thence continue on the same course
6 southerly for a distance of 67 feet; thence
7 westerly parallel to the westerly extension of
8 the North Line of said BLOCK 47 a distance of
9 128 feet; thence northerly parallel to the
10 centerline of said FLORIDA EAST COAST RAILWAY
11 right-of-way a distance of 67 feet; thence
12 easterly parallel to the westerly extension of
13 the North Line of said BLOCK 47 a distance of
14 128 feet to the POINT OF BEGINNING.

15
16 PARCEL 10: Starting at a point on the
17 centerline of the DIXIE HIGHWAY as constructed
18 920 feet Southeast of its intersection with the
19 centerline of the DIXIE HIGHWAY in Kelsey City,
20 turn 90 degrees to the Southwest thirty-three
21 (33) feet to the POINT OF BEGINNING; thence
22 160.5 feet on same line; thence 90 degrees to
23 Southeast 25 feet, thence 90 degrees Northeast
24 160.5 feet; thence 90 degrees Northwest 25 feet
25 to the POINT OF BEGINNING; LESS AND EXCEPTING
26 THEREFROM that part lying within the
27 right-of-way for DIXIE HIGHWAY an 80 foot road
28 right-of-way; situated, and lying in Section
29 20, Township 42 South, Range 43 East, Palm
30 Beach County, Florida.

31

1 (H) The following lands are included, namely:
2 PARCEL 1: Government Lots 6, 7, and 8 In
3 Section 7, Township 41 South, Range 43 East,
4 TOGETHER WITH all those lands in said Section 7
5 abutting said Government Lot 7 and that portion
6 of MAINTENANCE SPOIL AREA 607, in said Section
7 7, lying Easterly of the EAST COAST CANAL right
8 of way. EXCEPT that portion of said
9 MAINTENANCE SPOIL AREA 607 adjacent to
10 Government Lot 1 in said Section 7.
11
12 PARCEL 2: Government Lots 9, 11, 12, 13, 14,
13 15 and the South 889.40 Feet of Government Lot
14 8 in Section 8, Township 41 South, Range 43
15 East, TOGETHER WITH all those lands in said
16 Section 8 abutting said Government Lots and 12
17 and being a portion of MAINTENANCE SPOIL AREA
18 607, in said Section 8, lying easterly of the
19 EAST COAST CANAL right-of-way. EXCEPT that
20 portion of Government Lot 9 lying Easterly of
21 the westerly line of STATE ROAD NO. 5 as
22 conveyed to the STATE OF FLORIDA by deed dated
23 November 28, 1955.
24
25 PARCEL 3: Government Lot 3 LESS the North 250
26 feet of the West 310 feet thereof, Government
27 Lots 4, 9, and 10 in Section 17, Township 41
28 South, Range 43 East. EXCEPT that portion of
29 Government Lot 3 lying easterly of the westerly
30 line of STATE ROAD NO. 5 as conveyed to the
31

1 STATE OF FLORIDA by deed dated November 28,
2 1955.

3
4 PARCEL 4: All that part of Government Lot 3 in
5 Section 18, Township 41 South, Range 43 East
6 lying easterly of the INTRACOASTAL WATERWAY as
7 shown on the plat recorded in Plat Book 17 Page
8 6, Public Records of Palm Beach County,
9 Florida.

10
11 PARCEL 5: The Southeast Quarter of Section 20,
12 Township 41 South, Range 43 East. EXCEPT the
13 Northeast Quarter of said Southeast Quarter.
14 ALSO EXCEPT that portion thereof lying westerly
15 of the easterly line of the INTRACOASTAL
16 WATERWAY as shown on the plat recorded in Plat
17 Book 17, Page 6, Records of said Palm Beach
18 County. ALSO EXCEPT that portion thereof
19 conveyed to FLORIDA INLAND NAVIGATION DISTRICT
20 (being MAINTENANCE SPOIL AREA 614-B) per deed
21 recorded in Deed Book 658 Page 430, Records of
22 said Palm Beach County. ALSO EXCEPT the
23 southerly 40.00 feet thereof.

24
25 PARCEL 6: The Southwest Quarter LESS the South
26 30 feet thereof of Section 28, Township 41
27 South, Range 43 East TOGETHER WITH Government
28 Lots 2, 3 and 4 in said Section 28. EXCEPT that
29 portion thereof lying easterly of the westerly
30 line of STATE ROAD NO. 5. ALSO EXCEPT that
31 portion of said Government Lot 4 lying easterly

1 of a line parallel with and westerly 500.00
2 feet from the westerly line of said STATE ROAD
3 NO. 5. ALSO EXCEPT the northerly 46.00 feet of
4 said Government Lot 2. ALSO EXCEPT the West
5 275 feet of the North 370 feet of the Southwest
6 Quarter of said Southwest Quarter. ALSO EXCEPT
7 that portion of the Southeast Quarter of said
8 Southwest Quarter lying northerly of the
9 northerly line of ROLLING GREEN ROAD, 60.00
10 feet wide, as described in Official Record Book
11 1876 page 845, Records of said Palm Beach
12 County. ALSO EXCEPT that portion thereof
13 included within said ROLLING GREEN ROAD.

14
15 PARCEL 7A: The Northeast Quarter of Section
16 29, Township 41 South, Range 43 East. EXCEPT
17 that portion thereof lying westerly of the
18 easterly line of the INTRACOASTAL WATERWAY as
19 shown on the plat recorded in Plat Book 17,
20 Page 6, Records of said Palm Beach County.
21 ALSO EXCEPT that portion thereof within ELLISON
22 WILSON ROAD, 100.00 feet wide. ALSO EXCEPT the
23 northerly 50.00 feet thereof. ALSO EXCEPT that
24 portion thereof described as follows:
25 Beginning at the intersection of a line
26 parallel with and northerly 40.00 feet from the
27 southerly line of the North Half of said
28 Northeast Quarter with the easterly line of
29 said INTRACOASTAL WATERWAY as shown in said
30 Plat Book 17 page 6; thence South 87-59-07 East
31 along said parallel line, a distance of 407.06

1 feet; thence North 02-00-53 East at right
2 angles to said parallel line, a distance of
3 360.00 feet; thence South 87-59-07 East
4 parallel with said southerly line of the North
5 Half, a distance of 622.96 feet to the westerly
6 line of said ELLISON WILSON ROAD; thence South
7 05-48-24 East along said westerly line to said
8 southerly line of the North Half of the
9 Northeast Quarter; thence North 87-59-07 West
10 along said southerly line to said easterly line
11 of the INTRACOASTAL WATERWAY; thence North
12 16-15-19 West along said easterly line to the
13 Point of Beginning.

14
15 PARCEL 7B: The West half of the Southwest
16 Quarter of Section 29, Township 41 South, Range
17 43 East, LESS the South 40.00 feet thereof.

18
19 PARCEL 8: Section 31, Township 41 South, Range
20 43 East. EXCEPT that portion thereof lying
21 southerly of the northerly line of the canal
22 shown and included in PALM BEACH CABANA COLONY
23 PLAT NO. 1 recorded in Plat Book 26, pages 203
24 through 205, Records of said Palm Beach County.
25 ALSO EXCEPT that portion thereof lying
26 southerly of the northerly line of PALM BEACH
27 CABANA COLONY COMMERCIAL AREA according to the
28 plat recorded in Plat Book 27, page 59 of said
29 Public Records. ALSO EXCEPT that portion
30 thereof lying westerly of the easterly line of
31 STATE ROAD 811. ALSO EXCEPT that portion

1 thereof lying northerly of the southerly line
2 of the land described as Parcel Two in the deed
3 recorded in Official Record Book 305, page 121
4 of said Official Records.

5
6 PARCEL 9A: The Northwest Quarter of Section
7 32, Township 41 South, Range 43 East. EXCEPT
8 the North 1320 feet thereof and EXCEPT all that
9 part thereof lying easterly of the westerly
10 line of PROSPERITY FARMS ROAD.

11
12 PARCEL 9B: The Southwest Quarter of Section
13 32, Township 41 South, Range 43 East. EXCEPT
14 that portion thereof lying southerly of the
15 northerly line of the canal shown and included
16 in PALM BEACH CABANA COLONY PLAT NO. 1 Recorded
17 in Plat Book 26, pages 203 through 205, Records
18 of said Palm Beach County. ALSO EXCEPT the
19 North 625 feet of the East 640 feet, measured
20 along the northerly and easterly lines, of said
21 Southwest Quarter. ALSO EXCEPT all that part
22 thereof lying easterly of the westerly line of
23 PROSPERITY FARMS ROAD.

24
25 PARCEL 9C: That portion of the Southeast
26 Quarter of Section 32, Township 41 South, Range
27 43 East bounded southerly by the northerly line
28 of the canal shown on PALM BEACH CABANA COLONY
29 PLAT NO. 1, as recorded in said Plat Book 26,
30 pages 203 through 205 and bounded easterly by
31 the westerly line of PROSPERITY FARMS ROAD.

1
2 PARCEL 10A: The North Half of the Southwest
3 Quarter of the Southeast Quarter of Section 5,
4 Township 42 South, Range 43 East, TOGETHER WITH
5 that portion of the North half of the Southeast
6 Quarter of said Southeast Quarter of Section 5
7 lying westerly of the westerly line of the
8 INTRACOASTAL WATERWAY as shown on the plat
9 recorded in Plat Book 17, page 29 Records of
10 said Palm Beach County. EXCEPT that portion
11 thereof lying westerly of the easterly line of
12 PROSPERITY FARMS ROAD.
13
14 PARCEL 10B: The North 169.5 Feet of the
15 Northwest Quarter of the Southwest Quarter of
16 the Southwest Quarter of the Southeast Quarter
17 of Section 5, Township 42 South, Range 43 East.
18 EXCEPT that portion thereof lying westerly of
19 the easterly line of PROSPERITY FARMS ROAD.
20
21 PARCEL 10C: The Northeast Quarter of the
22 Southwest Quarter of the Southwest Quarter of
23 the Southeast Quarter of Section 5, Township 42
24 South, Range 43 East TOGETHER WITH the West
25 half of the West half of the Southeast Quarter
26 of the Southwest Quarter of the Southeast
27 Quarter of said Section 5. EXCEPT all that part
28 thereof lying southerly of the northerly line
29 of MONET ROAD.
30
31

1 PARCEL 11: That portion of Section 7, Township
2 42 South, Range 43 East lying easterly of STATE
3 ROAD 811 (STATE ROAD ALTERNATE A-1-A). EXCEPT
4 that portion thereof included within SANDALWOOD
5 ESTATES as shown on the plat filed in Plat Book
6 32, pages 167 through 171, Records of said Palm
7 Beach County. ALSO EXCEPT that portion thereof
8 included within MERIDIAN PARK as shown on the
9 plat filed in Plat Book 28, page 51, Records of
10 said Palm Beach County. ALSO EXCEPT that
11 portion thereof included within BURNS ROAD as
12 described in Official Record Book 1241 page
13 259, Records of said Palm Beach County. ALSO
14 EXCEPT that portion thereof included within
15 GARDENS EAST DRIVE as described in Official
16 Record Book 3168 page 424, Records of said Palm
17 Beach County. ALSO EXCEPT those portions
18 thereof described in the following documents,
19 Records of said Palm Beach County: Official
20 Record Book 1767 page 126; Official Record Book
21 2628 page 1172; Official Record Book 2628 page
22 1186; Official Record Book 2860 page 557;
23 Official Record Book 1697 page 1404; Official
24 Record Book 3142 page 745; Official Record Book
25 1103 page 48; Official Record Book 2106 page
26 1763; Official Record Book 2740 page 1351;
27 Official Record Book 3364 page 1932; Official
28 Record Book 3510 page 931; Official Record Book
29 932 page 1059; Official Record Book 4508 page
30 940; and Official Record Book 1377 page 374.
31 ALSO EXCEPT all that portion thereof lying

1 southeasterly of line running in a
2 northeasterly-southwesterly direction
3 intersecting the South line of said Section 7
4 at a point 1118.00 feet easterly of the Quarter
5 corner in the said South line and making an
6 angle of incidence with said South line of
7 40-40-30, as measured from east to northeast.
8
9 PARCEL 12A: The Northeast Quarter of Section
10 8, Township 42 South, Range 43 East. EXCEPT
11 that portion thereof lying easterly of the
12 INTRACOASTAL WATERWAY as shown on the plat
13 filed in Plat Book 17 page 29, Records of Palm
14 Beach County. ALSO EXCEPT that portion thereof
15 lying easterly of the NORTH PALM BEACH
16 WATERWAY. ALSO EXCEPT the East Three Quarters
17 of the South Half of the Northwest Quarter of
18 said Northeast Quarter. ALSO EXCEPT the North
19 Half of the Northwest Quarter of said Northeast
20 Quarter. ALSO EXCEPT the North Half of the
21 Northeast Quarter of said Northeast Quarter.
22 ALSO EXCEPT that portion thereof described in
23 the deed recorded in Official Record Book 3442
24 page 1431. ALSO EXCEPT that portion thereof
25 within PROSPERITY FARMS ROAD and within that
26 part of BURNS ROAD lying west of PROSPERITY
27 FARMS ROAD.
28
29 PARCEL 12B: The Northerly 112.5 feet of that
30 portion of the Southeast Quarter of Section 8,
31 Township 42 South, Range 43 East lying westerly

1 of the westerly line of the NORTH PALM BEACH
2 WATERWAY. EXCEPT that portion thereof within
3 PROSPERITY FARMS ROAD.
4
5 PARCEL 12C: Lots 1 through 5 inclusive in
6 BLOCK 54 in VILLAGE OF NORTH PALM BEACH PLAT
7 NO. 6 filed in Plat Book 26 pages 10 through 12
8 inclusive, Records of Palm Beach County.
9 TOGETHER WITH PROSPERITY HARBOR adjoining said
10 BLOCK 54 shown on said PLAT NO. 6 as "NOT
11 INCLUDED IN THIS PLAT". EXCEPT any portion of
12 said PROSPERITY HARBOR included within the
13 NORTH PALM BEACH WATERWAY.
14
15 PARCEL 12D: The Northwest Quarter of Section
16 8, Township 42 South, Range 43 East. EXCEPT
17 that portion thereof lying southerly of the
18 northerly line of BURNS ROAD. ALSO EXCEPT that
19 portion thereof described as follows:
20 Beginning at the Northeast corner of said
21 Northwest Quarter; thence South 02-11-08 West
22 along the east line of said Northwest Quarter,
23 a distance of 1667.81 feet to the Southeast
24 corner of PLAT OF PROSPERITY OAKS filed in Plat
25 Book 39 page 122, Records of said Palm Beach
26 County; thence North 88-17-28 West along the
27 southerly line of said PROSPERITY OAKS to the
28 Southwest corner thereof; thence North 02-05-21
29 East along the westerly line of said PROSPERITY
30 OAKS and the northerly prolongation thereof, a
31 distance of 1665.91 feet to the northerly line

1 of said Section 8; thence South 88-27-04 East
2 along said northerly line, a distance of 672.47
3 feet to the Point of Beginning.

4
5 PARCEL 12E: The Northeast Quarter of the
6 Northeast Quarter of the Southwest Quarter of
7 Section 8, Township 42 South, Range 43 East.
8 EXCEPT the East 260 feet of the Northeast
9 Quarter of the Northeast Quarter of said
10 Southwest Quarter. ALSO EXCEPT that portion
11 thereof included within REPLAT OF RAINWOOD EAST
12 filed in Plat Book 45 pages 10 and 11, Records
13 of said Palm Beach County.

14
15 PARCEL 12F: The West Half of the Northeast
16 Quarter of the Southwest Quarter of Section 8,
17 Township 42 South, Range 43 East. EXCEPT that
18 portion thereof lying northerly of the
19 southerly line of REPLAT OF RAINWOOD EAST filed
20 in Plat Book 45 pages 10 and 11, Records of
21 said Palm Beach County. ALSO EXCEPT the land
22 described in Official Record Book 2403 page
23 1591, Records of said Palm Beach County. ALSO
24 EXCEPT the land described in Official Record
25 Book 954 page 143, Records of said Palm Beach
26 County.

27
28 PARCEL 12G: The West Half of the Southwest
29 Quarter of Section 8, Township 42 South, Range
30 43 East. EXCEPT that portion thereof within
31 SANDALWOOD ESTATES per plat filed in Plat Book

1 32 pages 167 through 171 inclusive, Records of
2 said Palm Beach County. ALSO EXCEPT that
3 portion thereof included within RAINWOOD WEST
4 per plat filed in Plat Book 37 pages 83 and 84,
5 Records of said Palm Beach County. ALSO EXCEPT
6 that portion thereof included within REPLAT OF
7 RAINWOOD EAST per plat filed in Plat Book 45
8 pages 10 and 11, Records of said Palm Beach
9 County. ALSO EXCEPT that portion thereof
10 included within CROMWELL ESTATES per plat filed
11 in Plat Book 29 page 110, Records of said Palm
12 Beach County. ALSO EXCEPT the right-of-way for
13 ALAMANDA DRIVE as shown on Road Plat Book 4 at
14 page 16, Public Records of Palm Beach County.

15
16 PARCEL 12I: That part of the Northwest Quarter
17 of Section 8, Township 42 South, Range 43 East,
18 lying southerly of BURNS ROAD, lying easterly
19 of RAINWOOD WEST according to the plat thereof
20 filed in Plat Book 37 at pages 83 and 84,
21 Public Records of Palm Beach County and lying
22 westerly of REPLAT OF RAINWOOD EAST as filed in
23 Plat Book 45 at pages 10 and 11, public Records
24 of Palm Beach County and westerly of the lands
25 described in Official Record Book 2804 at page
26 1228, Public Records of Palm Beach County,
27 Florida.

28
29 PARCEL 13A: That portion of the Northeast
30 Quarter of Section 18, Township 42 South, Range
31 43 East bounded southwesterly by the

1 northeasterly line of STATE ROAD 811 (STATE
2 ROAD ALTERNATE A-1-A), and bounded
3 southeasterly by a line running
4 northeasterly-southwesterly intersecting the
5 North line of the said Northeast Quarter at a
6 point 1118.00 feet easterly of the Northwest
7 corner of the said Northeast Quarter and making
8 an angle of incidence with the said North line
9 of the Northeast Quarter of 40-40-30, as
10 measured from West to Southwest.

11
12 PARCEL 13B: The East Half of the Northeast
13 Quarter of the Southwest Quarter of Section 18,
14 Township 42 South, Range 43 East TOGETHER WITH
15 the South 330 feet of the Southeast Quarter of
16 the Northwest Quarter of said Section 18.

17
18 PARCEL 13C: The Southeast Quarter of Section
19 18, Township 42 South, Range 43 East. EXCEPT
20 that portion thereof included within the
21 right-of-way of way of CENTRAL AND SOUTHERN
22 FLORIDA FLOOD CONTROL DISTRICT CANAL C-17.
23 ALSO EXCEPT that portion thereof described in
24 Official Record Book 659 page 714, Records of
25 said Palm Beach County. ALSO EXCEPT the South
26 467.00 feet of the East 467.00 feet thereof.
27 ALSO EXCEPT the southerly 75.00 feet in
28 NORTHLAKE BOULEVARD. ALSO EXCEPT that portion
29 thereof within MACARTHUR BOULEVARD (formerly
30 GARDEN BOULEVARD).

31

1 PARCEL 13D: The southerly 310.00 feet of that
2 portion of the Northeast Quarter of Section 18,
3 Township 42 South, Range 43 East lying westerly
4 of the westerly line of MACARTHUR BOULEVARD
5 (formerly GARDEN BOULEVARD).
6
7 PARCEL 14: Section 11, Township 42 South,
8 Range 42 East EXCEPT those portions thereof
9 included within the land described in the
10 following instruments recorded in said Palm
11 Beach County: Official Record Book 3058 page
12 43; Official Record Book 1729 page 1249; (The
13 following seven documents are within
14 Tamberlane, a condominium) Official Record Book
15 1534 page 99; Official Record Book 1737 page
16 1204; Official Record Book 1710 page 1532;
17 Official Record Book 1690 page 852; Official
18 Record Book 1676 page 1540; Official Record
19 Book 1649 page 1570; Official Record Book 1609
20 page 4; Official Record Book 1641 page 644;
21 Official Record Book 2608 page 653; Official
22 Record Book 3547 page 1; Official Record Book
23 1794 page 810; Official Record Book 1874 page
24 320; and Official Record Book 1933 page 1862.
25 ALSO EXCEPT that portion thereof included
26 within HOLLY DRIVE and AVENUE OF THE P.G.A. as
27 described in Official Record Book 957 page 558.
28 ALSO EXCEPT that portion thereof included
29 within the FLORIDA'S TURNPIKE right-of-way as
30 described in Official Record Book 718 page 448.
31 ALSO EXCEPT the northerly 60.00 feet of said

1 Section for P.G.A. BOULEVARD. ALSO EXCEPT that
2 portion thereof described as follows: Beginning
3 at a point on the boundary of the land shown as
4 GOLF COURSE on the BOUNDARY OF GOLF CLUB SITE
5 OF THE PROFESSIONAL GOLFERS ASSOCIATION OF
6 AMERICA on the plat filed in Plat Book 27 pages
7 182 and 183, Records of said Palm Beach County,
8 said point being the Southeasterly terminus of
9 that certain course shown on said plat as South
10 49-17-27 East 162.65 feet; thence along said
11 boundary North 49-17-27 West, a distance of
12 162.65 feet; thence North 40-44-32 West, a
13 distance of 250.00 feet; thence North 62-00-00
14 West, a distance of 253.50 feet; thence leaving
15 said boundary North 28-00-00 East, a distance
16 of 153.24 feet to a point on a non tangent
17 curve concave northerly, having a radius of
18 50.00 feet, a radial to said point bears South
19 07-20-14 West; thence easterly, a distance of
20 43.88 feet along said curve through a central
21 angle of 50-17-06; thence North 47-03-08 East,
22 a distance of 29.60 feet to the beginning of a
23 curve concave southerly having a radius of
24 49.74 feet; thence easterly, a distance of
25 75.48 feet along said curve through a central
26 angle of 86-56-52; thence North 44-00-00 East,
27 a distance of 80.00 feet; thence North 46-00-00
28 West, a distance of 86.59 feet; thence North
29 44-00-00 East, a distance of 160.00 feet, more
30 or less, to a point in the boundary of said
31 GOLF COURSE; thence North 46-00-00 West, along

1 said GOLF COURSE boundary, a distance of 83.83
2 feet; thence North 38-59-20 West, continuing
3 along said GOLF COURSE boundary, a distance of
4 9.13 feet; thence South 46-30-17 West, along a
5 line radial to the next described curve, a
6 distance of 160.92 feet to a point in a 370.00
7 foot radius curve, concave northeasterly;
8 thence northwesterly, along the arc of the just
9 described curve, through a central angle of
10 20-07-51, an arc distance of 130.00 feet;
11 thence North 68-02-13 East, along a line not
12 radial to the last described curve, a distance
13 of 154.68 feet, more or less, to an angle point
14 in the said GOLF COURSE boundary; thence South
15 38-59-20 East, a distance of 80.00 feet; thence
16 South 46-00-00 East, a distance of 385.00 feet
17 to the beginning of a curve therein concave
18 southwesterly having a radius of 1500.00 feet;
19 thence southeasterly, a distance of 523.60 feet
20 along said curve through a central angle of
21 20-00-00 to the northwesterly line of the CLUB
22 HOUSE SITE as shown on said plat; thence South
23 60-00-00 West along said northwesterly line, a
24 distance of 368.93 feet to the Point of
25 Beginning.

26
27 PARCEL 15A: The Southeast Quarter of the
28 Northeast Quarter of Section 12, Township 42
29 South, Range 42 East. EXCEPT that portion
30 thereof lying easterly of the westerly line of
31 I-95. EXCEPT that portion thereof described

1 in Official Record Book 1826 page 1352, Records
2 of Palm Beach County. ALSO EXCEPT that portion
3 thereof within BURNS ROAD.
4
5 PARCEL 15B: That part of the Northeast Quarter
6 of the Southeast Quarter of Section 12,
7 Township 42 South, Range 42 East, lying
8 northerly of the THOMPSON RIVER. EXCEPT the
9 West 494.23 feet of the East 712.97 feet of the
10 North 334.667 feet thereof. ALSO EXCEPT that
11 portion thereof lying easterly of the westerly
12 line of I-95. ALSO EXCEPT that portion thereof
13 within BURNS ROAD.
14
15 PARCEL 15C: The easterly 1380.00 feet of the
16 northerly 697.51 feet of the southerly 1960.00
17 feet of the Southeast Quarter of Section 12,
18 Township 42 South, Range 42 East. EXCEPT the
19 southerly 110.00 feet of the westerly 180.00
20 feet thereof. ALSO EXCEPT that portion thereof
21 lying easterly of the westerly line of I-95.
22
23 PARCEL 15D: That portion of Section 12,
24 Township 42 South, Range 42 East included
25 within the boundary of the land labeled "GOLF
26 COURSE" on the PLAT OF BOUNDARY OF GOLF CLUB
27 SITE OF THE PROFESSIONAL GOLFERS ASSOCIATION OF
28 AMERICA filed in Plat Book 27 pages 182 and
29 183, Records of said Palm Beach County.
30 TOGETHER WITH that portion of the West 601.69
31 feet of said Section bounded northerly and

1 easterly by the boundary of said GOLF COURSE
2 and the westerly line of PLAT 2 OF P.G.A.
3 NATIONAL GOLF CLUB ESTATES per Plat Book 28
4 pages 72 and 73. EXCEPT HOLLY DRIVE as
5 described in Official Record Book 957 page 558,
6 Records of Palm Beach County and bounded
7 westerly by the westerly lines of said Section
8 12.
9
10 PARCEL 15E: That portion of the West three
11 Quarters of the Northwest Quarter of Section
12 12, Township 42 South, Range 42 East lying
13 northerly of the northerly line of PLAT 1,
14 P.G.A. NATIONAL GOLF CLUB ESTATES filed in Plat
15 Book 27 pages 206 and 207, Records of said Palm
16 Beach County. EXCEPT the easterly 156.09 feet.
17 ALSO EXCEPT that portion thereof within P.G.A.
18 BOULEVARD.
19
20 (I) Deleting and excluding from the boundaries
21 the following described land, namely: Section
22 1, Township 43 South, Range 41 East, Palm Beach
23 County, Florida.
24
25 (J) The following lands are included, namely:
26 The Southeast Quarter of Section 2, Township 43
27 South, Range 42 East, Palm Beach County,
28 Florida, LESS the South 450 feet thereof and
29 also less the East 54 feet thereof, containing
30 133.37 acres, more or less.
31

1 All that part of Section 30, Township 40 South,
2 Range 43 East, Palm Beach County, Florida,
3 bounded as follows: On the West by the westerly
4 right-of-way line of OLD DIXIE HIGHWAY as shown
5 on the OLD DIXIE HIGHWAY RIGHT-OF-WAY MAP as
6 same is recorded in Road Plat Book 5, at Pages
7 144 through 148, inclusive, Public Records of
8 Palm Beach County, Florida; On the North by the
9 following described line; BEGINNING at the
10 intersection of the said westerly right-of-way
11 line of OLD DIXIE HIGHWAY with the North line
12 of the Southwest Quarter (SW 1/4) of the
13 Northwest Quarter (NW 1/4) of said Section 30,
14 run (bearings cited herein are in a meridian
15 assuming South 89-57-08 East along the said
16 North line of the Southwest Quarter (SW 1/4) of
17 the Northwest Quarter (NW 1/4) of Section 30,
18 South 89-57-08 East, along the said North line
19 of the Southwest Quarter (SW 1/4) of the
20 Northwest Quarter (NW 1/4) of Section 30 to a
21 point 26.19 feet westerly from the northeast
22 corner of the Southwest Quarter (SW 1/4) of the
23 Northwest Quarter (NW 1/4) of Section 30;
24 thence South 17-17-07 East, a distance of
25 345.74 feet, more or less, to a point in the
26 westerly extension of the North line of that
27 certain parcel of land described in Deed Book
28 1097 at Page 379, Public Records of Palm Beach
29 County, Florida; thence South 89-43-47 East,
30 along the just described westerly extension, a
31 distance of 37.87 feet; thence South 17-17-07

1 East, along a line parallel with and 80.00 feet
2 westerly from (as measured at right angles to)
3 the westerly line of the said parcel described
4 in Deed Book 1097 at Page 379, a distance of
5 250.00 feet, more or less, to a point in the
6 northerly line of the 50 foot wide road
7 easement described in Deed Book 1066 at Page
8 364, Public Records of Palm Beach County,
9 Florida; thence South 89-43-47 East, along the
10 said northerly line of the 50 foot wide road
11 easement, a distance of 83.91 feet, more or
12 less, to the southwesterly corner of the said
13 parcel described in Deed Book 1097 at Page 379;
14 thence North 17-17-07 West, along the said West
15 Line of the parcel described in Deed Book 1097
16 at Page 379, a distance of 250.00 feet, more or
17 less, to the northwest corner of the said
18 parcel described in Deed Book 1097 at Page 379;
19 thence South 89-43-47 East, along the said
20 North line of the parcel described in Deed Book
21 1097 at Page 379, a distance of 125.00 feet;
22 thence South 17-17-07 East, along the East line
23 of a parcel described in Deed Book 1097 at Page
24 379, a distance of 250.00 feet, more or less,
25 to a point in the said northerly line of the 50
26 foot wide road easement; thence South 89-43-47
27 East, along the said northerly line of the 50
28 foot wide road easement, a distance of 289.22
29 feet; thence easterly, along the arc of a
30 700.00 foot radius curve, concave northerly and
31 being tangent with the last described course,

1 through a central angle of 17-33-20, an arc
2 distance of 214.48 feet; thence North 72-42-53
3 East, along a line tangent with the last
4 described curve, to a point in the easterly
5 right-of-way line of STATE ROAD NO. 5 (U.S.
6 Highway No. 1) as said easterly right-of-way
7 line existed at midnight, January 25, 1991; on
8 the East by the said easterly right-of-way line
9 of STATE ROAD NO. 5 (U.S. Highway No. 1) as it
10 existed at midnight, January 25, 1991; and on
11 the South by the South line of said Section 30.
12 LESS AND EXCEPTING THEREFROM that certain
13 parcel of land described in Official Record
14 Book 4424 at Pages 339 and 340, Public Records
15 of Palm Beach County, Florida, described as
16 follows: A parcel of land in Section 30,
17 Township 40 South, Range 43 East, Palm Beach
18 County, Florida, more particularly described as
19 follows: Beginning at the intersection of the
20 westerly right-of-way line of State Road No. 5
21 with the East and West quarter-section line of
22 said Section 30; thence westerly along said
23 quarter-section line, a distance of 1055 feet;
24 thence southerly, at right angles to said
25 quarter-section line, a distance of 400 feet;
26 thence easterly parallel to said
27 quarter-section line, a distance of 1145 feet,
28 more or less, to a point in the westerly
29 right-of-way line of said State Road No. 5;
30 thence northerly, along said westerly
31

1 right-of-way line, a distance of 410 feet, more
2 or less, to the point of beginning.
3
4 ALSO LESS AND EXCEPTING THEREFROM that certain
5 parcel of land described in Official Record
6 Book 4424 at pages 337 and 338, Public Records
7 of Palm Beach County, Florida, described as
8 follows: A parcel of land in Gov't Lot Two (2)
9 of Section 30, Township 40 South, Range 43
10 East, Palm Beach County, Florida, more
11 particularly described as follows: Beginning
12 at a point in the South line of said Gov't Lot
13 2, being 800 feet West of the center line of
14 the right-of-way of said State Road No. 5 (U.S.
15 Highway No. 1) according to the Florida State
16 Road Right-of-Way map thereof on file in the
17 office of the Clerk of the Circuit Court, in
18 and for Palm Beach County, Florida, recorded in
19 Road Plat Book 2, Pages 43 through 56,
20 inclusive; thence northerly, making an angle
21 with the preceding course, measured from East
22 to North of 107-05-45, a distance of 223.03
23 feet; thence northerly making an angle with the
24 preceding course measured from South through
25 East to North, of 162-26, a distance of 479.84
26 feet, more or less, to a point in a line
27 parallel to and 50 feet South of the South line
28 of land described in Deed recorded in Deed Book
29 1097, Page 379, Palm Beach County Records on
30 file in the office of the Clerk of the Circuit
31 Court, in and for Palm Beach County, Florida;

1 thence westerly at right angles to the
2 preceding course and along said parallel line,
3 a distance of 304 feet; thence southerly, at
4 right angles to the preceding course, a
5 distance of 695.54 feet, more or less, to the
6 South line of Gov't Lot 2; thence easterly
7 along said South line of Gov't Lot 2, a
8 distance of 371.33 feet to the point of
9 beginning.

10

11 None of the land hereinabove added to the
12 boundaries of the District by this subsection
13 (J) shall be included in a unit of development
14 without the consent of fifty-one percent (51%)
15 of the subject landowners except that such
16 consent shall not be required for the inclusion
17 of the following described real property within
18 a District unit of development if included
19 solely for the installation and implementation
20 of drainage improvements, with said real
21 property being described as follows.

22

23 All that part of Section 30, Township 40 South,
24 Range 43 East, Village of Tequesta, Palm Beach
25 County, Florida, bounded as follows: On the
26 North by the northerly right-of-way line of
27 TEQUESTA DRIVE, so called, as same existed at
28 midnight, October 12, 1993; On the east by the
29 easterly right-of-way line of STATE ROAD NO. 5
30 (U.S. Highway No. 1) as same existed at
31 midnight, October 12, 1993; On the South by the

1 south line of said Section 30; and on the West
2 by the westerly right-of-way line of OLD DIXIE
3 HIGHWAY as shown on the OLD DIXIE HIGHWAY
4 RIGHT-OF-WAY MAP as same is recorded in Road
5 Plat Book 5 at pages 144 through 148,
6 inclusive, Public Records of Palm Beach County,
7 Florida.
8
9 (K) The following lands are included, namely:
10 A parcel of land lying in the Southwest Quarter
11 (SW 1/4) of Section 30 and in the North Half (N
12 1/2) of Section 31, Township 40 South, Range 43
13 East, Palm Beach County, Florida, being more
14 particularly described as follows: That part
15 of the said Southwest Quarter (SW 1/4) of
16 Section 30 bounded on the North by the
17 northerly right-of-way line of TEQUESTA DRIVE,
18 so called, as same existed at midnight, October
19 28, 1991; on the East by the westerly
20 right-of-way line of OLD DIXIE HIGHWAY as shown
21 on the OLD DIXIE HIGHWAY RIGHT-OF-WAY MAP, as
22 same is recorded in Road Plat Book 5 at pages
23 144 through 148, inclusive, Public Records of
24 Palm Beach County, Florida; on the South by the
25 South line of the said Southwest Quarter (SW
26 1/4) of Section 30; and on the West by the
27 westerly right-of-way line (and its northerly
28 and southerly extensions) of RAILROAD AVENUE
29 (presently known as CYPRESS DRIVE), as shown on
30 JUPITER IN THE PINES SECTION "C", according to
31 the plat thereof recorded in Plat Book 26 at

1 page 19, Public Records of Palm Beach County,
2 Florida; TOGETHER WITH that part of the said
3 North Half (N 1/2) of Section 31 bounded on the
4 North by the North line of said Section 31; on
5 the East by the westerly right-of-way line of
6 STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), as said
7 westerly right-of-way line existed at midnight,
8 October 28, 1991; on the Southeast by the
9 northwesterly right-of-way line of STATE ROAD
10 A-1-A, as said northwesterly right-of-way line
11 existed at midnight, October 28, 1991; on the
12 South by the northerly right-of-way line of
13 RIVERSIDE DRIVE, as same is shown on the
14 hereinafter described ASSESSORS MAP NO. 91; on
15 the West by the West line of LOTS 21 through
16 31, inclusive, as shown on that certain survey
17 drawing on file in the Public Records of Palm
18 Beach County, Florida, as ASSESSORS MAP NO. 91,
19 and further bounded on the west (in those
20 portions being northerly and southerly of said
21 LOTS 21 through 31) by the westerly
22 right-of-way line of the 50 foot wide RAILROAD
23 AVENUE (presently known as CYPRESS DRIVE), as
24 shown on said ASSESSORS MAP NO. 91.

25
26 TOGETHER WITH a parcel of land in Section 4,
27 Township 42 South, Range 43 East, Palm Beach
28 County, Florida, described as follows: All of
29 the PLAT OF HIDDEN KEY, as recorded in Plat
30 Book 27, page 243, Public Records of Palm Beach
31 County, Florida; TOGETHER WITH all of the PLAT

1 OF HIDDEN KEY NORTH, as recorded in Plat Book
2 28, page 129, Public Records of Palm Beach
3 County, Florida; TOGETHER WITH all that portion
4 of the lands labeled "Unplatted" lying South of
5 the South line of Lot 37 and West of the
6 southerly extension of the East line of said
7 Lot 37, as same is shown on the PLAT OF HIDDEN
8 KEY, recorded in Plat Book 27, page 243, Public
9 Records of Palm Beach County, Florida.

10

11 (L) The following lands are included, namely:
12 A parcel of land lying in Section 20, Township
13 41 South, Range 43 East, Palm Beach County,
14 Florida, and being more particularly described
15 as follows: That portion of said Section 20
16 lying West of the Westerly right-of-way line of
17 Palmwood Road as described in a Right-of-Way
18 deed recorded in Deed Book 1015, page 367, of
19 the Public Records of Palm Beach County,
20 Florida, and lying North of those lands platted
21 as PALMWOOD ESTATES, recorded in Plat Book 25,
22 page 184, of the Public Records of Palm Beach
23 County, Florida. LESS AND EXCEPTING THEREFROM a
24 parcel of land described in a Warranty Deed
25 recorded in Official Record Book 2946, page 423
26 of the Public Records of Palm Beach County,
27 Florida, as follows: A parcel of land in
28 Section 20, Township 41 South, Range 43 East,
29 Palm Beach County, Florida, more particularly
30 described as follows: Beginning at the point of
31 intersection of the centerline of Evelyn Drive

1 and Susan Avenue, according to the Plat of
2 PALMWOOD ESTATES, as recorded in the Public
3 Records of Palm Beach County, Florida, in Plat
4 Book 25, page 184; run thence at an assumed
5 bearing due North, a distance of 653.78 feet
6 along the centerline of said Evelyn Drive, to a
7 point in the North line of said Plat; continue
8 thence due North along the projection of said
9 centerline, a distance of 2060.09 feet to the
10 Point of intersection with the centerline of
11 Patricia Avenue, run thence due East, a
12 distance of 151.66 feet to the Point of
13 Beginning and the Southwest corner of the land
14 described herein; continue due East, a distance
15 of 175.33 feet to the intersection with the
16 Westerly right-of-way line of the extension of
17 Palmwood Road; thence Northerly along said
18 right-of-way line at a bearing North 23°53'01"
19 West, a distance of 142.14 feet to a point;
20 thence due West and parallel to the first
21 course, a distance of 117.78 feet to a point;
22 thence due South, a distance of 130 feet to the
23 Point of Beginning; (Also known as Lot 4, Block
24 16, Palmwood Estates). ALSO LESS a parcel of
25 land described in a Warranty Deed recorded in
26 Official Record Book 2834, page 57 of the
27 Public Records of Palm Beach County, Florida,
28 as follows: Commence at the Northwest corner of
29 Section 20, Township 41 South, Range 43 East,
30 Palm Beach County, Florida; thence South
31 87°53'27" East along the North line of said

1 Section 20, a distance of 320.00 feet to a
2 point, thence South 1°32'19" West, a distance
3 of 255.01 feet to the point of beginning;
4 thence South 87°53'27" East, a distance of
5 128.53 feet to a point in the Westerly
6 right-of-way line of Palmwood Road, as now laid
7 out and in use and as described in Deed Book
8 1015, page 367 and shown on Road Plat Book 2,
9 page 76; thence South 7°59'35" East, along the
10 said westerly right-of-way line of Palmwood
11 Road, a distance of 126.97 feet to a point;
12 thence North 87°53'27" West, a distance of
13 149.55 feet to a point; thence North 1°32'19"
14 East, a distance of 125.01 feet to the Point of
15 Beginning. ALSO LESS a parcel of land described
16 in a Warranty Deed recorded in Official Record
17 Book 2616, page 238 of the Public Records of
18 Palm Beach County, Florida, as follows: Lot 13,
19 Block 17 of an unrecorded subdivision known as
20 WATERWAY MANOR, more particularly described as
21 follows: Beginning at the Northwest corner of
22 Section 20, Township 41 South, Range 43 East in
23 Palm Beach County, Florida, run thence South
24 along the West line of said Section 20 at an
25 assumed bearing of South 00°00'55" West a
26 distance of 159.64 feet to a point; thence at a
27 bearing due East a distance of 150.03 feet to a
28 point; thence at a bearing due North a distance
29 of 158.10 feet to a point in the North line of
30 said Section; thence Westerly along said
31 Section line at a bearing of North 89°26'40"

1 West a distance of 149.99 feet to the Section
2 corner and the Point of Beginning. ALSO LESS a
3 parcel of land described in a Warranty Deed
4 recorded in Official Record Book 2778, page 610
5 of the Public Records of Palm Beach County,
6 Florida, as follows: Commence at the Northwest
7 corner of Section 20, Township 41 South, Range
8 43 East, Palm Beach County, Florida; thence
9 South 87°53'27" East, along the North line of
10 said Section 20, a distance of 320.00 feet to a
11 point; thence South 01°32'19" West, a distance
12 of 160.01 feet to the Point of Beginning;
13 thence South 87°53'27" East, a distance of
14 112.54 feet to a point in the Westerly
15 right-of-way line of Palmwood Road, as now laid
16 out and in use and as described in Deed Book
17 1015, Page 367 and shown on Road Plat Book 2,
18 page 76; thence South 07°59'35" East, along the
19 said Westerly right-of-way line of Palmwood
20 Road, a distance of 96.50 feet to a point;
21 thence North 87°53'27" West a distance of
22 128.53 feet to a point; thence North 01°32'19"
23 East, a distance of 95.00 feet to the Point of
24 Beginning. ALSO LESS a parcel of land described
25 in a Warranty Deed recorded in Official Record
26 Book 1609, page 477 of the Public Records of
27 Palm Beach County, Florida. Containing, in all,
28 62.25 acres, more or less TOGETHER WITH a
29 parcel of land lying in Section 20, Township 41
30 South, Range 43 East, Palm Beach County,
31 Florida, and being more particularly described

1 as follows: From the intersection of the
2 Easterly right-of-way line of Palmwood Road, as
3 said right-of-way is shown on the plat recorded
4 in Road Plat Book 2, Page 75, Public Records of
5 Palm Beach County, Florida, with the East-West
6 Quarter Section line of Section 20, Township 41
7 South, Range 43 East, (for purposes of this
8 description, said Quarter Section line is
9 assumed to bear South 87°43'14" East, and all
10 other bearings mentioned herein are relative
11 thereto); thence North 01°33'06" East, along
12 said Easterly right-of-way line a distance of
13 108.70 feet to the POINT OF BEGINNING of the
14 herein-described parcel; thence continue North
15 01°33'06" East along said Easterly right-of-way
16 line 46.55 feet to the beginning of a curve,
17 concave to the West, having a radius of
18 2,904.93 feet; thence Northerly, along the arc
19 of said curve and through a central angle of
20 13°09'06", a distance of 666.80 feet; thence
21 South 87°43'14" East, along a line parallel
22 with and 815.17 feet North of (measured at
23 right angles to) said East-West Quarter Section
24 Line, a distance of 276.20 feet, more or less,
25 to the Westerly right-of-way line of the
26 Intracoastal Waterway as shown in Plat Book 17,
27 Page 6, of the Public Records of Palm Beach
28 County, Florida; thence South 22°21'37" East,
29 along said Westerly line of the Intracoastal
30 Waterway, a distance of 238.28 feet; thence
31 South 31°01'32" East, along said Westerly

1 right-of-way line of the Intracoastal Waterway,
2 a distance of 61.72 feet; thence North
3 87°43'14" West, a distance of 129.99 feet, more
4 or less, to the East line of the West half (W
5 1/2) of the Northwest Quarter (NW 1/4) of said
6 Section 20; thence South 01°33'06" West, along
7 said East line of the West half (W 1/2) of the
8 Northwest Quarter (NW 1/4), a distance of
9 438.46 feet; thence North 87°43'14" West, a
10 distance of 200.00 feet, more or less, to the
11 POINT OF BEGINNING. TOGETHER WITH a parcel of
12 land in the West Half (W 1/2) of the Northwest
13 Quarter (NW 1/4) of Section 20, Township 41
14 South, Range 43 East, Palm Beach County,
15 Florida, bounded as follows: On the East side
16 by the Westerly right-of-way of the
17 Intracoastal Waterway as shown in Plat Book 17,
18 Page 6, of the Public Records of Palm Beach
19 County, Florida; on the West by the Easterly
20 right-of-way of Palmwood Road as described in a
21 right-of-way deed recorded in Deed Book 1015,
22 page 367 of the Public Records of Palm Beach
23 County, Florida; On the North by the Southerly
24 line of that certain parcel of land described
25 in Official Record Book 3455, pages 1003-1004
26 of the Public Records of Palm Beach County,
27 Florida, as follows: Commencing at the
28 Northwest corner of Section 20, Township 41
29 South, Range 43 East, Palm Beach County,
30 Florida; thence South 87°53'27" East along the
31 North line of Section 20 a distance of 954.13

1 feet to a point in the Westerly right-of-way
2 line of the Intracoastal Waterway; thence South
3 07°58'40" East along the said right-of-way line
4 a distance of 51.08 feet to a point; thence
5 South 11°58'25" West along said right-of-way
6 line a distance of 708.94 feet to a point;
7 thence South 22°21'37" East along said
8 right-of-way line a distance of 1039.99 feet to
9 the Point of Beginning; thence North 87°53'27"
10 West 247.62 feet to a point in the Easterly
11 right-of-way line of Palmwood Road; thence
12 Southeasterly and Southerly along said
13 right-of-way line on the arc of a curve concave
14 Southwesterly having a radius of 2904.93 feet
15 through a central angle of 02°09'17" a distance
16 of 109.24 feet to a point; thence South
17 87°43'14" East 266.06 feet to the intersection
18 of the Westerly right-of-way line of the
19 Intracoastal Waterway and the East line of the
20 West Half of the Northwest Quarter of Section
21 20, Township 41 South, Range 43 East; thence
22 North 22°21'37" West along said right-of-way
23 line a distance of 116.34 feet to the Point of
24 Beginning, said parcel being otherwise
25 described as Lot 13 of Palmwood Estates,
26 Unrecorded Plat; and on the South by a line
27 parallel with and 815.17 feet North of (as
28 measured at right angles to) the South line of
29 the Northwest Quarter (NW 1/4) of said Section
30 20. Containing in all, 4.32 acres, more or
31 less. TOGETHER WITH a parcel of land situate

1 in Section 20, Township 41 South, Range 43
2 East; Palm Beach County, Florida, and being
3 more particularly described as follows: Lots 6
4 and 7, Block 6, PALMWOOD ESTATES, according to
5 the plat thereof as recorded in Plat Book 25,
6 page 184, of the Public Records of Palm Beach
7 County. Containing in all, 0.41 acres, more or
8 less. TOGETHER WITH a parcel of land situate in
9 Section 20, Township 41 South, Range 43 East;
10 Palm Beach County, Florida, and being more
11 particularly described as follows: That part of
12 the Southwest Quarter (SW 1/4) of said Section
13 20 lying Westerly of the PLAT OF WATERWAY
14 MANOR, according to the plat thereof recorded
15 in Plat Book 26, page 242, of the Public
16 Records of Palm Beach County, Florida, and
17 lying Southerly of the plat of PALMWOOD
18 ESTATES, according to the plat thereof as
19 recorded in Plat Book 25, page 184, of the
20 Public Records of Palm Beach County. LESS AND
21 EXCEPTING THEREFROM the right-of-way of Donald
22 Ross Road. Containing in all, 8.63 acres, more
23 or less. TOGETHER WITH a parcel of land lying
24 in Section 20, Township 41 South, Range 43
25 East, Palm Beach County, Florida, and being
26 more particularly described as follows: The
27 "Not Included" Parcel as shown on the Plat of
28 WATERWAY MANOR, according to the plat thereof
29 recorded in Plat Book 26, page 242, of the
30 Public Records of Palm Beach County, Florida.
31 LESS AND EXCEPTING THEREFROM the right-of-ways

1 of Palmwood Road and Donald Ross Road.
2 Containing in all, 2.04 acres, more or less.
3 TOGETHER WITH a parcel of land lying in Section
4 19, Township 41 South, Range 43, Palm Beach
5 County, Florida, and being more particularly
6 described as follows: All of said Section 19,
7 LESS THEREFROM any portions of said lands lying
8 West of the East right-of-way line of State
9 Road 811 as described in Official Record Book
10 4421, at page 1591, Public Records of Palm
11 Beach County, Florida; ALSO LESS the
12 right-of-way of Donald Ross Road over the South
13 60 feet of said Section 19. ALSO LESS the
14 right-of-way of Fredrick Small Road as
15 described in Official Record Book 4594, at page
16 1448, Public Records of Palm Beach County,
17 Florida. Containing in all, 623.61 acres, more
18 or less. TOGETHER WITH parcels of land lying in
19 Section 29, Township 41 South, Range 43 East,
20 within the municipal limits of the City of Palm
21 Beach Gardens, Palm Beach County, Florida, and
22 being more particularly described as follows:
23 Beginning at an iron pipe marking the Northeast
24 corner of the Northwest Quarter of said Section
25 29; thence run West on the North line of said
26 Northwest Quarter 1383.09 feet to an iron pipe
27 marking the Northwest corner of the East Half
28 of said Northwest Quarter. Which point is the
29 Point of Beginning of the herein-described
30 parcel of land: Thence run South, parallel to
31 the East line of said Northwest Quarter, 275

1 feet to an iron pipe; thence run East, parallel
2 to the North line of said Section, a distance
3 of 150 feet to a point; thence run North,
4 parallel to the East line of the Northwest
5 Quarter of said Section, a distance of 275 feet
6 to a point; thence run West, along the North
7 line of said Section, a distance of 150 feet to
8 the POINT OF BEGINNING. TOGETHER WITH the
9 following described parcel of land: Beginning
10 at a point in the North line of said Northwest
11 Quarter of Section 29, a distance of 1,383.09
12 feet West of, as measured along said line, the
13 Northeast corner of said Northwest Quarter of
14 Section 29; thence Southerly, parallel to the
15 East line of said Northeast Quarter of Section
16 29, a distance of 472.5 feet; thence Westerly,
17 parallel to the North line of said Northwest
18 Quarter of Section 29, a distance of 184 feet:
19 thence northerly, parallel to the East line of
20 said Northwest Quarter of Section 29, a
21 distance of 472.5 feet to a pin in the North
22 line of said Northeast Quarter of Section 29;
23 thence Easterly along the North line of said
24 Northeast Quarter of Section 29, a distance of
25 184.8 feet to the POINT OF BEGINNING. TOGETHER
26 WITH the following described parcel of land:
27 From the Northeast corner of the Northwest
28 Quarter of said Section 29, run Westerly along
29 the North line of said Section 29, a distance
30 of 857.52 feet to the actual Point of
31 Beginning; thence run Southerly, parallel with

1 the East line of said Northwest Quarter, a
2 distance of 472.50 feet; thence run Westerly,
3 parallel with the North line of said Section
4 29, a distance of 525.57 feet; thence run
5 Northerly, parallel with the East line of said
6 Northwest Quarter, a distance of 197.50 feet:
7 thence run Easterly, parallel with the North
8 line of said Section 29, a distance of 150.00
9 feet; thence run Northerly, parallel with the
10 East line of said Northwest Quarter, a distance
11 of 275.00 feet; thence run Easterly, along the
12 North line of said Section 29, a distance of
13 375.57 feet to the actual POINT OF BEGINNING.
14 LESS AND EXCEPTING THEREFROM the right-of-way
15 of Donald Ross Road. Containing, in all, 6.73
16 acres, more or less. TOGETHER WITH a parcel of
17 land lying in Section 20, Township 41 South,
18 Range 43 East, Palm Beach County, Florida, and
19 being more particularly described as follows:
20 Tract Y, according to the Plat of CYPRESS
21 ISLAND, recorded in Plat Book 59, Page 1, of
22 the Public Records of Palm Beach County,
23 Florida. LESS AND EXCEPTING THEREFROM that
24 portion of said Tract Y which is subject to the
25 Declaration of Condominium for Cypress Island
26 Marina Corporation, recorded in Official Record
27 Book 6538, Page 817, Public Records of Palm
28 Beach County, Florida. Containing in all, 1.42
29 acres, more or less, said 1.42-acre parcel also
30 being described as follows: Beginning at the
31 Northwest corner of Tract Y, according to the

1 Plat of CYPRESS ISLAND, recorded in Plat Book
2 59, Page 1, of the Public Records of Palm Beach
3 County, Florida; thence South 87°43'14" East,
4 along the North line of said Tract Y, a
5 distance of 129.99 feet to a point on the
6 Westerly right-of-way of the Intracoastal
7 Waterway, as shown on said Plat; thence South
8 31°12'32" East, along said Westerly
9 right-of-way, a distance of 216.17 feet to the
10 Northernmost corner of the parcel described in
11 Official Record Book 6538, Page 817, Public
12 Records of Palm Beach County, Florida; thence
13 South 41°31'24" West, a distance of 148.87
14 feet; thence North 48°28'36" West, a distance
15 of 43.00 feet; thence South 41°31'24" West, a
16 distance of 184.26 feet to a point lying on the
17 West line of the said Plat of CYPRESS ISLAND;
18 thence North 01°33'06" East, along said West
19 line, a distance of 411.11 feet to the POINT OF
20 BEGINNING.

21
22 (M) The following lands in Palm Beach County,
23 Florida, are hereby deannexed and excluded from
24 the boundaries of Northern Palm Beach County
25 Improvement District:

26
27 Parcels of land, totaling 9432.48 acres, more
28 or less, in Sections 19, 20, 21, 28, 29, 30,
29 31, 32 and 33, Township 41 South, Range 42
30 East, and in Sections 23, 24, 25, 26, 35 and
31 36, Township 41 South, Range 41 East, and in

1 Sections 1 and 2, Township 42 South, Range 41
2 East, and in Sections 5, 6, 7, 8, 9, 16 and 17,
3 Township 42 South, Range 42 East, all in Palm
4 Beach County, Florida, and being more
5 particularly described as follows: All of
6 Section 19, Township 41 South, Range 42 East,
7 LESS AND EXCEPTING THEREFROM the right-of-way
8 of State Road 7, the right-of-way of Donald
9 Ross Road and the North 400.00 feet thereof.
10 All of Section 20, Township 41 South, Range 42
11 East, LESS AND EXCEPTING THEREFROM the
12 right-of-way of Donald Ross Road and the North
13 400.00 feet thereof. All of Section 21,
14 Township 41 South, Range 42 East, LESS AND
15 EXCEPTING THEREFROM the right-of-way of Donald
16 Ross Road, the North 400.00 feet thereof and
17 the East 1500.00 feet thereof. The North half
18 (North 1/2) of Section 28, Township 41 South,
19 Range 42 East, LESS AND EXCEPTING THEREFROM the
20 right-of-way of Donald Ross Road and the East
21 700.00 feet thereof. All of Section 29,
22 Township 41 South, Range 42 East, LESS AND
23 EXCEPTING THEREFROM the right-of-way of Donald
24 Ross Road. All of Section 30, Township 41
25 South, Range 42 East, LESS AND EXCEPTING
26 THEREFROM the right-of-way of State Road 7 and
27 the right-of-way of Donald Ross Road. All of
28 Section 31, Township 41 South, Range 42 East,
29 LESS AND EXCEPTING THEREFROM the right-of-way
30 of State Road 7. All of Section 32, Township
31 41 South, Range 42 East. The South three

1 quarters (South 3/4) of Section 33, Township 41
2 South, Range 42 East, LESS AND EXCEPTING
3 THEREFROM the East 400.00 feet thereof and the
4 right-of-way of Hood Road. All of Section 23,
5 Township 41 South, Range 41 East, LESS AND
6 EXCEPTING THEREFROM the North 400.00 feet
7 thereof and the West 400.00 feet thereof. All
8 of Section 24, Township 41 South, Range 41
9 East, LESS AND EXCEPTING THEREFROM the North
10 feet thereof and the right-of-way of State Road
11 7. All of Section 25, Township 41 South, Range
12 41 East, LESS AND EXCEPTING THEREFROM the
13 right-of-way of State Road 7. That part of
14 Sections 26 and 35, Township 41 South, Range 41
15 East, lying Easterly of the following described
16 line: Commencing at the Northeast corner of
17 Section 26, Thence South 89°02'58" West, along
18 the North line of said section, a distance of
19 621.64 feet to the POINT OF BEGINNING of the
20 herein described line; Thence South 07°07'40"
21 West, a distance of 310.28 feet; Thence South
22 04°03'26" West, a distance of 5,017.57 feet;
23 Thence South 00°43'23" West, a distance of
24 4,968.79 feet, more or less, to a point in a
25 line lying 1,200 feet northeasterly of and
26 parallel with the northeasterly right-of-way
27 line of the Beeline Highway; Thence South
28 53°39'36" East, along said parallel line, a
29 distance of 344.31 feet to a point on the South
30 line of said Section 35 and the POINT OF
31 TERMINUS of the herein-described line. All of

1 Section 36, Township 41 South, Range 41 East,
2 LESS AND EXCEPTING THEREFROM the right-of-way
3 of State Road 7. That portion of Section 1,
4 Township 42 South, Range 41 East, lying
5 Northerly of a line lying 1,200.00 feet North
6 of and parallel with the North right-of-way
7 line of P.G.A. Boulevard and lying Easterly and
8 Northerly of a line lying 1,200.00 feet
9 Northeasterly of and parallel with the
10 Northeast right-of-way line of the Beeline
11 Highway. LESS AND EXCEPTING THEREFROM the
12 right-of-way of State Road 7. That portion of
13 Section 2, Township 42 South, Range 41 East,
14 lying Easterly and Northerly of a line lying
15 1,200.00 feet Northeasterly of and parallel
16 with the Northeast right-of-way line of the
17 Beeline Highway. That portion of Section 5,
18 Township 42 South, Range 42 East, lying
19 Westerly of the following described line:
20 Commencing at the Northeast corner of said
21 Section 5; Thence South 87°40'42" West, along
22 the North line of said section, a distance of
23 624.57 feet to the POINT OF BEGINNING of the
24 herein-described line; Thence South 23°11'35"
25 West, departing said North line, a distance of
26 201.41 feet; Thence South 38°47'18" West, a
27 distance of 667.05 feet; Thence South 30°11'30"
28 West, a distance of 590.84 feet; Thence South
29 03°48'43" East, a distance of 279.18 feet;
30 Thence South 26°53'04" East, a distance of
31 739.20 feet; Thence South 12°14'02" East, a

1 distance of 2,935.86 feet; Thence South
2 01°16'59" West, a distance of 113.24 feet;
3 Thence South 00°40'00" West, a distance of
4 450.03 feet to a point on the South line of
5 said Section 5 and the POINT OF TERMINUS of the
6 herein described line. LESS AND EXCEPTING
7 THEREFROM the right-of-way of the C-18 Canal
8 and that portion lying Southerly of a line
9 400.00 feet Northerly of and parallel with the
10 North right-of-way line of P.G.A. Boulevard.
11 All of Section 6, Township 42 South, Range 42
12 East. LESS AND EXCEPTING THEREFROM the
13 right-of-way of State Road 7 and that portion
14 thereof lying Southerly of the following
15 described line: Commencing at the Southwest
16 corner of said Section 6; Thence North
17 01°50'41" East, along the West line of said
18 section, a distance of 1,250.06 feet to a point
19 on a line 1,200.00 feet North of and parallel
20 with the North right-of-way line of P.G.A.
21 Boulevard and the POINT OF BEGINNING of the
22 herein-described line; Thence South 88°31'40"
23 East, departing said section line, a distance
24 of 913.10 feet; Thence South 23°12'27" East, a
25 distance of 300.41 feet; Thence South 08°42'58"
26 East, a distance of 535.48 feet to a point on a
27 line 400.00 feet North of and parallel with the
28 North right-of-way line of P.G.A. Boulevard;
29 Thence South 88°31'50" East, along said
30 parallel line, a distance of 4,311.94 feet to a
31 point on the East line of said section and the

1 POINT OF TERMINUS of the herein-described line.
2 That portion of Sections 7, 8, 9, 16 and 17,
3 Township 42 South, Range 42 East, lying within
4 the following described parcel: Beginning at
5 the intersection of the South right-of-way line
6 of P.G.A. Boulevard and the West right-of-way
7 line of the C-18 Canal; Thence North 88°39'13"
8 West, along said South right-of-way line, a
9 distance of 3,764.74 feet; Thence North
10 88°31'49" West, continuing along said South
11 right-of-way line, a distance of 1,221.71 feet;
12 Thence South 45°05'05" East, departing said
13 South right-of-way line, a distance of 1,233.81
14 feet; Thence South 27°51'29" East, a distance
15 of 1,080.11 feet; Thence South 02°19'28" East,
16 a distance of 1,113.04 feet; Thence South
17 35°12'54" East, a distance of 380.13 feet;
18 Thence South 13°56'29" East, a distance of
19 1,991.47 feet to a point on the North
20 right-of-way line of the Beeline Highway (State
21 Road 710); Thence South 53°39'33" East, along
22 said North right-of-way line, a distance of
23 8,202.02 feet to its intersection with the East
24 right-of-way line of the C-18 Canal; Thence
25 North 06°19'07" East, along said East
26 right-of-way line, a distance of 320.18 feet to
27 a curve having a radial bearing of North
28 83°41'42" West, a radius of 490.60 feet, and a
29 central angle of 30°59'08". Thence proceed
30 along the arc of said curve and East
31 right-of-way line, a distance of 265.32 feet to

1 the end of said curve; Thence North 24°40'53"
2 West, continuing along said East right-of-way
3 line, a distance of 2,698.95 feet; Thence North
4 18°43'24" West, continuing along said East
5 right-of-way line, a distance of 3,337.97 feet
6 to its intersection with the East line of said
7 Section 8; Thence South 02°00'18" West, along
8 said East line of Section 8, a distance of
9 734.54 feet to a point on the West right-of-way
10 line of the C-18 Canal; Thence North 18°43'24"
11 West, along said West right-of-way line, a
12 distance of 4,715.11 feet to the POINT OF
13 BEGINNING of the herein described parcel.
14 TOGETHER WITH parcels of land, totaling 1645.36
15 acres, more or less, in Sections 11, 12 and 13,
16 Township 42 South, Range 41 East, Palm Beach
17 County, Florida, described as follows: All of
18 Section 11, Township 42 South, Range 41 East,
19 Palm Beach County, Florida, LESS AND EXCEPTING
20 THEREFROM a parcel of land lying in the
21 Northeast Quarter (NE 1/4) of Section 11,
22 Township 42 South, Range 41 East, being more
23 particularly described as follows: Commence at
24 the Northeast corner of said Section 11; thence
25 on an assumed bearing of West along the North
26 line of said Section 11, a distance of 500 feet
27 to the POINT OF BEGINNING; thence continue West
28 along said North line a distance of 1,909.19
29 feet; thence South 45°00'00" East a distance of
30 1,350 feet; thence North 45°00'00" East a
31 distance of 1,350 feet to the POINT OF

1 BEGINNING. TOGETHER WITH all that part of
2 Section 12, Township 42 South, Range 41 East,
3 Palm Beach County, Florida, lying South of the
4 Seaboard Railroad right-of-way, as described in
5 deed recorded in Deed Book 267, page 245,
6 Public Records of Palm Beach County, Florida.
7 LESS AND EXCEPTING THEREFROM the right-of-way
8 of State Road No. 7. TOGETHER WITH all of
9 Section 13, Township 42 South, Range 41 East,
10 Palm Beach County, Florida, LESS AND EXCEPTING
11 THEREFROM the West Quarter (W 1/4) and ALSO
12 LESS that part lying South of the North
13 right-of-way of Lake Park West Road. ALSO LESS
14 the right-of-way of State Road No. 7. TOGETHER
15 WITH parcels of land totaling 377.23 acres,
16 more or less, lying in Sections 31 and 32,
17 Township 40 South, Range 42 East, Palm Beach
18 County, Florida, and being more particularly
19 described as follows: The North half (N 1/2) of
20 said Section 31 LESS the West 200 feet thereof
21 and that part of the North half (N 1/2) of said
22 Section 32 lying westerly of those certain
23 parcels of land described in EXHIBITS A3 and A4
24 in Official Record Book 5553, at page 1443 of
25 the Public Records of Palm Beach County,
26 Florida. TOGETHER WITH parcels of land
27 totaling 149.21 acres, more or less, lying in
28 Section 32, Township 41 South, Range 43 East,
29 within the municipal limits of the City of Palm
30 Beach Gardens, Palm Beach County, Florida,
31 being more particularly described as follows:

1 The Northwest Quarter (NW 1/4) of Section 32,
2 Township 41 South, Range 43 East, Palm Beach
3 County, Florida, LESS the North 1,320 feet
4 thereof and less the right-of-way for
5 Prosperity Farms Road. TOGETHER WITH that part
6 of the South half (South 1/2) of said Section
7 32 lying West of the right-of-way of Prosperity
8 Farms Road and lying North of the North
9 right-of-way line of the 80-foot-wide canal
10 right-of-way running East and West across said
11 South half (S 1/2) of Section 32 as shown on
12 the Plat of "PLAT NO. 1, PALM BEACH CABANA
13 COLONY," recorded in Plat Book 26, Pages 203
14 through 205 of the Public Records of Palm Beach
15 County, Florida. LESS AND EXCEPTING THEREFROM
16 the East 640 feet of the North 625 feet of the
17 Southwest Quarter (SW 1/4) of said Section 32;
18 and LESS AND EXCEPTING THEREFROM a strip of
19 land 25.00 feet in width parallel with and
20 adjacent to the West right-of-way of Prosperity
21 Farms Road; and ALSO LESS a strip of land 120
22 feet in width, 60 feet on both sides of the
23 following described centerline: Commencing at
24 the Southeast corner of the Southwest Quarter
25 (SW 1/4) of said Section 32. Thence South
26 89°16'35" East, along the South line of the
27 Southeast Quarter (SE 1/4) of said Section 32,
28 a distance of 95.00 feet to the centerline of
29 Prosperity Farms Road per Road Plat Book 2,
30 pages 136 & 137, (the South line of the
31 Southeast Quarter (SE 1/4) of said Section 32

1 is assumed to bear South 89°16'35" East and all
2 other bearings referenced herein are relative
3 thereto); Thence North 00°11'27" East, along
4 said centerline of Prosperity Farms Road, a
5 distance of 1,655.47 feet; Thence North
6 89°16'50" West, a distance of 40.00 feet to the
7 West right-of-way line of Prosperity Farms Road
8 and the POINT OF BEGINNING of the
9 herein-described centerline; Thence continue
10 North 89°16'50" West, a distance of 435.50 feet
11 to a point of curvature of a curve tangent to
12 the previous course, concave to the North,
13 having a radius of 3,820.00 feet, and a central
14 angle of 21°11'19". Thence proceed Westerly
15 along the arc of said curve for a distance of
16 1,412.68 feet to a point of tangency; Thence
17 North 68°05'31" West, a distance of 470.58 feet
18 to a point of curvature of a curve tangent to
19 the previous course, concave to the South,
20 having a radius of 3,820.00 feet, and a central
21 angle of 09°06'37"; Thence proceed Westerly
22 along the arc of said curve for a distance of
23 607.40 feet to the POINT OF TERMINUS of the
24 herein described centerline. (Said centerline
25 as shown on the Alignment Description & Sketch
26 for Hood Road prepared by the Engineering
27 Services Section of the Palm Beach County
28 Engineering and Public Works Department,
29 referenced as Project 90611 and Drawing Number
30 S-1-91-272 with a date of 6-13-91.) TOGETHER
31 WITH parcels of land totaling 333.62 acres,

1 more or less, lying in Sections 20, 28 and 29,
2 Township 41 South, Range 43 East, Palm Beach
3 County, Florida, and being more particularly
4 described as follows: All that part of the
5 South Half (S 1/2) of the Southeast Quarter (SE
6 1/4) of said Section 20 lying East of the
7 Easterly right-of-way of the Intracoastal
8 Waterway, as said right-of-way is shown on plat
9 recorded in Plat Book 17, page 6, Palm Beach
10 County records, Less the South 40 feet thereof
11 for a County road; That part of the Northwest
12 Quarter (NW 1/4) of the Southeast Quarter (SE
13 1/4) of said Section 20, lying East of the
14 Easterly right-of-way line of the Intracoastal
15 Waterway, as said right-of-way is shown on plat
16 recorded in Plat Book 17, page 6, Palm Beach
17 County records, LESS that part of the Northwest
18 Quarter (NW 1/4) of the Southeast Quarter (SE
19 1/4) conveyed to the Florida Inland
20 Navigational District, as described in Deed
21 Book 658, page 430, Palm Beach County records;
22 The Northeast Quarter (NE 1/4) of the Southwest
23 Quarter (SW 1/4) of said Section 28, Township
24 41 South, Range 43 East, LESS the right-of-way
25 of State Road No. 5; and LESS a strip of land
26 30 feet wide lying parallel with and adjacent
27 to the West right-of-way line of State Road No.
28 5. The South Half (S 1/2) of the Southwest
29 Quarter (SW 1/4) of Section 28, Township 41
30 South, Range 43 East; Government Lot 2, Section
31 28, Township 41 South, Range 43 East, in Palm

1 Beach County, Florida, LESS AND EXCEPTING
2 THEREFROM the North 106 feet of said Section
3 29. The North 595 feet of Government Lot 3 and
4 all that part of the North 595 feet of
5 Government Lot 4 lying West of a line 500 feet
6 Westerly of and parallel to the West
7 right-of-way line of U.S. Highway No. 1 in
8 Section 28, Township 41 South, Range 43 East;
9 The Northwest Quarter (NW 1/4) of the Southwest
10 Quarter (SW 1/4) of Section 28, Township 41
11 South, Range 43 East, in Palm Beach County,
12 Florida; That part of the North Half (N 1/2) of
13 the South Half (S 1/2) of the Northeast Quarter
14 (NE 1/4) of Section 29, Township 41 South,
15 Range 43 East, lying East of the East
16 right-of-way line of the Intracoastal Waterway;
17 That part of the South 170.92 feet of
18 Government Lot 3 and the South 170.92 feet of
19 Government Lot 4, lying West of State Road No.
20 5, Section 28, Township 41 South, Range 43
21 East, Palm Beach County, Florida; LESS a strip
22 of land 30 feet wide lying parallel with and
23 adjacent to the West right-of-way line of State
24 Road No. 5. The North 572.20 feet of the South
25 743.12 feet of Government Lot 3 and all of that
26 part of the North 572.20 feet of the South
27 743.12 feet of Government Lot 4 lying West of
28 U.S. Highway No. 1 in Section 28, Township 41
29 South, Range 43 East; and all of that part of
30 the South Half (S 1/2) of the Southeast Quarter
31 (SE 1/4) of the Northeast Quarter (NE 1/4) of

1 Section 29, Township 41 South, Range 43 East,
2 lying East of the Intracoastal right-of-way;
3 LESS the right-of-way of Ellison-Wilson Road as
4 in Official Record Book 812, page 557. That
5 part of the Northeast Quarter (NE 1/4) of
6 Section 29, lying Easterly of the East
7 right-of-way line of Ellison-Wilson Road; LESS
8 AND EXCEPTING THEREFROM the North 106 feet of
9 said Section 29. TOGETHER WITH parcels of land
10 totaling 929.30 acres, more or less, lying in
11 Sections 31 & 32, Township 40 South, Range 41
12 East and Sections 33 & 36, Township 40 South,
13 Range 40 East, Palm Beach County, Florida, and
14 being more particularly described as follows:
15 That portion of Section 31, Township 40 South,
16 Range 41 East, lying Westerly of a line which
17 is 500 feet Easterly from, as measured at right
18 angles to, the Easterly right-of-way line of
19 State Road 711 and lying Southerly of a line
20 which is 500 feet Northerly from, as measured
21 at right angles to, the North right-of-way line
22 of State Road 706; TOGETHER WITH that portion
23 of Section 32, Township 40 South, Range 41
24 East, lying Southerly of a line which is 500
25 feet Northerly from, as measured at right
26 angles to, the North right-of-way line of State
27 Road 706; LESS AND EXCEPTING THEREFROM the
28 rights-of-way of Indiantown Road and Seminole
29 Pratt-Whitney Road. That part of Section 33,
30 Township 40 South, Range 40 East contained in
31 the following description: Commencing at the

1 Southwest corner of Section 33, Township 40
2 South, Range 40 East, thence Easterly along the
3 South line of said Section 33, a distance of
4 1,770.18 feet, thence Northerly making an angle
5 with the preceding course of 89°50'15" measured
6 from West to North, a distance of 141.42 feet,
7 at a point in the Northerly right-of-way of
8 State Road 706 (Indiantown Road). Said point
9 also being the POINT OF BEGINNING and the
10 Southwest corner of the hereinafter described
11 parcel of land: Thence continuing Northerly
12 along the same course a distance of 8,141.80
13 feet; thence Easterly making an angle with the
14 preceding course of 89°59'15" measured from
15 South to East, a distance of 2,243.41 feet;
16 thence Southerly making an angle with the
17 preceding course 90°10'0" measured from West to
18 South, a distance of 8,141.65 feet to a point
19 in said Northerly right-of-way of State Road
20 706; thence Westerly along said Northerly
21 right-of-way line, a distance of 2,244.00 feet
22 to the POINT OF BEGINNING of the
23 herein-described property. All of Section 36,
24 Township 40 South, Range 40 East, LESS the
25 South 1,791.70 feet of the West 2,640.05 feet
26 thereof, and also LESS the rights-of-way of
27 Indiantown Road and Seminole Pratt-Whitney Road
28 (State Road 711). TOGETHER WITH parcels of
29 land totaling 3,228.43 acres, more or less,
30 lying in Sections 1, 2, 3, 4, 10, 11, 12 and
31 13, Township 41 South, Range 40 East, Palm

1 Beach County, Florida, and being more
2 particularly described as follows: All of
3 Sections 1, 2 and 12, and those parts of
4 Sections 3, 4, and 13 lying North and East of
5 the Seaboard Air Line Railway and State Road
6 710, all in Township 41 South, Range 40 East,
7 Palm Beach County, Florida; LESS AND EXCEPTING
8 THEREFROM the right-of-way of Pratt-Whitney
9 Access Road. TOGETHER WITH the following
10 numbered tracts: TRACT NO. 47: A tract of land
11 in Section 11, Township 41 South, Range 40
12 East, Palm Beach County, Florida, more
13 particularly described as follows: From the
14 Northwest corner of said Section 11, run
15 Southerly along the West line of said Section
16 11, a distance of 660 feet to the POINT OF
17 BEGINNING of the tract of land hereinafter
18 described; thence Easterly along a line
19 parallel to the North line of said Section 11,
20 a distance of 662.00 feet; thence Southerly
21 parallel to said West line of Section 11, a
22 distance of 681.13 feet, more or less, to its
23 intersection with a line parallel to and 1,090
24 feet Northeasterly from (measured at right
25 angles to) the Northeasterly right-of-way line
26 of State Road 710, as said right-of-way line is
27 shown on map recorded in Road Plat Book 2,
28 pages 149 to 153, inclusive, Public Records of
29 Palm Beach County, Florida; thence
30 Northwesterly along said parallel line, a
31 distance of 821.83 feet, more or less, to its

1 intersection with the West line of said Section
2 11; thence Northerly along said West line, a
3 distance of 194.09 feet, more or less, to the
4 POINT OF BEGINNING. TRACT NO. 48: The West
5 662 feet of the South 310 feet of the North 660
6 feet of the Northwest quarter (NW 1/4) of the
7 Northwest quarter (NW 1/4) of Section 11,
8 Township 41 South, Range 40 East, Palm Beach
9 County, Florida. TRACT NO. 49: The West 662
10 feet of the North 350 feet of the Northwest
11 quarter (NW 1/4) of the Northwest quarter (NW
12 1/4) of Section 11, Township 41 South, Range 40
13 East, Palm Beach County, Florida. TRACT NO.
14 50: The North 350 feet of the Northwest
15 quarter (NW 1/4) of the Northwest quarter (NW
16 1/4), LESS the West 662 feet thereof of Section
17 11, Township 41 South, Range 40 East, Palm
18 Beach County, Florida. TRACT NO. 51: The
19 South 310 feet of the North 660 feet of the
20 Northwest quarter (NW 1/4) of the Northwest
21 quarter (NW 1/4), LESS the West 662 feet
22 thereof, of Section 11, Township 41 South,
23 Range 40 East, Palm Beach County, Florida.
24 TRACT NO. 52: A tract of land in Section 11,
25 Township 41 South, Range 40 East, Palm Beach
26 County, Florida, more particularly described as
27 follows: From the Northwest corner of said
28 Section 11, run Southerly along the West line
29 of said Section 11, a distance of 854.09 feet,
30 more or less, to a point in a line parallel to
31 and 1,090 feet Northeasterly from (measured at

1 right angles to) the Northeasterly right-of-way
2 line of State Road No. 710, as said
3 right-of-way line is shown on map recorded in
4 Road Plat Book No. 2, pages 149 to 153,
5 inclusive, Public Records of Palm Beach County,
6 Florida; thence Southeasterly along said
7 parallel line, a distance of 821.83 feet to a
8 point in a line parallel to and 662 feet
9 Easterly from (measured at right angles to) the
10 West line of said Section 11, thence Northerly
11 along said parallel line, a distance of 227.53
12 feet to the POINT OF BEGINNING of the tract of
13 land hereinafter described; thence continue
14 Northerly along said parallel line, a distance
15 of 453.60 feet more or less, to a point in a
16 line parallel to and 660 feet Southerly from
17 (measured at right angles to) the North line of
18 said Section 11; thence Easterly along said
19 parallel line, a distance of 659.90 feet, more
20 or less, to a point in the East line of the
21 Northwest quarter (NW 1/4) of the Northwest
22 quarter (NW 1/4) of said Section 11; thence
23 Southerly along said East line, a distance of
24 176.47 feet to the beginning of a curve concave
25 to the East, having a radius of 240 feet and a
26 central angle of 17°05'18"; thence Southerly
27 along the arc of said curve, a distance of
28 71.58 feet to the end of said curve; thence
29 Southwesterly along a line radial to said
30 curve, a distance of 701.78 feet to the POINT
31 OF BEGINNING. TRACT NO. 53: A tract of land

1 in Section 11, Township 41 South, Range 40
2 East, Palm Beach County, Florida, more
3 particularly described as follows: From the
4 Northwest corner of said Section 11, run
5 Southerly along the West line of said Section
6 11, a distance of 854.09 feet, more or less, to
7 a point in a line parallel to and 1,090 feet
8 Northeasterly from (measured at right angles
9 to) the Northeasterly right-of-way line of
10 State Road No. 710, as said right-of-way line
11 is shown on map recorded in Road Plat Book No.
12 2, pages 149 to 153, inclusive, Public Records
13 of Palm Beach County, Florida; thence
14 Southeasterly along said parallel line, a
15 distance of 821.83 feet to a point in a line
16 parallel to and 662 feet Easterly from
17 (measured at right angles to) the West line of
18 said Section 11 and being the POINT OF
19 BEGINNING of the tract of land hereinafter
20 described; thence continue Southeasterly along
21 said parallel line, a distance of 425.81 feet;
22 thence Northeasterly, at right angles, and
23 along a line radial to a curve to be described;
24 a distance of 700 feet; thence Northwesterly
25 and Northerly along the arc of a curve concave
26 to the Northeast, having a radius of 240 feet
27 and a central angle of 36°32'03", a distance of
28 153.03 feet to the end of said curve; thence
29 Southwesterly along a line radial to said
30 curve, a distance of 701.78 feet, more or less,
31 to a point in said line parallel to and 662

1 feet Easterly from (measured at right angles
2 to) the West line of said Section 11; thence
3 Southerly along said parallel line, a distance
4 of 227.53 feet to the POINT OF BEGINNING.
5 TRACT NO. 54: A tract of land in Section 11,
6 Township 41 South, Range 40 East, Palm Beach
7 County, Florida, more particularly described as
8 follows: From the Northwest corner of said
9 Section 11, run Southerly along the West line
10 of said Section 11, a distance of 854.09 feet,
11 more or less, to a point in a line parallel to
12 and 1,090 feet Northeasterly from (measured at
13 right angles to) the Northeasterly right-of-way
14 line of State Road No. 710, as said
15 right-of-way line is shown on map recorded in
16 Road Plat Book No. 2, pages 149 to 153,
17 inclusive, Public Records of Palm Beach County,
18 Florida; thence Southeasterly along said
19 parallel line, a distance of 1,247.64 feet to
20 the POINT OF BEGINNING of the tract of land
21 hereinafter described; thence continue
22 Southeasterly along said parallel line, a
23 distance of 330 feet; thence Northeasterly, at
24 right angles, a distance of 700 feet; thence
25 Northwesterly, at right angles, a distance of
26 330 feet; thence Southwesterly, at right
27 angles, a distance of 700 feet to the POINT OF
28 BEGINNING. TRACT NO. 55: A tract of land in
29 Section 11, Township 41 South, Range 40 East,
30 Palm Beach County, Florida, more particularly
31 described as follows: From the Southeast corner

1 of the Northeast quarter (NE 1/4) of the
2 Northwest quarter (NW 1/4) of said Section 11,
3 run Westerly along the Southerly line of said
4 Northeast quarter (NE 1/4) of the Northwest
5 quarter (NW 1/4), a distance of 662 feet to the
6 POINT OF BEGINNING of the tract of land
7 hereinafter described; thence Southerly along a
8 line parallel to the East line of said
9 Northwest quarter (NW 1/4), a distance of
10 992.76 feet, more or less, to a point in a line
11 parallel to and 1,090 feet Northeasterly from
12 (measured at right angles to) the Northeasterly
13 right-of-way line of State Road No. 710, as
14 said right-of-way line is shown on map recorded
15 in Road Plat Book 2, pages 149 to 153,
16 inclusive, Public Records of Palm Beach County,
17 Florida; thence Northwesterly along said
18 parallel line, a distance of 885.38 feet;
19 thence Northeasterly, at right angles, a
20 distance of 700 feet; thence Southeasterly at
21 right angles, a distance of 82.81 feet to the
22 beginning of a curve concave to the Northeast,
23 having a radius of 240 feet and a central angle
24 of 36°20'23"; thence Southeasterly and Easterly
25 along the arc of said curve, a distance of
26 152.22 feet to the end of said curve and a
27 point in the South line of said Northeast
28 quarter (NE 1/4) of the Northwest quarter (NW
29 1/4) of said Section 11; thence Easterly along
30 said parallel line, and along the tangent to
31 said curve, a distance of 88.14 feet to the

1 POINT OF BEGINNING. TRACT NO. 57: The South
2 310 feet of the North 660 feet of the Northeast
3 quarter (NE 1/4) of the Northwest quarter (NW
4 1/4), LESS the East 662 feet thereof of Section
5 11, Township 41 South, Range 40 East, Palm
6 Beach County, Florida. TRACT NO. 58: The North
7 350 feet of the Northeast Quarter (NE 1/4) of
8 the Northwest Quarter (NW 1/4), LESS the East
9 662 feet thereof of Section 11, Township 41
10 South, Range 40 East, Palm Beach County,
11 Florida. TRACT NO. 59: The East 662 feet of
12 the North 350 feet of the Northeast quarter (NE
13 1/4) of the Northwest quarter (NW 1/4) of
14 Section 11, Township 41 South, Range 40 East,
15 Palm Beach County, Florida. TRACT NO. 60: The
16 East 662 feet of the South 310 feet of the
17 North 660 feet of the Northeast quarter (NE
18 1/4) of the Northwest quarter (NW 1/4) of
19 Section 11, Township 41 South, Range 40 East,
20 Palm Beach County, Florida. TRACT NO. 61: The
21 East 662 feet of the South 310 feet of the
22 North 970 feet of the Northeast quarter (NE
23 1/4) of the Northwest quarter (NW 1/4) of
24 Section 11, Township 41 South, Range 40 East,
25 Palm Beach County, Florida. TRACT NO. 67: A
26 tract of land in Section 11, Township 41 South,
27 Range 40 East, Palm Beach County, Florida, more
28 particularly described as follows: Beginning at
29 the Northwest corner of the Southeast quarter
30 (SE 1/4) of said Section 11; thence Easterly
31 along the North line of said Southeast quarter

1 (SE 1/4), a distance of 662 feet; thence
2 Southerly parallel to the West line of said
3 Southeast quarter (SE 1/4), a distance of
4 646.62 feet, more or less, to its intersection
5 with a line parallel to and 1,090 feet
6 Northeasterly from (measured at right angles
7 to) the Northeasterly right-of-way line of
8 State Road No. 710, as said right-of-way line
9 is shown on map recorded in Road Plat Book 2,
10 pages 149 to 153, inclusive, Public Records of
11 Palm Beach County, Florida; thence
12 Northwesterly along said parallel line, a
13 distance of 772.93 feet, more or less, to a
14 point in a line parallel to and 40 feet
15 Easterly from (measured at right angles to) the
16 West line of said Southeast quarter (SE 1/4) of
17 Section 11, thence Westerly, at right angles to
18 the last described parallel line, a distance of
19 40 feet to a point in the West line of said
20 Southeast quarter (SE 1/4); thence Northerly
21 along the West line of said Southeast quarter
22 (SE 1/4), a distance of 188.71 feet, more or
23 less, to the POINT OF BEGINNING. TRACT NO. 68:
24 The West 662 feet of the Southwest quarter (SW
25 1/4) of the Northeast quarter (NE 1/4), LESS
26 the North 970 feet thereof of Section 11,
27 Township 41 South, Range 40 East, Palm Beach
28 County, Florida. TRACT NO. 69: The West 662
29 feet of the South 310 feet of the North 970
30 feet of the Southwest quarter (SW 1/4) of the
31 Northeast quarter (NE 1/4) of Section 11,

1 Township 41 South, Range 40 East, Palm Beach
2 County, Florida. TRACT NO. 70: The West 662
3 feet of the South 310 feet of the North 660
4 feet of the Southwest quarter (SW 1/4) of the
5 Northeast quarter (NE 1/4) of Section 11,
6 Township 41 South, Range 40 East, Palm Beach
7 County, Florida. TRACT NO. 71: The West 662
8 feet of the North 350 feet of the Southwest
9 quarter (SW 1/4) of the Northeast quarter (NE
10 1/4) of Section 11, Township 41 South, Range 40
11 East, Palm Beach County, Florida. TRACT NO.
12 72: The West 662 feet of the Northwest quarter
13 (NW 1/4) of the Northeast quarter (NE 1/4),
14 LESS the North 970 feet thereof, of Section 11,
15 Township 41 South, Range 40 East, Palm Beach
16 County, Florida. TRACT NO. 73: The West 662
17 feet of the South 310 feet of the North 970
18 feet of the Northwest quarter (NW 1/4) of the
19 Northeast quarter (NE 1/4) of Section 11,
20 Township 41 South, Range 40 East, Palm Beach
21 County, Florida. TRACT NO. 74: The West 662
22 feet of the South 310 feet of the North 660
23 feet of the Northwest quarter (NW 1/4) of the
24 Northeast quarter (NE 1/4) of Section 11,
25 Township 41 South, Range 40 East, Palm Beach
26 County, Florida. TRACT NO. 75: The West 662
27 feet of the North 350 feet of the Northwest
28 quarter (NW 1/4) of the Northeast quarter (NE
29 1/4) of Section 11, Township 41 South, Range 40
30 East, Palm Beach County, Florida. TRACT NO.
31 76: The North 350 feet of the Northwest quarter

1 (NW 1/4) of the Northeast quarter (NE 1/4),
2 LESS the West 662 feet thereof, of Section 11,
3 Township 41 South, Range 40 East, Palm Beach
4 County, Florida. TRACT NO. 77: The South 310
5 feet of the North 660 feet of the Northwest
6 quarter (NW 1/4) of the Northeast quarter (NE
7 1/4), LESS the West 662 feet thereof of Section
8 11, Township 41 South, Range 40 East, Palm
9 Beach County, Florida. TRACT NO. 78: The South
10 310 feet of the North 970 feet of the Northwest
11 quarter (NW 1/4) of the Northeast quarter (NE
12 1/4), LESS the West 662 feet thereof of Section
13 11, Township 41 South, Range 40 East, Palm
14 Beach County, Florida. TRACT NO. 79: The
15 Northwest quarter (NW 1/4) of the Northeast
16 quarter (NE 1/4) LESS the North 970 feet and
17 LESS the West 662 feet thereof of Section 11,
18 Township 41 South, Range 40 East, Palm Beach
19 County, Florida. TRACT NO. 80: The North 350
20 feet of the Southwest Quarter (SW 1/4) of the
21 Northeast Quarter (NE 1/4), LESS the West 662
22 feet thereof, of Section 11, Township 41 South,
23 Range 40 East, Palm Beach County, Florida.
24 TRACT NO. 81: The South 310 feet of the North
25 660 feet of the Southwest Quarter (SW 1/4) of
26 the Northeast Quarter (NE 1/4), LESS the West
27 662 feet thereof, of Section 11, Township 41
28 South, Range 40 East, Palm Beach County,
29 Florida. TRACT NO. 82: The South 310 feet of
30 the North 970 feet of the Southwest Quarter (SW
31 1/4) of the Northeast Quarter (NE 1/4), LESS

1 the West 662 feet thereof, of Section 11,
2 Township 41 South, Range 40 East, Palm Beach
3 County, Florida. TRACT NO. 83: The Southwest
4 quarter (SW 1/4) of the Northeast quarter (NE
5 1/4) LESS the North 970 feet and LESS the West
6 662 feet thereof of Section 11, Township 41
7 South, Range 40 East, Palm Beach County,
8 Florida. TRACT NO. 84: The North 390 feet of
9 the Northwest quarter (NW 1/4) of the Southeast
10 quarter (SE 1/4) LESS the West 662 feet thereof
11 of Section 11, Township 41 South, Range 40
12 East, Palm Beach County, Florida. TRACT NO.
13 85: A tract of land in Section 11, Township 41
14 South, Range 40 East, Palm Beach County,
15 Florida, more particularly described as
16 follows: From the Northwest corner of the
17 Southeast quarter (SE 1/4) of said Section 11,
18 run Easterly along the North line of said
19 Southeast quarter (SE 1/4) a distance of 662
20 feet; thence Southerly parallel to the West
21 line of said Southeast quarter (SE 1/4), a
22 distance of 390 feet to the POINT OF BEGINNING
23 of the tract of land hereinafter described;
24 thence continue along the same course a
25 distance of 256.62 feet; more or less, to a
26 point in a line parallel to and 1,090 feet
27 Northeasterly from (measured at right angles
28 to) the Northeasterly right-of-way line of
29 State Road No. 710, as said right-of-way line
30 is shown on a map recorded in Road Plat Book 2,
31 pages 149 to 153, inclusive, Public Records of

1 Palm Beach County, Florida; thence
2 Southeasterly along said parallel line, a
3 distance of 631.15 feet; thence Northeasterly
4 along a line radial to a curve to be described,
5 a distance of 310.58 feet to a point in the arc
6 of a curve concave to the Northeast, having a
7 radius of 65 feet and a central angle of
8 89°52'55"; thence Northwesterly and Northerly
9 along the arc of said curve, and through an
10 angle of 54°20'02", a distance of 61.64 feet to
11 the end of said curve and a point in the East
12 line of the Northwest quarter (NW 1/4) of the
13 Southeast quarter (SE 1/4) of said Section 11;
14 thence Northerly along said East line, a
15 distance of 325.13 feet; thence Westerly
16 parallel to the North line of said Southeast
17 quarter (SE 1/4), a distance of 661.47 feet,
18 more or less, to the POINT OF BEGINNING.
19 TOGETHER WITH the following tracts of land in
20 Section 10, Township 41 South, Range 40 East,
21 Palm Beach County, Florida: A tract of land in
22 Section 10, Township 41 South, Range 40 East,
23 Palm Beach County, Florida, more particularly
24 described as follows: From the northeast corner
25 of said Section 10, run Southerly along the
26 East line of said Section 10, a distance of
27 854.09 feet, more or less, to a point in a line
28 parallel to and 1,090 feet northeasterly from
29 (measured at right angles to) the northeasterly
30 right-of-way line of State Road No. 710, as
31 said right-of-way line is shown on Map recorded

1 in Road Plat Book 2, Pages 149 to 153,
2 Inclusive, Public Records of Palm Beach County,
3 Florida; thence northwesterly along said
4 parallel line, a distance of 649.66 feet to the
5 Point of Beginning of the tract of land
6 hereinafter described; thence continue
7 northwesterly along the same course, a distance
8 of 735.19 feet, more or less, to a point in a
9 line parallel to and 40 feet Southerly from
10 (measured at right angles to) the North line of
11 said Section 10; thence northerly, at right
12 angles to said parallel line a distance of 40
13 feet to a point in the North line of said
14 Section 10; thence easterly along said North
15 Section line, a distance of 908.80 feet; thence
16 Southerly at right angles, a distance 40 feet;
17 thence Southwesterly along a line which is at
18 right angles to said northeasterly right-of-way
19 line of State Road No. 710, a distance of
20 534.24 feet to the Point of Beginning. AND
21 ALSO a tract of land in Section 10, Township 41
22 South, Range 40 East, Palm Beach County,
23 Florida, more particularly described as
24 follows: Beginning at the Northeast corner of
25 said Section 10; thence Southerly along the
26 East line of said Section 10, a distance of
27 854.09 feet, more or less, to a point in a line
28 parallel to and 1,090 feet, northeasterly from
29 (measured at right angles to) the northeasterly
30 right-of-way line of State Road No. 710, as
31 said right-of-way line is shown on Map recorded

1 in Road Plat Book 2, Pages 149 to 153,
2 inclusive, Public Records of Palm Beach County,
3 Florida; thence northwesterly along said
4 parallel line, a distance of 649.66 feet;
5 thence northeasterly at right angles, a
6 distance of 534.24 feet more or less, to a
7 point in a line parallel to and 40 feet
8 Southerly from (measured at right angles to)
9 the North line of said Section 10; thence
10 northerly at right angles to said parallel
11 line, a distance of 40 feet to a point in the
12 North line of said Section 10; thence easterly
13 along said North line of Section 10, a distance
14 of 206.51 feet, to the POINT OF BEGINNING. AND
15 ALSO a tract of land in Section 10, Township 41
16 South, Range 40 East, Palm Beach County,
17 Florida, more particularly described as
18 follows: Beginning at the point of intersection
19 of the northeasterly right-of-way line of State
20 Road No. 710, as said right-of-way line is
21 shown on Map recorded in Road Plat Book 2,
22 Pages 149 to 153, Inclusive, Public Records of
23 Palm Beach County, Florida, with the East line
24 of said Section 10; thence northwesterly along
25 said right-of-way line, a distance of 617.57
26 feet; thence northeasterly at right angles, a
27 distance of 771.99 feet to a point in a line
28 parallel to and 40 feet westerly from (measured
29 at right angles to) the East line of said
30 Section 10, thence easterly at right angles to
31 said parallel line, a distance of 40 feet to a

1 point in said East line of Section 10; thence
2 Southerly along said East Section line, a
3 distance of 987.82 feet, more or less, to the
4 POINT OF BEGINNING. AND ALSO a tract of land
5 in Section 10, Township 41 South, Range 40
6 East, Palm Beach County, Florida, more
7 particularly described as follows: From the
8 point of intersection of the northeasterly
9 right-of-way line of State Road No. 710, as
10 said right-of-way line is shown on the map
11 recorded in Road Plat Book 2, Pages 149 to 153,
12 inclusive, Public Records of Palm Beach County,
13 Florida, with the East line of said Section 10,
14 run northwesterly along said right-of-way line,
15 a distance of 617.57 feet to the Point of
16 Beginning of the tract of land hereinafter
17 described; thence continue northwesterly along
18 the same course, a distance of 233.94 feet;
19 thence northeasterly, at right angles, a
20 distance of 1,090 feet to the point of
21 intersection of a line parallel to and 1,090
22 feet northerly from (measured at right angles
23 to) said northeasterly right-of-way line of
24 State Road No. 710 with a line parallel to and
25 40 feet westerly from (measured at right angles
26 to) the East line of said Section 10; thence
27 Southeasterly along said line parallel to the
28 northeasterly right-of-way line of State Road
29 No. 710, a distance of 49.66 feet to a point in
30 said East line of Section 10; thence Southerly
31 along said Section line, a distance of 365.36

1 feet; thence westerly at right angles, a
2 distance of 40 feet; thence Southwesterly along
3 a line which is at right angles to said
4 northeasterly right-of-way line of State Road
5 No. 710, a distance of 771.99 feet to the POINT
6 OF BEGINNING. AND ALSO a tract of land in
7 Section 10, Township 41 South, Range 40 East:
8 Palm Beach County, Florida, more particularly
9 described as follows: From the point of
10 intersection of the northeasterly right-of-way
11 line of State Road No. 710 as said right-of-way
12 line is shown on Map recorded in Road Plat Book
13 2, Pages 149 to 153, inclusive, Public Records
14 of Palm Beach County, Florida, with the East
15 line of said Section 10, run northwesterly
16 along said right-of-way line, a distance of
17 851.51 feet to the Point of Beginning of the
18 tract of land hereinafter described; thence
19 continue northwesterly along the same course, a
20 distance of 200 feet; thence northeasterly, at
21 right angles, a distance of 1,090 feet; thence
22 Southeasterly, at right angles, a distance of
23 200 feet to a point in a line parallel to and
24 40 feet westerly from (measured at right angles
25 to) the East line of said Section 10; thence
26 Southwesterly along a line which is at right
27 angles to said northeasterly right-of-way line
28 of State Road No. 710, a distance of 1,090 feet
29 to the POINT OF BEGINNING. AND ALSO a tract of
30 land in Section 10, Township 41 South, Range 40
31 East, Palm Beach County, Florida, more

1 particularly described as follows: From the
2 point of intersection of the northeasterly
3 right-of-way line of State Road No. 710, as
4 said right-of-way line is shown on MAP recorded
5 in Road Plat Book 2, Pages 149 to 153,
6 inclusive, Public Records of Palm Beach County,
7 Florida, with the East line of said Section 10,
8 run northwesterly along said right-of-way line,
9 a distance of 1,051.51 feet to the Point of
10 Beginning of the tract of land hereinafter
11 described; thence continue northwesterly along
12 the same course, a distance of 200 feet; thence
13 northeasterly, at right angles, a distance of
14 1,090 feet; thence Southeasterly at right
15 angles, a distance of 200 feet; thence
16 Southwesterly, at right angles, a distance of
17 1,090 feet to the POINT OF BEGINNING. AND ALSO
18 a tract of land in Section 10, Township 41
19 South, Range 40 East, Palm Beach County,
20 Florida, more particularly described as
21 follows: From the point of intersection of the
22 northeasterly right-of-way line of State Road
23 No. 710, as said right-of-way line is shown on
24 map recorded in Road Plat Book 2, Pages 149 to
25 153, Inclusive, Public Records of Palm Beach
26 County, Florida, with the East line of said
27 Section 10, run northwesterly along said
28 right-of-way line, a distance of 1,251.51 feet
29 to the Point of Beginning of the tract of land
30 hereinafter described; thence continue
31 northwesterly along the same course, a distance

1 of 200 feet; thence northeasterly, at right
2 angles, a distance of 1,090 feet; thence
3 Southeasterly, at right angles, a distance of
4 200 feet; thence Southwesterly, at right angles
5 a distance of 1,090 feet to the POINT OF
6 BEGINNING. AND ALSO a tract of land in Section
7 10, Township 41 South, Range 40 East, Palm
8 Beach County, Florida, more particularly
9 described as follows: From the point of
10 intersection of the northeasterly right-of-way
11 line of State Road No. 710, as said
12 right-of-way line is shown on map recorded in
13 Road Plat Book 2, Pages 149 to 153, inclusive,
14 Public Records of Palm Beach County, Florida,
15 with the East line of said Section 10, run
16 northwesterly along said right-of-way line, a
17 distance of 1,451.51 feet to the Point of
18 Beginning of the tract of land hereinafter
19 described; thence continue northwesterly along
20 the same course, a distance of 200 feet; thence
21 northeasterly, at right angles a distance of
22 1,090 feet; thence Southeasterly, at right
23 angles, a distance of 200 feet; thence
24 Southwesterly, at right angles, a distance of
25 1,090 feet to the POINT OF BEGINNING. AND ALSO
26 a tract of land in Section 10, Township 41
27 South, Range 40 East, Palm Beach County,
28 Florida, more particularly described as
29 follows: From the point of intersection of the
30 Northeasterly right-of-way line of State Road
31 No. 710, as said right-of-way line is shown on

1 Map, recorded in Road Plat Book 2, Pages 149 to
2 153, inclusive, Public Records of Palm Beach
3 County, Florida, with the East line of said
4 Section 10, run northwesterly along said
5 right-of-way line, a distance of 1,651.51 feet
6 to the Point of Beginning of the tract of land
7 hereinafter described; thence continue
8 northwesterly along the same course, a distance
9 of 200 feet; thence northeasterly, at right
10 angles, a distance of 1,090 feet; thence
11 Southeasterly, at right angles, a distance of
12 200 feet; thence Southwesterly, at right
13 angles, a distance of 1,090 feet to the POINT
14 OF BEGINNING. AND ALSO a tract of land in
15 Section 10, Township 41 South, Range 40 East,
16 Palm Beach County, Florida, more particularly
17 described as follows: From the point of
18 intersection of the northeasterly right-of-way
19 line of State Road No. 710, as said
20 right-of-way line is shown on Map, recorded in
21 Road Plat Book 2, Pages 149 to 153, inclusive,
22 Public Records of Palm Beach County, Florida,
23 with the East line of said Section 10, run
24 northwesterly along said right-of-way line, a
25 distance of 1,851.51 feet to the Point of
26 Beginning of the tract of land hereinafter
27 described; thence continue northwesterly along
28 the same course, a distance of 200 feet; thence
29 northeasterly, at right angles, a distance of
30 1,090; feet thence Southeasterly at right
31 angles, a distance of 200 feet; thence

1 Southwesterly, at right angles, a distance of
2 1,090 feet to the POINT OF BEGINNING. AND ALSO
3 a tract of land in Section 10, Township 41
4 South, Range 40 East, Palm Beach County,
5 Florida, more particularly described as
6 follows: From the point of intersection of the
7 northeasterly right-of-way line of State Road
8 No. 710, as said right-of-way line is shown on
9 Map recorded in Road Plat Book 2, Pages 149 to
10 153, inclusive, Public Records of Palm Beach
11 County, Florida, with the East line of said
12 Section 10, run northwesterly along said
13 right-of-way line, a distance of 2,051.51 feet
14 to the Point of Beginning of the tract of land
15 hereinafter described; thence continue
16 northwesterly along the same course, a distance
17 of 201.27 feet; thence northeasterly, at right
18 angles, a distance of 1,041.98 feet, more or
19 less to a point in a line parallel to and 40
20 feet Southerly from (measured at right angles
21 to) the North line of said Section 10; thence
22 northerly at right angles to said parallel
23 line, a distance of 40 feet to a point in said
24 North line of Section 10; thence easterly along
25 said North Section line, a distance of 81.68
26 feet; thence Southerly at right angles a
27 distance of 40 feet; thence Southeasterly along
28 a line parallel to and 1,090 feet northeasterly
29 from (measured at right angles to) said
30 northeasterly right-of-way line of State Road
31 No. 710, a distance of 135.19 feet; thence

1 Southwesterly, at right angles a distance of
2 1,090 feet to the POINT OF BEGINNING. AND ALSO
3 a tract of land in Section 10, Township 41
4 South, Range 40 East, Palm Beach County,
5 Florida, more particularly described as
6 follows: From the point of intersection of the
7 northeasterly right-of-way line of State Road
8 No. 710, as said right-of-way line is shown on
9 Map recorded in Road Plat Book 2, Pages 149 to
10 153, inclusive, Public Records of Palm Beach
11 County, Florida, with the East line of said
12 Section 10, run northwesterly along said
13 right-of-way line, a distance of 2,760.84 feet
14 to the Point of Beginning of the tract of land
15 hereinafter described; thence continue
16 northwesterly along the same course, a distance
17 of 993.91 feet, more or less, to its
18 intersection with the North line of said
19 Section 10; thence easterly along said North
20 Section line a distance of 1,199.55 feet;
21 thence Southerly at right angles a distance of
22 40 feet; thence Southwesterly along a line
23 which is at right angles to said northeasterly
24 right-of-way line of State Road No. 710, a
25 distance of 672.80 feet to the POINT OF
26 BEGINNING. TOGETHER WITH parcels of land,
27 totaling 1,992.36 acres, more or less, lying in
28 Sections 5, 6, 7, 8 and 9, Township 41 South,
29 Range 41 East, Palm Beach County, Florida, and
30 being more particularly described as follows:
31 The East one eighth (E 1/8) of Section 6, The

1 West half (W 1/2) of Section 5, all of Sections
2 7 and 8, and the West half (W 1/2) of Section
3 9, all in Township 41 South, Range 41 East,
4 Palm Beach County, Florida. TOGETHER WITH
5 those certain lands in Palm Beach County,
6 Florida, described in parcels as follows:
7 PARCEL 1: Government Lots 6, 7, and 8 in
8 Section 7, Township 41 South, Range 43 East,
9 TOGETHER WITH all those lands in said Section 7
10 abutting said Government Lot 7 and that portion
11 of MAINTENANCE SPOIL AREA 607, in said Section
12 7, lying Easterly of the EAST COAST CANAL
13 right-of-way. EXCEPT that portion of said
14 MAINTENANCE SPOIL AREA 607 adjacent to
15 Government Lot 1 in said Section 7. PARCEL 2:
16 Government Lots 9, 11, 12, 13, 14, 15 and the
17 South 889.40 Feet of Government Lot 8 in
18 Section 8, Township 41 South, Range 43 East,
19 TOGETHER WITH all those lands in said Section 8
20 abutting said Government Lots 11 and 12 and
21 being a portion of MAINTENANCE SPOIL AREA 607,
22 in said Section 8, lying easterly of the EAST
23 COAST CANAL right-of-way. EXCEPT that portion
24 of Government Lot 9 lying Easterly of the
25 westerly line of STATE ROAD NO. 5 as conveyed
26 to the STATE OF FLORIDA by deed dated November
27 28, 1955. PARCEL 3: Government Lot 3 LESS the
28 North 250 feet of the West 310 feet thereof,
29 Government Lots 4, 9, and 10 in Section 17,
30 Township 41 South, Range 43 East. EXCEPT that
31 portion of Government Lot 3 lying easterly of

1 the westerly line of STATE ROAD NO. 5 as
2 conveyed to the STATE OF FLORIDA by deed dated
3 November 28, 1955. PARCEL 4: All that part of
4 Government Lot 3 in Section 18, Township 41
5 South, Range 43 East lying easterly of the
6 INTRACOASTAL WATERWAY as shown on the plat
7 recorded in Plat Book 17, Page 6, Public
8 Records of Palm Beach County, Florida. PARCEL
9 5:Section 16, Township 43 South, Range 41 East,
10 Palm Beach County, Florida.

11
12 (N) The following lands are included, namely:
13 PARCEL 1. A parcel of land situate in Section
14 5, Township 42 South, Range 43 East, Palm Beach
15 County, Florida being all of "The Plat of
16 Prosperity Bay Village" as recorded in Plat
17 Book 38, Pages 118 and 119 of the Official
18 Records of said Palm Beach County, Florida.
19 PARCEL 2. A parcel of land situate in Section
20 5, Township 42 South, Range 43 East, Palm Beach
21 County, Florida being all of "Plat of Bay
22 Village Harbour" as recorded in Plat Book 53,
23 Pages 24 and 25 of the Official Records of said
24 Palm Beach County, Florida. PARCEL 3. A
25 parcel of land situate in Section 16, Township
26 42 South, Range 43 East, Palm Beach County,
27 Florida being all of "Plat No. 2 Palm Beach
28 Lake Worth Estates" as recorded in Plat Book
29 35, Pages 143 and 144 of the Official Records
30 of said Palm Beach County, Florida.
31

1 PARCEL 4. A parcel of land lying in the East
2 half (E 1/2) and in the Northwest Quarter (NW
3 1/4) of Section 36, Township 43 South, Range 41
4 East, Palm Beach County, Florida, said parcel
5 being more particularly described as follows:
6 Commencing at the Northeast corner of the
7 Northeast Quarter (NE 1/4) of said Section 36,
8 run (bearings cited herein are in a meridian
9 assuming South 01°33'58" West along the East
10 line of the said Northeast Quarter (NE 1/4) of
11 Section 36) South 01°33'58" West, along the
12 said East line of the Northeast Quarter (NE
13 1/4) of Section 36, a distance of 118.14 feet,
14 more or less, to a point in the Easterly
15 prolongation of the South line of the North
16 44.00 feet of Tract 1, Block 9 of the plat
17 entitled, THE PALM BEACH FARMS CO. Plat No. 3,
18 as same is recorded in Plat Book 2, Pages 45
19 through 54, inclusive, Public Records of Palm
20 Beach County, Florida; thence North 88°20'17"
21 West, along the said Easterly prolongation and
22 along the said South line of the North 44.00
23 feet of Tract 1, a distance of 108.29 feet,
24 more or less, to a point in the West line of
25 that right of way parcel described in Deed Book
26 849 at Pages 322 and 323, Public Records of
27 Palm Beach County, Florida, and the point of
28 beginning and the most Northeasterly corner of
29 the herein described parcel of land; and from
30 said point of beginning run, by the following
31 numbered courses, (1) South 01°49'53" West,

1 along the said Westerly line of the parcel
2 described in Deed Book 849 at Pages 322 and
3 323, a distance of 979.23 feet, more or less,
4 to a point in the South line of Tract 1; thence
5 (2) South 89°00'38" West, along the said South
6 line of Tract 1, a distance of 87.01 feet, more
7 or less, to a point in the Northerly
8 prolongation of the Westerly right of way line
9 of State Road 7 as same is described in a Deed
10 recorded in Official Records Book 5352 at Page
11 1899 of the Public Records of Palm Beach
12 County, Florida; thence (3) South 01°33'58"
13 West, along the just described Northerly
14 prolongation, a distance of 50.05 feet, more or
15 less, to a point in the North line of Tract 5
16 of said Block 9; thence (4) continue South
17 01°33'58" West, along the said Westerly right
18 of way line of State Road 7, a distance of
19 1323.28 feet, more or less, to a point in the
20 South line of said Tract 5; thence (5) South
21 89°03'33" West, along the said South line of
22 Tract 5 and along the South lines of Tract 4
23 and of Tract 3, all in said Block 9, a distance
24 of 1457.02 feet, more or less, to a point in
25 the Northerly prolongation of the East line of
26 Tract 8 of said Block 9; thence (6) South
27 00°42'13" East, along the just described
28 prolongation and along the said East line of
29 Tract 8, a distance of 78.00 feet, more or
30 less, to a point in the South line of the North
31 48 feet of said Tract 8; thence (7) continue

1 South 00°42'13" East, along the said East line
2 of Tract 8, a distance of 1211.09 feet, more or
3 less, to a point in the Northerly right of way
4 line of State Road 80, as said Northerly right
5 of way line is described in a Deed recorded in
6 Official Records Book 5352 at Pages 1897 and
7 1898, the Public Records of Palm Beach County,
8 Florida, said point also being a point in a
9 11422.16 foot radius curve, concave Northerly
10 and whose radial line passing through said
11 point bears North 00°12'04" East; thence (8)
12 Westerly, along the just described Northerly
13 right of way line of State Road 80 and along
14 the arc of the just described curve, through a
15 central angle of 01°19'12", an arc distance of
16 263.15 feet to a point of tangency; thence (9)
17 North 88°28'44" West, continuing along the said
18 Northerly right of way line of State Road 80, a
19 distance of 743.55 feet, more or less, to a
20 point in the West line of said Tract 8; thence
21 (10) North 01°35'50" East, along the said West
22 line of Tract 8, a distance of 1172.02 feet,
23 more or less, to a point in the South line of
24 the North 48 feet of said Tract 8; thence (11)
25 continue North 01°35'50" East, along the said
26 West line of Tract 8 and along the Northerly
27 prolongation thereof, a distance of 78.08 feet,
28 more or less, to the Southwest corner of Tract
29 3 of said Block 9; thence (12) continue North
30 01°35'50" East, along the West line of said
31 Tract 3, a distance of 1321.26 feet, more or

1 less, to the Northwest corner of said Tract 3;
2 thence (13) South 89°00'38" West, along the
3 Westerly prolongation of the North line of said
4 Tract 3, a distance of 32.82 feet, more or
5 less, to a point in the West line of said Plat
6 No. 3 and the East line of the Northeast
7 Quarter (NE 1/4) of the Northwest Quarter (NW
8 1/4) of said Section 36; thence (14) North
9 01°29'26" East, along the said West line of
10 Plat No. 3 and along the said East line of the
11 Northeast Quarter (NE 1/4) of the Northwest
12 Quarter (NW 1/4) of Section 36, a distance of
13 121.77 feet, more or less, to the Northeast
14 corner of that certain parcel described in an
15 instrument recorded in Official Records Book
16 3605, Page 1502 of the Public Records of Palm
17 Beach County, Florida; thence (15) North
18 89°28'52" West, along the North line of said
19 parcel described in Official Records Book 3605,
20 Page 1502, a distance of 200.03 feet, more or
21 less, to the Northwest corner of the said
22 parcel described in Official Records Book 3605,
23 Page 1502; thence (16) South 01°29'27" West,
24 along the West line of the said parcel
25 described in Official Records Book 3605, Page
26 1502, a distance of 200.03 feet, more or less,
27 to a point in the South line of the East half
28 (E 1/2) of the Northeast Quarter (NE 1/4) of
29 the Northwest Quarter (NW 1/4) of said Section
30 36; thence (17) North 89°28'52" West, along the
31 said South line of the East half (E 1/2) of the

1 Northeast Quarter (NE 1/4) of the Northwest
2 Quarter (NW 1/4) of Section 36, a distance of
3 461.92 feet, more or less, to a point in the
4 West line of the said East half (E 1/2) of the
5 Northeast Quarter (NE 1/4) of the Northwest
6 Quarter (NW 1/4) of Section 36; thence (18)
7 North 01°19'42" East, along the said West line
8 of the East half (E 1/2) of the Northeast
9 Quarter (NE 1/4) of the Northwest Quarter (NW
10 1/4) of Section 36, a distance of 674.74 feet,
11 more or less, to the Southeast corner of the
12 Northwest Quarter (NW 1/4) of the Northeast
13 Quarter (NE 1/4) of the Northwest Quarter (NW
14 1/4) of said Section 36; thence (19) North
15 89°37'31" West, along the South line of the
16 said Northwest Quarter (NW 1/4) of the
17 Northeast Quarter (NE 1/4) of the Northwest
18 Quarter (NW 1/4) of Section 36, a distance of
19 661.93 feet, more or less, to a point in the
20 West line of the said Northeast Quarter (NE
21 1/4) of the Northwest Quarter (NW 1/4) of
22 Section 36; thence (20) North 01°29'57" East,
23 along the said West line of the Northeast
24 Quarter (NE 1/4) of the Northwest Quarter (NW
25 1/4) of Section 36, a distance of 673.08 feet,
26 more or less, to a point in the North line of
27 the said Northwest Quarter (NW 1/4) of Section
28 36 thence (21) South 89°46'09" East, along the
29 said North line of the Northwest Quarter (NW
30 1/4) of Section 36, a distance of 1323.83 feet,
31 more or less, to the Northeast corner of the

1 said Northwest Quarter (NW 1/4) of Section 36;
2 thence (22) South 01°29'26" West, along the
3 East line of the said Northwest Quarter (NW
4 1/4) of Section 36, a distance of 128.13 feet,
5 more or less, to a point in the Westerly
6 prolongation of the South line of the North
7 44.00 feet of Tract 2 of said Block 9; thence
8 (23) South 88°20'17" East, along the just
9 described Westerly prolongation, a distance of
10 34.92 feet, more or less, to a point in the
11 West line of said Tract 2; thence (24) continue
12 South 88°20'17" East, along the said South line
13 of the North 44.00 feet of Tract 2 and along
14 the above described South line of the North
15 44.00 feet of Tract 1, a distance of 2500.69
16 feet, more or less, to the point of beginning.
17 EXCEPTING THEREFROM the said North 48 feet of
18 Tract 8 and all that part of the 30 foot wide
19 platted roadway lying Northerly thereof bounded
20 on the West by the Northerly prolongation of
21 the West line of said Tract 8 and bounded on
22 the East by the said Northerly prolongation of
23 the East line of Tract 8. Parcel 5. The South
24 three quarters (South (3/4) of Section 33,
25 Township 41 South, Range 42 East, LESS AND
26 EXCEPTING THEREFROM the East 400.00 feet
27 thereof and the right-of-way of Hood Road.
28
29 (O) The following lands are included, namely:
30 A parcel of land lying in the Southeast Quarter
31 of Section 5, Township 42 South, Range 43 East,

1 Palm Beach County, Florida, more particularly
2 described as follows: Commencing at the
3 Southwest corner of the Southeast Quarter of
4 said Section 5; thence South 88°34'32" East
5 along the South line of the Southeast Quarter
6 (the South line of the Southeast Quarter is
7 taken to bear South 88°34'32" East and all
8 other bearings stated herein are relative
9 thereto) a distance of 841.10 feet to the East
10 line of the West half of the West half of the
11 Southeast Quarter of the Southwest Quarter of
12 the Southeast Quarter of said Section 5; thence
13 North 00°06'53" East along said East line and
14 along the West line of the Plat of Harbour
15 Point Marina recorded in Plat Book 73, Pages 99
16 and 100, Public Records of Palm Beach County,
17 Florida, a distance of 671.39 feet to the
18 Northwest corner of said plat; thence South
19 88°37'59" East along the North line of said
20 plat a distance of 499.75 feet to the most
21 Northeasterly corner of said plat and the POINT
22 OF BEGINNING of the hereinafter described
23 parcel; thence continue South 88°37'59" East
24 along the North line of the South half of the
25 Southeast Quarter of the Southeast Quarter of
26 said Section 5 a distance of 594.98 feet to a
27 point of intersection with the West
28 right-of-way line of the Intracoastal Waterway
29 as shown on the Amended Plat of Section 5-42-43
30 of the Intracoastal Waterway, as recorded in
31 Plat Book 17, Page 29, Public Records of Palm

1 Beach County, Florida; thence South 07°20'49"
2 East along said right-of-way line a distance of
3 166.93 feet to a point on the South line of the
4 North 165.00 feet of the South half of the
5 Southeast Quarter of the Southeast Quarter of
6 said Section 5; thence North 88°37'59" West
7 along said South line a distance of 615.50 feet
8 to the Southwest corner of the North 165.00
9 feet of the South half of the Southeast Quarter
10 of the Southeast Quarter of said Section 5;
11 said point lying on the East line of said Plat
12 of Harbour Point Marina; thence North 00°17'18"
13 West along said plat line and the West line of
14 the North 165.00 feet of the South half of the
15 Southeast Quarter of the Southeast Quarter of
16 said Section 5 a distance of 165.07 feet to the
17 POINT OF BEGINNING. Containing in all 2.293
18 acres more or less.

19
20 (P) The following lands are included, namely:
21 A Parcel of land located in Section 32,
22 Township 41 South, Range 42 East, within the
23 municipal limits of the City of Palm Beach
24 Gardens, Palm Beach County, Florida, and being
25 more particularly described as follows: That
26 part of said Section 32, Township 41 South,
27 Range 42 East, lying southerly and easterly of
28 the following described line: Beginning at the
29 Southeast corner of the Northeast quarter (NE
30 1/4) of the Northeast quarter (NE 1/4) of said
31 Section 32; thence South 87°51'32" East, a

1 distance of 2,043.58 feet; thence South
2 14°34'41" East, a distance of 2,810.32 feet;
3 then South 09°24'33" West, a distance of
4 1,084.56 feet to the South line of the
5 Southeast one-quarter (SE 1/4) of said Section
6 32.
7
8 (Q) The following lands are included, namely:
9 Lot 11, Block 11 of Unrecorded Plat of Palmwood
10 Estates as more particularly described as:
11 The following bearings are based on the South
12 line of the subject parcel, taken to bear North
13 88 degrees, 53 minutes, 38 seconds West, per
14 the plat of "Bear's Club, a P.U.D.", Plat Book
15 86, Pages 122 through 128, public records of
16 Palm Beach County, Florida; a parcel of land
17 lying in Section 20, Township 41 South, Range
18 43 East, Palm Beach County, Florida. Said
19 parcel being more particularly described as
20 follows: Commence at the Southeast corner of
21 "Reserve Tract O", Bear's Club, a P.U.D.,
22 according to the plat thereof recorded in Plat
23 Book 86, Pages 122 through 128 of the Public
24 Records of Palm Beach County, Florida; said
25 corner being a point on the arc of a curve in
26 the West right-of-way line of "Palmwood Road",
27 said curve being concave to the Southeast,
28 having a radius of 2824.93 feet and a central
29 angle of 04 degrees, 08 minutes, 17 seconds;
30 thence Northwesterly along the arc of said
31 curve, being also the East line of said

1 "Reserve Tract O", a distance of 204.03 feet to
2 an angle point in said East line of "Reserve
3 Tract O", being also the Southeast corner of
4 that parcel of land described in Official
5 Records Book (ORB) 1609, Page 477 of the Public
6 Records of Palm Beach County, Florida, and the
7 point of beginning; thence North 88 degrees, 53
8 minutes, 38 seconds West along the South line
9 of said ORB 1609, Page 477, being also the
10 South line of said "Reserve Tract O", a
11 distance of 127.31 feet to the intersection
12 with the arc of a non-tangent curve (radial
13 line from said intersection bears South 77
14 degrees, 44 minutes, 23 seconds West); said
15 curve being concave to the Southwest, having a
16 radius of 2700.93 feet and a central angle of
17 01 degrees, 46 minutes, 24 seconds; thence
18 Northwesterly along the arc of said curve,
19 being the West line of said ORB 1609, Page 477
20 and the East line of said "Reserve Tract O", a
21 distance of 83.60 feet to the intersection with
22 a non-tangent line; thence South 88 degrees, 53
23 minutes, 40 seconds East along the North line
24 of said ORB 1609, Page 477, being also the
25 North line of said "Reserve Tract O", a
26 distance of 128.27 feet to the intersection
27 with the arc of a non-tangent curve (radial
28 line from said intersection bears South 76
29 degrees, 38 minutes, 45 seconds West), in the
30 aforsaid West right-of-way line of "Palmwood
31 Road"; said curve being concave to the

1 Southwest, having a radius of 2824.93 feet and
2 a central angle of 01 degree, 41 minutes, 27
3 seconds; thence Southeasterly along the arc of
4 said curve, a distance of 83.37 feet to the
5 point of beginning.

6
7 (R) The following lands are included, namely:
8 The North half of the Southeast Quarter of the
9 Northeast Quarter of Section 20, Township 41
10 South, Range 43 East, Palm Beach County,
11 Florida.

12
13 (S) The following lands are included, namely:
14 A parcel of land lying in Government Lot 2,
15 Section 21, Township 41 South, Range 43 East,
16 Palm Beach County, Florida, being more
17 particularly described as follows: That part of
18 the North 194.96 feet of Government Lot 2,
19 lying West of U.S. Highway One, less the South
20 170.03 feet of the North 194.96 feet of the
21 Easterly 150 feet thereof.

22
23 (T) The following lands are included, namely:
24 A parcel of land lying in Government Lot 2,
25 Section 21, Township 41 South, Range 43 East,
26 Palm Beach County, Florida, being more
27 particularly described as follows: The South
28 170.03 feet of the North 194.96 feet of the
29 Easterly 150 feet thereof of Government Lot 2,
30 lying West of U.S. Highway One.

31

1 (U) The following lands are included, namely:
2 That portion of the South 146.22 feet of the
3 North 341.18 feet of Government Lot 2, Section
4 21, Township 41 South, Range 43 East, Palm
5 Beach County, Florida, lying West of the new
6 State Road No. 5, as recorded in Plat Book #2,
7 Page 109, Palm Beach County, Florida, and more
8 particularly described as follows: From the
9 Northwest corner of Government Lot 2, Section
10 21, Township 41 South, Range 43 East, run South
11 along the Westerly boundary line of said
12 Government Lot 2, a distance of 194.99 feet to
13 the point of beginning; thence run Easterly
14 along a line parallel to the North line of
15 Government Lot 2 with an angle of 88 degrees,
16 57 minutes, 45 seconds measured from North to
17 East from the Westerly boundary of the said
18 Government Lot 2, a distance of 827.55 feet to
19 a point in the Westerly right-of-way line of
20 State Road No. 5; thence run Southeasterly with
21 the said right-of-way line along the arc of
22 17,128.8 foot radius curve, a distance of
23 152.72 feet; thence run Westerly parallel to
24 the North line of Government Lot 2, a distance
25 of 874.27 feet to a point in the Westerly
26 boundary of said Government Lot 2; thence run
27 Northerly along the Westerly boundary of
28 Government Lot 2, with an angle of 88 degrees,
29 57 minutes, 45 seconds measured from East to
30 North from the preceding course, a distance of
31 146.24 feet to the point of beginning.

1
2 (V) The following lands are included, namely:
3 The South 298.82 feet of the North 640 feet of
4 Government Lot 2, Section 21, Township 41
5 South, Range 43 East, Palm Beach County,
6 Florida, lying West of the Westerly
7 right-of-way line of new State Road 5 (U.S.
8 Highway No. 1) as described in a warranty deed
9 dated September 27, 1955, recorded in Deed Book
10 1112, Page 257, Public Records of Palm Beach
11 County, Florida, LESS that parcel of land
12 described in Official Record Book 7876, Page
13 954.

14
15 (W) The following lands are included, namely:
16 A parcel of land in Section 21, Township 41
17 South, Range 43 East, in the Town of Juno
18 Beach, Palm Beach County, Florida, described as
19 follows: Commencing at the Northwest corner of
20 said Section 21, then on an assumed bearing of
21 South 01 degrees, 41 minutes, 05 seconds West
22 (all other bearings are relative thereto) along
23 the West line of said Section 21 a distance of
24 1678.76 feet to the Northwest corner of Juno
25 Beach Mobile Home Park; thence South 89
26 degrees, 21 minutes, 01 seconds East along the
27 North line of said Juno Beach Mobile Home Park
28 a distance of 874.49 feet to the Northeast
29 corner of said Juno Beach Mobile Home Park;
30 thence Southerly and Easterly along the arc of
31 a curve concave to the West having a radius of

1 17,128.80 feet and a central angle of 0
2 degrees, 25 minutes, 52 seconds, a distance of
3 128.8 feet to the Point of Beginning; thence
4 North 89 degrees, 21 minutes, 01 seconds West a
5 distance of 52.82 feet; thence South 01
6 degrees, 41 minutes, 05 seconds West a distance
7 of 75.00 feet; thence South 89 degrees, 21
8 minutes, 01 seconds East a distance of 74.08
9 feet; to a Point in a curve concave to the West
10 having a radius of 17,128.80 feet and a central
11 angle of 0 degrees, 15 minutes, 39 seconds;
12 thence Northerly and Westerly along the arc of
13 said curve a distance of 77.99 feet to the
14 Point of Beginning; Subject to an easement for
15 utilities over the West 1.1 feet and the North
16 7.5 feet thereof. Also known as Lot 38 of Juno
17 Beach Mobile Home Park, unrecorded plat of
18 James D. Carlton, Inc., Job No. 83-1009, dated
19 February, 1984; containing 0.11 acres more or
20 less.

21
22 Section 2. Provisions of chapter 298, Florida
23 Statutes, made applicable.--The Northern Palm Beach County
24 Improvement District hereby created shall be a public
25 corporation of this state. The provisions of the General
26 Drainage Laws of Florida applicable to water control districts
27 or sub-water control districts which are embodied in chapter
28 298, Florida Statutes, and all of the laws amendatory thereof,
29 now existing or hereafter enacted, so far as not inconsistent
30 with this Act, are hereby declared to be applicable to
31 Northern Palm Beach County Improvement District. Northern Palm

1 Beach County Improvement District shall have all of the powers
2 and authorities mentioned in or conferred by chapter 298,
3 Florida Statutes, and all acts amendatory thereof, except as
4 provided otherwise herein.

5 Section 3. Powers of the District.--

6 (A) In addition to the powers provided for in chapter
7 298, Florida Statutes, and other applicable laws, the Northern
8 Palm Beach County Improvement District shall have the
9 following powers:

10 (1) To sue and be sued by its name in any court of law
11 or in equity.

12 (2) To make contracts.

13 (3) To adopt and use a corporate seal and to alter the
14 same at pleasure.

15 (4) To acquire by purchase, gift, or condemnation real
16 and personal property, either or both, within or without the
17 District, and to convey and dispose of such real and personal
18 property, either or both, as may be necessary or convenient to
19 carry out the purposes or any of the purposes of this Act and
20 chapter 298, Florida Statutes.

21 (5) To construct, operate, and maintain canals,
22 ditches, drains, levees, and other works for drainage
23 purposes; to acquire, purchase, operate, and maintain pumps,
24 plants, and pumping systems for drainage purposes.

25 (6) To construct, operate, and maintain irrigation
26 works, machinery, and plants.

27 (7) To construct, improve, pave, and maintain roadways
28 and roads necessary and convenient to provide access to and
29 efficient development of areas made suitable and available for
30 cultivation, settlement, and other beneficial use and
31

1 development as a result of the drainage and reclamation
2 operations of the District.
3 (8) To borrow money and issue negotiable or other
4 bonds of the District as hereinafter provided.
5 (9) To borrow money, from time to time, and issue
6 negotiable or other notes of the District therefor, in
7 anticipation of the collection of taxes, levies, and
8 assessments or revenues of the District, and to pledge or
9 hypothecate such taxes, levies, assessments, and revenues to
10 secure such bonds, notes, or obligations, and to sell,
11 discount, negotiate, and dispose of the same.
12 (10) To plan, establish, acquire, or reconstruct or
13 enlarge or extend, equip, operate, and maintain distribution,
14 collection, or other appropriate systems and facilities for
15 the following:
16 (a) Water supply, sewer, and wastewater management, or
17 any combination thereof, and to construct and operate
18 connecting, intercepting, or outlet sewers and sewer mains and
19 pipes and water mains, conduits, or pipelines in, along, and
20 under any street, alley, highway, or other public place or
21 ways;
22 (b) Waste collection, treatment, and disposal or
23 disposal of any effluent, residue, or other byproducts of such
24 system or sewer system;
25 (c) Street lights for public roads;
26 (d) Control and elimination of mosquitoes and other
27 arthropods of public health importance; and
28 (e) The supply and level of water within the District,
29 including the division of waters from one area, lake, pond,
30 river, stream, basin, or water control facility to another;
31 and the control and restriction of the development and use of

1 natural or artificial streams or bodies of water, lakes, or
2 ponds; and the taking of measures determined by the board to
3 be necessary or desirable to prevent or alleviate land
4 erosion.

5
6 The powers provided for in this subsection shall apply within
7 Palm Beach County, whether within or without the territorial
8 boundaries of the District, and include the authorization to
9 set and impose rates, fees, and other charges.

10
11 Nothing in this subsection shall be construed to preempt the
12 requirements of chapter 163, Florida Statutes, that water and
13 sewer development be consistent with local governments'
14 comprehensive plans. Any systems or facilities for water
15 supply, sewer, and wastewater management that are planned,
16 established, acquired, constructed, extended, equipped,
17 operated, or maintained under the powers provided herein shall
18 comply with all applicable land development regulations or
19 ordinances.

20
21 Nothing contained in this Act shall empower the District to
22 condemn by eminent domain the water or sewer systems of any
23 other unit of government.

24 (11) Northern Palm Beach County Improvement District
25 shall have the power to first require any individual or entity
26 desiring to construct any structure upon or occupying District
27 property or right-of-way or connecting to or utilizing the
28 works of the District to obtain a permit from the District and
29 comply with the District rules, regulations, and
30 specifications, provided that said permit shall be issued upon
31 compliance with such applicable rules, regulations, and

1 specifications. The Board of Supervisors shall be permitted
2 the discretion to deny or revoke any permit or permit
3 application if they find that the matter for which the permit
4 is sought or granted does not comply with the District plans,
5 rules, regulations, or policies. All costs, including
6 construction, engineering, legal, and administrative expenses
7 of the District, shall be paid by the applicant seeking the
8 permit.

9 (12) Northern Palm Beach County Improvement District
10 shall have the power to construct, operate, and maintain parks
11 and park facilities as part of a Plan of Improvements of a
12 unit of development. Said facilities shall be a benefit to be
13 received by the land in the unit of development and may be
14 financed as a part of the Plan of Improvements. The annual
15 costs of maintaining said parks and park facilities may be
16 included in the unit of development's maintenance taxes.

17 (13) Northern Palm Beach County Improvement District
18 shall have the power to construct and finance water and sewer
19 facilities, including, but not limited to, lines, mains, pump
20 stations, treatment plants, disposal facilities, and
21 appurtenances within a unit of development as a part of a Plan
22 of Improvements with said water and sewer facilities being a
23 benefit accruing to the land.

24 (14) Northern Palm Beach County Improvement District
25 shall have the power to acquire by purchase, lease, or gift
26 capital improvements including land, water, and sewer plants
27 and systems, roads, bridges, drainage, and irrigation
28 facilities, parks, buildings, and other real and personal
29 property that implement a Plan of Improvements related to the
30 objectives of and necessary for the operation of the District
31 as provided by law; and to finance the same by the issuance of

1 obligations payable from drainage taxes or maintenance taxes
2 or both.

3 (15) Northern Palm Beach County Improvement District
4 shall have the power to include as a component of roads in a
5 Plan of Improvements parkways, ridges, landscaping,
6 irrigation, bicycle and jogging paths, street lighting,
7 traffic signals, road striping, and all other customary
8 elements of a modern road system.

9 (16) Northern Palm Beach County Improvement District
10 shall have the power to include in a Plan of Improvements
11 off-site facilities and improvements authorized by the powers
12 of the District within or without the boundaries of the
13 District or a unit of development within Palm Beach County
14 only and only when necessary as a part of a unit of
15 development to benefit the land.

16 (17) Northern Palm Beach County Improvement District
17 shall have the power to include in a Plan of Improvements for
18 a unit of development all or one or more of the various powers
19 and functions of the District or any combination of said
20 powers or functions and to construct and finance through a
21 Plan of Improvements said individual or combination of powers
22 and functions included in the Plan of Improvements. It is the
23 intent of this section that a Plan of Improvements may provide
24 for a single benefit to the land authorized by the laws
25 pertaining to the District or all of said benefits or a
26 combination of the same as long as there are benefits accruing
27 to the land.

28 (18) The provisions of this subsection shall apply
29 notwithstanding any other provision of law. The District may
30 provide in a Plan of Improvements that in assessing the
31 benefits and damages to be incurred by lands of the District

1 from the construction of a Plan of Improvements, the
2 commissioners or engineer, as the case may be, shall take into
3 consideration the varying types of existing or proposed land
4 uses of the land affected by the construction of the Plan of
5 Improvements and the commissioners' or engineer's report, as
6 the case may be, shall so assess the benefits and damages. The
7 District may levy taxes based upon the benefits assessed in
8 such manner, taking into account the varying existing or
9 proposed land uses of the land affected by the construction of
10 the Plan of Improvements, as shall provide for the equitable
11 apportionment of such taxes. Such taxes may be levied on the
12 basis of acreage or parcels.

13 (19) Northern Palm Beach County Improvement District
14 is authorized to provide, construct, operate, and maintain
15 community or public preserves, playgrounds, amphitheaters, and
16 recreation and sports areas and facilities, including, by way
17 of example but no limitation: trails, courts, and athletic
18 structures and fields, together with acquisition of such
19 equipment and apparatus required or related thereto, as part
20 of the Plan of Improvements for a unit of development;
21 however, specifically excluded from this grant of additional
22 power is any authority to provide, construct, operate, or
23 maintain professional athletic sports stadiums. Said
24 improvements shall be a benefit to be received by the lands
25 located within the unit of development and may be financed as
26 a part of the unit of development's Plan of Improvements
27 through debt and/or maintenance taxes, user fees, and other
28 legally available revenues. The annual cost of operating and
29 maintaining said improvements may be included in the unit of
30 development's maintenance taxes.

31

1 (20) Northern Palm Beach County Improvement District
2 is authorized to appoint an officer or employee of the
3 District to be responsible for recommending for adoption by
4 the Board of Supervisors such general or specific policies,
5 procedures, guidelines, payment methodologies, and rules as
6 are necessary and appropriate for the day-to-day management
7 and operation of the District and its facilities. The Board
8 of Supervisors, following adoption of such general or specific
9 policies, procedures, guidelines, payment methodologies, and
10 rules, may authorize and delegate the enforcement and
11 implementation of same to an officer or employee of the
12 District.

13 (21) Northern Palm Beach County Improvement District
14 is authorized to adopt by resolution such rules, policies,
15 guidelines, and procedures which will thereby authorize the
16 District, at its discretion, to elect to use either a public
17 bid or private negotiation process for the letting of
18 contracts and purchase orders for works and improvements of
19 the District, including procurement of personal property,
20 commodities, and services, when the cost of said works and
21 improvements, personal property, commodities, or services does
22 not exceed the CATEGORY TWO amount set forth in section
23 287.017, Florida Statutes.

24 (22) Northern Palm Beach County Improvement District
25 is authorized to exercise all other powers necessary,
26 convenient, or proper in connection with any of the powers or
27 duties of said District stated in this Act.

28 (23) It is hereby found and declared that among the
29 many causes of deterioration in residential neighborhoods are
30 the proliferation of crime, excessive automobile flow, and
31 excessive noise levels from automobile traffic. It is to the

1 benefit of the land in the District and its ultimate users and
2 residents and it is hereby declared to be a public purpose to
3 include a provision in a Plan of Improvements for roads for
4 the exclusive use and benefit of a unit of development and its
5 residents. Therefore, upon receipt of written consent of the
6 owners of 75 percent of the land located within a unit of
7 development, the District has the power to adopt by resolution
8 a Plan of Improvements for a unit of development that will
9 permit the District to exercise the following powers:
10 (a) To provide roads for the exclusive use and benefit
11 of a unit of development and its landowners, residents, and
12 invitees in order to control ingress and egress.
13 (b) To finance and maintain said roads and their
14 associated elements as a part of a Plan of Improvements.
15 (c) To construct and maintain security structures to
16 control the use of said roads.
17 (d) To make provision for access by fire, police, and
18 emergency vehicles and personnel for the protection of life
19 and property in the unit of development.
20 (e) To include, in the annual assessment of taxes as
21 authorized, sufficient funds to finance and maintain said
22 roads as a part of a Plan of Improvements for a unit of
23 development.
24 (f) To adopt, by resolution of the Board, rules and
25 regulations for the control of traffic, noise levels, crime,
26 and the use of the roads by those authorized.
27
28 However, in the event the District should construct all or any
29 portion of a major thoroughfare or transportation route as
30 referenced in section 163.3177(6)(b), Florida Statutes, then
31 in such event the District will not be permitted to limit said

1 thoroughfare or transportation route for the exclusive use and
2 benefit of a unit of development and its residents without the
3 written consent of Palm Beach County.

4 (24) In the event the District constructs all or any
5 portion of a major thoroughfare or transportation route as
6 identified in the traffic circulation element of the County
7 Comprehensive Plan pursuant to section 163.3177(6)(b), Florida
8 Statutes, the District shall be required to construct said
9 major thoroughfare or transportation route in accordance with
10 the project limits and the design and construction standards
11 specified by the County of Palm Beach. Such design and
12 construction standards shall be consistent with the projected
13 major thoroughfare or route traffic levels and functional
14 classification. Once said major thoroughfare or route is
15 constructed, it shall be dedicated to the County of Palm
16 Beach, upon certification by the County that the
17 aforementioned project limits and the design and construction
18 standards have been met.

19 (B) The powers and duties of said District shall be
20 exercised by and through the Board of Supervisors thereof,
21 which Board shall have the authority to employ engineers,
22 attorneys, agents, employees, and representatives as the Board
23 of Supervisors may from time to time determine, and to fix
24 their compensation and duties.

25 Section 4. Board of Supervisors; election,
26 organization, powers, duties, and terms of office.--

27 (A) There is hereby created a Board of Supervisors of
28 Northern Palm Beach County Improvement District, which shall
29 be the governing body of said District.

30 (B) Said Board of Supervisors shall consist of five
31 persons, who, except as herein otherwise provided, shall hold

1 office for the term of 3 years and until their successors
2 shall be duly elected and qualified.

3 (C) The first Board of Supervisors of the District
4 shall be composed of five persons, two of whom shall hold
5 office for 4 years from June 1, 1959, two of whom shall hold
6 office for 3 years from June 1, 1959, and one of whom shall
7 hold office for 2 years from June 1, 1959. Within 30 days
8 after this Act becomes a law, the Clerk of the Circuit Court
9 of Palm Beach County shall call a special meeting of
10 landowners of Northern Palm Beach County Improvement District
11 for the purpose of electing the first Board of Supervisors for
12 Northern Palm Beach County Improvement District as herein
13 provided. Notice of such special meeting of landowners shall
14 be given by the Clerk of the Circuit Court of Palm Beach
15 County by causing publication thereof to be made once a week
16 for 2 consecutive weeks prior to such meeting in some
17 newspaper published in Palm Beach County. Such special
18 meeting of landowners shall be held in some public place in
19 Palm Beach County, and the place, date, and hour of holding
20 such meeting and the purpose thereof shall be stated in the
21 notice. The landowners when assembled shall organize by
22 electing a Chair who shall preside at the meeting and a
23 Secretary thereof. At such meeting, each and every acre, or
24 any fraction thereof, of land in the District shall represent
25 one share and each owner shall be entitled to one vote by
26 person or by written proxy for every acre of land, or any
27 fraction thereof, owned by him or her in the District. The
28 landowners shall first vote for the Supervisors who are to
29 hold office for the term of 4 years as herein provided, and
30 the persons receiving the highest number of votes for such
31 Supervisors shall be declared and elected as such Supervisors.

1 Said landowners shall next vote for the Supervisors who are to
2 hold office for the term of 3 years as provided herein, and
3 the persons receiving the highest number of votes for such
4 Supervisors shall be declared and elected as such Supervisors.

5 Said landowners shall next vote for the Supervisor who is to
6 hold office for the term of 2 years as herein provided, and
7 the person receiving the highest number of votes for such
8 Supervisor shall be declared and elected as such Supervisor.

9 (D) Each year during the month of June, beginning with
10 the month of June 1961, Supervisors shall be elected, as
11 hereinafter provided, by the landowners of said District to
12 take the place of the retiring Supervisors. All vacancies or
13 expirations on said Board shall be filled as required by this
14 Act. At least three of the Supervisors of the Northern Palm
15 Beach County Improvement District shall be residents of Palm
16 Beach County, Florida, and owners of lands within said
17 District. The other two Supervisors of the Northern Palm
18 Beach County Improvement District need not be residents of the
19 State of Florida. To be eligible for election, a candidate
20 for the office of Supervisor shall file a written notice of
21 intention to be a candidate in the office of the District at
22 least 30 days before the annual meeting of the landowners. In
23 case of a vacancy in the office of any Supervisor, the
24 remaining Supervisors may fill such vacancy until the next
25 annual meeting of the landowners, when his or her successor
26 shall be elected by the landowners for the unexpired term.

27 (E) As soon as practicable after their election, the
28 Board of Supervisors of the District shall organize by
29 choosing one of their number President of the Board of
30 Supervisors and by electing some suitable person Secretary,
31 who may or may not be a member of said Board. The Secretary

1 shall be required to execute bond for the faithful performance
2 of his or her duties in such penal amount as the Board may
3 determine. The Board of Supervisors shall adopt a seal which
4 shall be the seal of the District. At each annual meeting of
5 the landowners of the District, the Board of Supervisors shall
6 report all work undertaken or completed during the preceding
7 year, and the status of the finances of the District.

8 (F) All Supervisors shall hold office until their
9 successors shall be elected and qualified. Whenever any
10 election shall be authorized or required by this Act to be
11 held by the landowners at any particular or stated time or
12 day, and if for any reason such election shall not or cannot
13 be held at such time or on such day, then in such event and in
14 all and every such event, the power or duty to hold such
15 election shall not cease or lapse, but such election shall be
16 held thereafter as soon as practicable and consistent with
17 this Act.

18 Section 5. Compensation of Board.--The Supervisors
19 shall not receive any compensation for their services;
20 however, they shall be paid the per-mile rate set forth in
21 section 112.061, Florida Statutes, for each mile actually
22 traveled up to a maximum of 200 miles in going to and from
23 their places of residence to the place of meeting.

24 Section 6. Meetings of landowners.--

25 (A) Each year during the month of June, beginning with
26 the month of June 1961, a meeting of the landowners of the
27 District shall be held for the purpose of electing Supervisors
28 to take the place of the retiring Supervisors and hearing
29 reports of the Board of Supervisors; provided, however, that a
30 meeting of the landowners shall be held during the month of
31 June 1960, for the purpose of receiving reports of the Board

1 of Supervisors and considering any matters upon which the
2 Board of Supervisors may request the advice and views of the
3 landowners. The Board of Supervisors shall have the power to
4 call special meetings of the landowners at any time to receive
5 reports of the Board of Supervisors or consider and act upon
6 any matter upon which the Board of Supervisors may request
7 advice. Notice of all meetings of the landowners shall be
8 given by the Board of Supervisors by causing publication
9 thereof to be made for 2 consecutive weeks prior to such
10 meeting in some newspaper published in Palm Beach County. The
11 meetings of the landowners shall be held in some public place
12 in said County, and the place, day, and hour of holding such
13 meetings shall be stated in the notice. The landowners when
14 assembled shall organize by electing a Chair who shall preside
15 at the meeting. The Secretary of the Board of Supervisors
16 shall be the Secretary of such meeting. At all such meetings
17 each and every acre, or any fraction thereof, of land in the
18 District shall represent one share, and each owner shall be
19 entitled to one vote in person or by written proxy for every
20 acre, or any fraction thereof, of land owned by him or her in
21 the District. The person receiving the highest number of votes
22 for Supervisor shall be declared and elected as such
23 Supervisor. Those landowners present or voting by proxy shall
24 constitute a quorum at any meeting of the landowners.

25 (B) Guardians may represent their wards, and personal
26 representatives may represent the estates of deceased persons.
27 Trustees may represent lands held by them in trust, and
28 private and municipal corporations may be represented by their
29 officers or duly authorized agents. Guardians, personal
30 representatives, trustees, and corporations may vote by proxy.

31

1 Section 7. Installment taxes, levied and apportioned,
2 and the collection thereof.--

3 (A) Taxes shall be levied and apportioned as provided
4 for in the General Drainage Laws of Florida (chapter 298,
5 Florida Statutes, and amendments thereto), except that the
6 provisions of section 298.41, Florida Statutes, and amendments
7 thereto, shall not be applicable to the District. In lieu
8 thereof, the following provision shall apply to said District:
9 The Board of Supervisors shall determine, order, and levy the
10 amount of the annual installments of the total taxes levied
11 under section 298.305, Florida Statutes, which shall become
12 due and collected during each year at the same time that
13 county taxes are due and collected, which said annual
14 installment and levy shall be evidenced to and certified by
15 the Board to the Tax Collector of Palm Beach County, Florida.
16 Said tax shall be extended by the County Tax Collector on the
17 County Tax Roll and shall be collected by the Tax Collector in
18 the same manner and time as county taxes, and the proceeds
19 thereof paid to said District. Said tax shall be a lien until
20 paid on the property against which it is assessed, and
21 enforceable in like manner as County taxes.

22 (B) In levying and assessing all taxes, each tract or
23 parcel of land less than 1 acre in area shall be assessed as a
24 full acre, and each tract or parcel of land more than 1 acre
25 in area which contains a fraction of an acre shall be assessed
26 at the nearest whole number of acres, a fraction of one-half
27 or more to be assessed as a full acre.

28 (C) As an alternative or in addition to the above levy
29 and assessment procedure for taxes, the District shall have,
30 and the Board of Supervisors may exercise, the power to
31 determine, order, levy, impose, collect, and enforce special

1 assessments or taxes pursuant to chapter 170, Florida
2 Statutes. Such special assessments or taxes may, in the
3 discretion of the District, be collected and enforced pursuant
4 to the provisions of sections 197.3631, 197.3632, and
5 197.3635, Florida Statutes, or chapter 170, Florida Statutes.

6 Section 8. Maintenance tax.--The provisions of section
7 298.54, Florida Statutes, and amendments thereto, shall not be
8 applicable to the District. In lieu thereof, the following
9 provisions shall apply to the District:

10 (A) To maintain and preserve the improvements made
11 pursuant to this Act and to repair and restore the same, when
12 needed, and for the purpose of defraying the current expenses
13 of the District, the Board of Supervisors may, upon the
14 completion of said improvements, in whole or in part as may be
15 certified to the Board by the District Engineer, levy annually
16 a tax on all property in the District, to be known as a
17 "maintenance tax." Said maintenance tax shall be evidenced to
18 and certified by said Board to the Tax Collector of Palm Beach
19 County, Florida, and shall be collected by the Tax Collector
20 in the same manner and time as County taxes and the proceeds
21 therefrom paid to said District. Said tax shall be a lien
22 until paid on the property against which assessed and
23 enforceable in like manner as County taxes.

24 (B) In levying and assessing all taxes, each tract or
25 parcel of land less than 1 acre in area shall be assessed as a
26 full acre, and each tract or parcel of land more than 1 acre
27 in area which contains a fraction of an acre shall be assessed
28 at the nearest whole number of acres, a fraction of one-half
29 or more to be assessed as a full acre.

30
31

1 (C) Included in the maintenance tax, provisions may be
2 made for the acquisition and maintenance of capital
3 improvements necessary for the operation of the District.

4 Section 9. Taxes and costs a lien on land against
5 which taxes assessed.--All taxes provided for in this Act,
6 together with all penalties for default in payment for the
7 same, all costs in collecting the same, shall, from the date
8 of assessment thereof until paid, constitute a lien of equal
9 dignity with the liens for County taxes, and other taxes of
10 equal dignity with County taxes, upon all the lands against
11 which such taxes shall be levied as is provided in this Act.

12 Section 10. Enforcement of taxes.--The collection and
13 enforcement of all taxes levied by said District shall be at
14 the same time and in like manner as County taxes, and the
15 provisions of the Florida Statutes relating to the sale of
16 lands for unpaid and delinquent County taxes, the issuance,
17 sale, and delivery of tax certificates for such unpaid and
18 delinquent County taxes, the redemption thereof, the issuance
19 to individuals of tax deeds based thereon, and all other
20 procedures in connection therewith, shall be applicable to
21 said District and the delinquent and unpaid taxes of said
22 District to the same extent as if said statutory provisions
23 were expressly set forth in this Act.

24 Section 11. When unpaid taxes delinquent; penalty and
25 discounts.--All taxes provided for in this Act shall be and
26 become delinquent and bear penalties on the amount of said
27 taxes in the same manner as County taxes, and shall be subject
28 to the same discounts as County taxes.

29 Section 12. Compensation of Property Appraiser, Tax
30 Collector, and Clerk of the Circuit Court.--The Property
31 Appraiser, Tax Collector, and Clerk of the Circuit Court of

1 Palm Beach County shall be entitled to compensation for
2 services performed in connection with taxes of said District
3 now provided by law for water control districts.
4 Section 13. Uniform acreage tax for payment of
5 expenses.--There is hereby levied by the Legislature of the
6 State of Florida upon each and every acre of land within said
7 Northern Palm Beach County Improvement District as defined in
8 this Act a uniform tax of 25 cents per acre to be used by said
9 District, through its said Board of Supervisors, for the
10 purpose of paying expenses incurred or to be incurred in
11 making surveys of the lands in the District, assessing
12 benefits and damages, and other expenses necessarily incurred,
13 as may be estimated or determined by said Board of
14 Supervisors, before said Board of Supervisors shall be in
15 funds under the subsequent provisions of this Act. Such tax
16 shall become due and payable on the first day of November
17 1959, and shall become delinquent 90 days thereafter. Said tax
18 shall be a lien upon the lands in said District from the date
19 of the enactment of this Act and shall be collected in the
20 same manner as the annual installment of taxes. If it shall
21 appear to the Board of Supervisors to be necessary to obtain
22 funds to pay any expenses incurred or to be incurred in
23 organizing said District, making said surveys, preparing the
24 Plan of Reclamation, or other expenses of the conduct and
25 operation of the District before a sufficient sum can be
26 obtained by the collection of the acreage tax levied by this
27 section of this Act, said Board of Supervisors may borrow a
28 sufficient sum of money for any of said purposes at a rate of
29 the interest not exceeding 6 percent per annum, and may issue
30 negotiable notes or bonds therefor signed by the members of
31 said Board of Supervisors, and may pledge any and all

1 assessments of said acreage tax levied under the provisions of
2 this section for the repayment thereof. Said Board of
3 Supervisors may issue to any person or persons performing the
4 work or services or furnishing anything of value in the
5 organization of said District or making surveys of the same
6 and assessing benefits or damages or preparing said Plan of
7 Improvements and other expenses necessarily incurred before
8 the receipt of funds arising from assessments or benefits,
9 negotiable evidence of debt-bearing interest at a rate not to
10 exceed the statutory lawful maximum rate per annum.

11 Section 14. Bonds may be issued, sale and disposition
12 of proceeds; interest; levy to pay bonds; bonds and duties of
13 treasurer, etc.--

14 (A) The Board of Supervisors may, if in their judgment
15 it seems best, issue bonds not to exceed 90 percent of the
16 total amount of the taxes levied under the provisions of
17 section 298.305, Florida Statutes, in denominations of not
18 less than \$100, bearing interest from date at a rate not to
19 exceed the statutory lawful maximum per annum, payable
20 annually or semiannually, to mature at annual intervals within
21 40 years commencing after a period of not later than 10 years,
22 to be determined by the Board of Supervisors, both principal
23 and interest payable at some convenient place designated by
24 the Board of Supervisors to be named in said bonds, which said
25 bonds shall be signed by the President of the Board of
26 Supervisors, attested with the seal of the District and by the
27 signature of the Secretary of the Board. All of said bonds
28 shall be executed and delivered to the Treasurer of the
29 District, who shall sell the same in such quantities and at
30 such dates as the Board of Supervisors may deem necessary to
31 meet the payments for the works and improvements in the

1 District. Said bonds shall not be sold for less than 90 cents
2 on the dollar, with accrued interest, shall show on their face
3 the purpose for which they are issued, and shall be payable
4 out of money derived from the aforesaid taxes. A sufficient
5 amount of the drainage tax shall be appropriated by the Board
6 of Supervisors for the purpose of paying the principal and
7 interest of said bonds, and the same shall, when collected, be
8 preserved in a separate fund for that purpose and no other.
9 All bonds and coupons not paid at maturity shall bear interest
10 at a rate of not to exceed the statutory lawful maximum per
11 annum from maturity until paid, or until sufficient funds have
12 been deposited at the place of payment, and said interest
13 shall be appropriated by the Board of Supervisors out of the
14 penalties and interest collected on delinquent taxes or other
15 available funds of the District. Provided, however, that it
16 may, in the discretion of said Board, be provided that at any
17 time, after such date as shall be fixed by the said Board,
18 said bonds may be redeemed before maturity at the option of
19 said Board, or their successors in office, by being made
20 callable prior to maturity at such times and upon such prices
21 and terms and other conditions as said Board shall determine.
22 If any bond so issued subject to redemption before maturity
23 shall not be presented when called for redemption, it shall
24 cease to bear interest from and after the date so fixed for
25 redemption.

26 (B) The Board of Supervisors of said District shall
27 have authority to issue Refunding Bonds to take up any
28 outstanding bonds and any interest accrued thereon when, in
29 the judgment of said Board, it shall be for the best interest
30 of said District so to do. The said Board is hereby
31 authorized and empowered to issue Refunding Bonds to take up

1 and refund all bonds of said District outstanding that are
2 subject to call and prior redemption, and all interest accrued
3 to the date of such call or prior redemption, and all bonds of
4 said District that are not subject to call or redemption,
5 together with all accrued interest thereon, where the
6 surrender of said bonds can be procured from the holders
7 thereof at prices satisfactory to the Board or can be
8 exchanged for such outstanding bonds with the consent of the
9 holder thereof. Such Refunding Bonds may be issued at any time
10 when in the judgment of said Board it will be to the interest
11 of the District financially or economically to secure a lower
12 rate of interest on said bonds or by extending the time of
13 maturity of said bonds, or for any other reason in the
14 judgment of said Board advantageous to said District. Such
15 Refunding Bonds may mature at any time or times in the
16 discretion of said Board, not later, however, than 40 years
17 from the date of issuance of said Refunding Bonds. Said
18 Refunding Bonds shall bear such date of issue, and such other
19 details as the Board shall determine, and may in the
20 discretion of said Board be made callable prior to maturity at
21 such times and upon such prices and terms and other conditions
22 as said Board shall determine. All the other applicable
23 provisions of this Act not inconsistent therewith shall apply
24 fully to said Refunding Bonds and the holders thereof shall
25 have all the rights, remedies, and security of the outstanding
26 bonds refunded, except as may be provided otherwise in the
27 resolution of the Board authorizing the issuance of such
28 Refunding Bonds. Any funds available in the Sinking Fund for
29 the payment of the principal and interest of outstanding bonds
30 may be retained in the fund to be used for the payment of
31 principal and interest of the Refunding Bonds, in the

1 discretion of the Board of Supervisors. Any expenses incurred
2 in buying any or all bonds authorized under the provisions of
3 this section and the interest thereon and a reasonable
4 compensation for paying same, shall be paid out of the funds
5 in the hands of the Treasurer and collected for the purpose of
6 meeting the expenses of administration. It shall be the duty
7 of the said Board of Supervisors in making the annual tax levy
8 as heretofore provided, to take into account the maturing
9 bonds and interest on all bonds and expenses, and to make
10 provisions in advance for the payment of same.

11 (C) In case the proceeds of the original tax levy made
12 under the provisions of section 298.305, Florida Statutes, are
13 not sufficient to pay the principal and interest of all bonds
14 issued, then the Board of Supervisors shall make such
15 additional levy or levies upon the benefits assessed as are
16 necessary for this purpose, and under no circumstances shall
17 any tax levies be made that will in any manner or to any
18 extent impair the security of said bonds or the fund available
19 for the payment of the principal and interest of the same.
20 Said Treasurer shall at the time of the receipt of said bonds,
21 execute and deliver to the President of the Board of said
22 District a bond with good and sufficient surety to be approved
23 by said Board, conditioned that the Treasurer shall account
24 for any pay over as required by law and as ordered by said
25 Board of Supervisors, any and all moneys received by him or
26 her on the sale of such bonds, or any of them, and that he or
27 she will only sell and deliver such bonds to the purchaser or
28 purchasers thereof under and according to the terms herein
29 prescribed, and that he or she will return to the Board of
30 Supervisors and duly cancel any and all bonds not sold when
31 ordered by the Board to do so. Said bonds when so returned

1 shall remain in the custody of the President of the Board of
2 Supervisors, who shall produce the same for inspection or for
3 use as evidence whenever and wherever legally requested so to
4 do. The Treasurer shall promptly report all sales of bonds to
5 the Board of Supervisors. The Board shall at a reasonable time
6 thereafter prepare and issue warrants in substantially the
7 form provided in section 298.17, Florida Statutes, for the
8 payment of maturing bonds so sold and the interest payments
9 coming due on all bonds sold. Each of said warrants shall
10 specify what bonds and accruing interest it is to pay, and the
11 Treasurer shall place sufficient funds at the place of payment
12 to pay the maturing bonds and coupons when due, together with
13 necessary compensation for paying same. The successor in
14 office of any Treasurer shall not be entitled to said bonds or
15 the proceeds thereof until he or she shall have complied with
16 all of the foregoing provisions applicable to his or her
17 predecessor in office. The aforesaid bond of said Treasurer
18 may, if the Board shall so direct, be furnished by a surety or
19 bonding company, which may be approved by the Board of
20 Supervisors; provided, if it should be deemed more expedient
21 to the Board of Supervisors as to money derived from the sale
22 of bonds issued, the Board may, by resolution, select some
23 suitable bank or banks or other depository as temporary
24 Treasurer or Treasurers to hold and disburse said moneys upon
25 the order of the Board as the work progresses, until such fund
26 is exhausted or transferred to the Treasurer by order of the
27 Board of Supervisors. The funds derived from the sale of said
28 bonds, or any of them, shall be used for the purpose of paying
29 the cost of drainage works and improvements, and such costs,
30 fees, expenses, and salaries as may be authorized by law, and
31 used for no other purpose.

1 (D) The provisions of section 298.52, Florida
2 Statutes, shall not apply to the District. The provisions of
3 this section shall constitute full and complete authority for
4 the issuance of refunding bonds by the District. The
5 principal amount of any Refunding Bonds to be issued by the
6 District which are to be payable from proceeds of the tax
7 levied by the District pursuant to section 298.305, Florida
8 Statutes, shall not exceed the maximum principal amount of
9 bonds authorized to be issued by section 298.305, Florida
10 Statutes, minus the principal amount of the bonds paid,
11 whether prior to or after the issuance of the Refunding Bonds,
12 from the proceeds of the tax levied pursuant to section
13 298.305, Florida Statutes, that are to be used to pay the
14 Refunding Bonds.

15 Section 15. Full authority for issue and sale of bonds
16 authorized.--

17 (A) This Act shall, without reference to any other Act
18 of the Legislature of Florida, be full authority for the
19 issuance and sale of the bonds in this Act authorized, which
20 bonds shall have all the qualities of negotiable paper under
21 the law merchant and shall not be invalid for any irregularity
22 or defect in the proceedings for the issuance and sale
23 thereof, and shall be incontestible in the hands of bona fide
24 purchasers or holders thereof. No proceedings in respect to
25 the issuance of any such bonds shall be necessary, except such
26 as are required by this Act. The provisions of this Act shall
27 constitute an irrepealable contract between the Board of
28 Supervisors and the said Northern Palm Beach County
29 Improvement District and the holders of any bonds and the
30 coupons thereof issued pursuant to the provisions hereof. Any
31 holder of any of said bonds or coupons may either in law or in

1 equity by suit, action, or mandamus enforce and compel the
2 performance of the duties required by this Act of any of the
3 officers or persons mentioned in this Act in relation to said
4 bonds, or to the correct enforcement and application of the
5 taxes for the payment thereof.

6 (B) After the several bonds and coupons are paid and
7 retired as herein provided, they shall be returned to the
8 Treasurer, and they shall be canceled and an appropriate
9 record thereof made in a book to be kept for that purpose,
10 which record of paid and canceled bonds shall be kept at the
11 office of the Treasurer and shall be open for inspection by
12 any bondholder at any time.

13 Section 16. Issuance of revenue bonds and bond
14 anticipation notes.--

15 (A) In addition to the other powers provided the
16 District, and not in limitation thereof, the District shall
17 have the power, at any time, and from time to time after the
18 issuance of any bonds of the District shall have been
19 authorized, to borrow money for the purposes for which such
20 bonds are to be issued in anticipation of the receipt of the
21 proceeds of the sale of such bonds and to issue bond
22 anticipation notes in a principal sum not in excess of the
23 authorized maximum amount of such bond issue.

24 (B) The District shall have the power to issue revenue
25 bonds from time to time without limitation as to amount for
26 the purpose of financing those systems and facilities provided
27 for in section 3(A)(10). Such revenue bonds may be secured by,
28 or payable from, the gross or net pledge of the revenues to be
29 derived from any project or combination of projects; from the
30 rates, fees, or other charges to be collected from the users
31 of any project or projects; from any revenue-producing

1 undertaking or activity of the District; from special
2 assessments; or from any other source or pledged security.
3 Such bonds shall not constitute an indebtedness of the
4 District, and the approval of the qualified electors shall not
5 be required unless such bonds are additionally secured by the
6 full faith and credit and taxing power of the District.

7 (C) Any issue of bonds may be secured by a trust
8 agreement by and between the District and a corporate trustee
9 or trustees, which may be any trust company or bank having the
10 powers of a trust company within or without the state. The
11 resolution authorizing the issuance of the bonds or such trust
12 agreement may pledge the revenues to be received from any
13 projects of the District and may contain such provisions for
14 protecting and enforcing the rights and remedies of the
15 bondholders as the Board may approve, including, without
16 limitation, covenants setting forth the duties of the District
17 in relation to: the acquisition, construction,
18 reconstruction, improvement, maintenance, repair, operation,
19 and insurance of any projects; the fixing and revising of the
20 rates, fees, and charges; and the custody, safeguarding, and
21 application of all moneys and for the employment of consulting
22 engineers in connection with such acquisition, construction,
23 reconstruction, improvement, maintenance, repair, or
24 operation.

25 (D) Bonds of each issue shall be dated; shall bear
26 interest at such rate or rates, including variable rates,
27 which interest may be tax exempt or taxable for federal income
28 tax purposes; shall mature at such time or times from their
29 date or dates; and may be made redeemable before maturity at
30 such price or prices and under such terms and conditions as
31 may be determined by the Board.

1 (E) The District shall have the power to issue bonds
2 for the purpose of refunding any outstanding bonds of the
3 District.

4 (F) No bonds issued by the District shall be required
5 to be validated under chapter 75, Florida Statutes, or other
6 provision of law.

7 (G) The powers provided for in this section shall
8 apply within Palm Beach County, whether within or without the
9 territorial boundaries of the District, and include the
10 authorization to set and impose rates, fees, and other
11 charges.

12 Subsection 17. Approval of the board of drainage
13 commissioners not required to issue bonds.--The Board of
14 Supervisors may issue bonds under the provisions of this Act,
15 without the approval of the Board of Drainage Commissioners of
16 the State of Florida.

17 Section 18. Floating indebtedness.--Prior to the
18 issuance of bonds under the provisions of this Act, the Board
19 of Supervisors may from time to time issue warrants or
20 negotiable notes or other evidences of debt of the District,
21 all of which shall be termed "floating indebtedness" in order
22 to distinguish the same from the bonded debt provided for.
23 The notes or other evidences of indebtedness shall be payable
24 at such times and shall bear interest at a rate not exceeding
25 the lawful statutory maximum per annum, and may be sold or
26 discounted at such price or on such terms as the Board may
27 deem advisable. The Board shall have the right, in order to
28 provide for the payment thereof, to pledge the whole or any
29 part of the taxes provided for in this Act, whether the same
30 shall be theretofore or thereafter levied, and said Board
31 shall have the right to provide that the floating debt shall

1 be payable from the proceeds arising from the sale of bonds,
2 or from the proceeds of any such tax, or both. After the
3 issuance of any bonds of the District under the provisions of
4 this Act, the power to create such floating debt and pledge
5 the avails of taxes therefor shall continue, but the amount
6 thereof which may be outstanding at any time shall be limited
7 to 5 percent of the amount of bonds issued hereunder.

8 Section 19. Validation of bonds.--No bonds issued by
9 the District shall be required to be validated, but such bonds
10 may be validated at the discretion of the Board of
11 Supervisors.

12 Section 20. Use of bonds and interest coupons in
13 payment of taxes not authorized.--The provisions of section
14 298.73, Florida Statutes, and amendments and successors
15 thereof, relating to the use of bonds and obligations in
16 payment of drainage taxes, shall not be applicable to said
17 District and its bonds, obligations, and taxes.

18 Section 21. Eminent domain.--The said Board of
19 Supervisors is hereby authorized and empowered to exercise the
20 right of eminent domain and may condemn to the use of said
21 District any and all lands, easements, rights-of-way, riparian
22 rights, and property rights of every description, in or out of
23 said District, required for the public purposes and powers of
24 said Board as herein granted, and may enter upon, take, and
25 use such lands as it may deem necessary for such purposes.

26 Section 22. Water control.--It is hereby declared in
27 said District, surface waters, which shall include rainfall
28 and the overflow of rivers and streams, may be controlled, and
29 the District, and any individual or agency holding a permit to
30 do so from said District, shall have the right to dike, dam,
31 and construct levees to protect said District or any part

1 thereof, or the property of said individual or agency against
2 the same, and thereby divert the course and flow of such
3 surface waters and/or pump the water from within such dikes
4 and levees.

5 Section 23. Unit development; powers of Supervisors to
6 designate units of development and adopt systems of
7 progressive drainage by units; Plan of Improvements and
8 financing assessments, etc., for each unit.--

9 (A) Upon written petition signed by the owners of 51
10 percent of the acreage in any area, or by vote of four-fifths
11 of the Board, the Board of Supervisors of Northern Palm Beach
12 County Improvement District shall have the power and is hereby
13 authorized in its discretion to drain and reclaim or more
14 completely and intensively to drain and reclaim, plus exercise
15 such other powers authorized in this Act, the lands in said
16 designated area or part of the District to be called a "unit."
17 The units into which said District may be so divided shall be
18 given appropriate numbers or names by said Board of
19 Supervisors, so that said units may be readily identified and
20 distinguished. The Board of Supervisors shall have the power
21 to fix and determine the location, area, and boundaries of and
22 lands to be included in each and all such units with the
23 consent of the owners of 51 percent of the acreage in any
24 area, or by vote of four-fifths of the Board without such
25 consent, the order of development thereof, and the method of
26 carrying on the work in each unit. The unit system of
27 drainage provided by this section may be conducted and all of
28 the proceedings by this section and this Act authorized in
29 respect to such unit or units may be carried on and conducted
30 at the same time as or after the work of draining and
31 reclaiming of the entire District has been or is being or

1 shall be instituted or carried on under the provisions of this
2 Act. If the Board of Supervisors shall determine that it is
3 advisable to conduct the work of draining and reclaiming the
4 lands in said District by units, as authorized by this section
5 of this Act, said Board shall, by resolution duly adopted and
6 entered upon its minutes, declare its purpose to conduct such
7 work accordingly and, upon petition of the owners of 51
8 percent of the acreage in any area or by vote of four-fifths
9 of the Board, shall at the same time and manner fix the
10 number, location, and boundaries of and description of lands
11 within such unit or units and give appropriate numbers or
12 names. As soon as practicable after the adoption and
13 recording of a resolution as to any unit, said Board of
14 Supervisors shall publish a notice once a week for 2
15 consecutive weeks in a newspaper published in Palm Beach
16 County, Florida, briefly describing the unit or units into
17 which the District has been divided and the lands embraced in
18 each unit, giving the name, number, or other designation of
19 such units, requiring all owners of lands in the District to
20 show cause in writing before said Board of Supervisors at a
21 time and place to be stated in such notice why such division
22 of said District into such unit or units should not be
23 approved, and why the proceedings and powers authorized by
24 this section of this Act should not be had, taken, and
25 exercised. At the time and place stated in said notice, said
26 Board of Supervisors shall hear all objections or causes of
27 objection (all of which shall be in writing) of any landowner
28 in the District to the matters mentioned and referred to in
29 such notice, and if no objections are made, or if said
30 objections, if made, shall be overruled by said Board, then
31 said Board shall enter in its minutes its finding and order

1 confirming said resolution and may thereafter proceed with the
2 development, drainage, and reclamation of the District by unit
3 or units pursuant to such resolution and to the provisions of
4 this Act. If, however, said Board of Supervisors shall find
5 as a result of such objections, or any of them, or the hearing
6 thereon, that the division of the District into such unit or
7 units as aforesaid should not be approved, or that the
8 proceedings and powers authorized by this section of this Act
9 should not be had, taken, or exercised, or that any other
10 matter or thing embraced in said resolution would not be in
11 the best interest of the landowners of said unit or units or
12 would be unjust or unfair to any landowner therein or
13 otherwise inconsistent with fair and equal protection and
14 enforcement of the rights of every landowner in said unit or
15 units, then the Board of Supervisors shall not proceed further
16 under such resolution, but said Board of Supervisors may, as a
17 result of such hearing, modify or amend said resolution so as
18 to meet such objections so made, and thereupon said Board may
19 confirm said resolution as so modified or amended and may
20 thereafter proceed accordingly. If said Board of Supervisors
21 shall overrule or refuse to sustain any such objections in
22 whole or in part made by any landowner in the District, or if
23 any such landowner shall deem himself or herself aggrieved by
24 any action of the Board of Supervisors in respect to any
25 objections so filed, such landowner may, within 10 days after
26 the ruling of said Board, file his or her complaint in the
27 Circuit Court for Palm Beach County, Florida, in Chancery,
28 against said District, praying an injunction or other
29 appropriate relief against the action or any part of such
30 action proposed by such resolution or resolutions of said
31 Board, and such suits shall be conducted like other Chancery

1 suits, except that said suits shall have preference over all
2 other pending actions except criminal actions and writs of
3 habeas corpus. Upon the hearing of said cause, the Circuit
4 Court shall have the power to hear the objections and receive
5 the evidence thereon of all parties to such cause and approve
6 or disapprove said resolutions and action of the Board in
7 whole or in part, and to render such decree in such cause as
8 right and justice require.

9 (B) When said resolutions creating said unit or units
10 shall be confirmed by the Board of Supervisors (or by the
11 Circuit Court for Palm Beach County, Florida, if such proposed
12 action shall be challenged by a landowner by the judicial
13 proceedings hereinabove authorized), the Board of Supervisors
14 may adopt a Plan of Improvements for and in respect to any or
15 all such units, and to have the benefits and damages resulting
16 therefrom assessed and apportioned as is provided by law in
17 regard to a Plan of Improvements for and assessments for
18 benefits and damages of the entire District. With respect to
19 the Plan of Improvements, notices, appointment of
20 commissioners or engineer, as the case may be, to prepare a
21 report assessing the benefits and damages, the report of
22 commissioners or engineer, as the case may be, and notice and
23 confirmation thereof, the levy of assessments and taxes,
24 including maintenance taxes, and the issuance of bonds and all
25 other proceedings as to each and all of such units, said Board
26 shall follow and comply with the same procedure as is provided
27 by law with respect to the entire District; and said Board of
28 Supervisors shall have the same powers in respect to each and
29 all of such units as is vested in them with respect to the
30 entire District. All the provisions of this Act shall apply
31 to the drainage, reclamation, and improvement of each, any,

1 and all of such units, and the enumeration of or reference to
2 specific powers or duties of the Supervisors or any other
3 officers or other matters in this Act as hereinabove set
4 forth, shall not limit or restrict the application of any and
5 all of the proceedings and powers herein to the drainage and
6 reclamation of such units as fully and completely as if such
7 unit or units were specifically and expressly named in every
8 section and clause of this Act where the entire District is
9 mentioned or referred to. All assessments, levies, taxes,
10 bonds, and other obligations made, levied, assessed, or issued
11 for or in respect to any such unit or units shall be a lien
12 and charge solely and only upon the lands in such unit or
13 units, respectively, for the benefit of which the same shall
14 be levied, made, or issued, and not upon the remaining units
15 or lands in the District. The Board of Supervisors may at any
16 time amend its resolutions by changing the location and
17 description of lands in any such unit or units and provided,
18 further, that if the location or description of lands located
19 in any such unit or units is so changed, notice of such change
20 shall be published as hereinabove required in this section for
21 notice of the formation or organization of such unit or units;
22 provided, however, that no lands against which benefits shall
23 have been assessed may be detached from any such unit after
24 the confirmation of the commissioners' or engineer's report,
25 as the case may be, of benefits in such unit or units or the
26 issuance of bonds or other obligations which are payable from
27 taxes or assessments for benefits levied upon the lands within
28 such unit or units.

29 (C) Provided, however, that if, after the confirmation
30 of the commissioners or engineer, as the case may be, report
31 of benefits in such unit or units, or the issuance of bonds or

1 other obligations which are payable from taxes or assessments
2 for benefits levied upon lands within such unit or units, the
3 Board of Supervisors finds the Plan of Improvements for any
4 such unit or units insufficient or inadequate for efficient
5 development, the Plan of Improvements may be amended or
6 changed as provided in this Act or chapter 298, Florida
7 Statutes, and the unit or units may be amended or changed as
8 provided in this section, by changing the location and
9 description of lands in any such unit or units, by detaching
10 lands therefrom or by adding land thereto, upon the approval
11 of at least 51 percent of the landowners according to acreage,
12 in any such unit, or by vote of four-fifths of the Board
13 without such approval and of all of the holders of bonds
14 issued in respect to any such unit, and provided that in such
15 event all assessments, levies, taxes, bonds, and other
16 obligations made, levied, assessed, incurred, or issued for or
17 in respect to any such unit or units may be allocated and
18 apportioned to the amended unit or units in proportion to the
19 benefits assessed by the commissioners' or engineer's report,
20 as the case may be, for the amended Plan of Improvements and
21 said report shall specifically provide for such allocation and
22 apportionment. The landowners and all of the bondholders
23 shall file their approval of or objections to such amended
24 Plan of Improvements within the time provided in section
25 298.301(7), Florida Statutes, and shall file their approval of
26 or objections to the amendment of such unit as provided in
27 this section.

28 (D) No lands shall be detached from any unit after the
29 issuance of bonds or other obligations for such unit except
30 upon the consent of all the holders of such bonds or other
31 obligations. In the event of the change of the boundaries of

1 any unit as provided herein and the allocation and
2 apportionment to the amended unit or units of assessments,
3 levies, taxes, bonds, and other obligations in proportion to
4 the benefits assessed by the commissioners' or engineer's
5 report, as the case may be, for the amended Plan of
6 Improvements, the holder of the bonds or other obligations
7 heretofore issued for the original unit who consents to such
8 allocation and apportionment shall be entitled to all rights
9 and remedies against any lands added to the amended unit or
10 units as fully and to the same extent as if such added lands
11 had formed and constituted a part of the original unit or
12 units at the time of the original issuance of such bonds or
13 other obligations, and regardless of whether the holders of
14 such bonds or other obligations are the original holders
15 thereof or the holders from time to time hereafter, and the
16 rights and remedies of such holders against the lands in the
17 amended unit or units, including any lands added thereto,
18 under such allocation and apportionment, shall constitute
19 vested and irrevocable rights and remedies to the holders from
20 time to time of such bonds or other obligations as fully and
21 to the same extent as if such bonds or other obligations had
22 been originally issued to finance the improvements in such
23 amended unit or units under such amended Plan of Improvements.

24 (E) Prior to creating a unit by action of a majority
25 of the Board, the Board shall use its best efforts to obtain
26 the consent of the owners of 51 percent of the acreage in the
27 unit.

28 (F) Upon the formation of a unit, the Board is
29 authorized to levy a one-time organizational special
30 assessment tax per acre on the lands in a unit sufficient to
31

1 prepare a Plan of Improvements and have the benefits assessed
2 as provided herein.

3 Section 24. Expanding the territorial limits of a unit
4 by agreement.--The territorial limits of a unit may be
5 expanded to include additional land by agreement between the
6 District and all of the landowners of the land to be included
7 in the unit, provided that at the time of the execution of the
8 agreement, the additional land is contained within the
9 jurisdictional boundaries of the District. Land included in
10 the unit by agreement shall be subject to the payment of all
11 drainage taxes and assessments levied by the District in the
12 unit and shall be subject to the provisions of all laws under
13 which the District operates. The agreement shall be in
14 recordable form and filed in the official records.

15 Section 25. Definition of 51 percent or 75 percent of
16 acreage in any area.--In the laws under which the District
17 operates, when the consent of 51 percent or 75 percent of the
18 acreage is required in any described area for any purpose, in
19 determining the acreage in the area, lands, and rights-of-way
20 of the District and all lands which are or will be exempt from
21 payment of the District drainage taxes and assessments shall
22 not be included in the acreage to determine either the 51
23 percent or 75 percent consent requirements. In determining
24 the acreage in the area, each tract or parcel of land less
25 than 1 acre in area shall be counted as a full acre, and each
26 tract or parcel of land more than 1 acre in area which
27 contains a fraction of an acre shall be counted at the nearest
28 whole number of acres, a fraction of one-half or more to be
29 counted as a full acre.

30 Section 26. Amending Plan of Improvements.--In
31 addition and as an alternative to the provisions of chapter

1 298, Florida Statutes, the Plan of Improvements may be
2 amended, modified, and changed from time to time in the
3 following manner:

4 (A) The intent of this section is to give the Board of
5 Supervisors power with latitude to make additional and other
6 improvements to the Plan of Improvements which the Board of
7 Supervisors considers appropriate to implement the purpose and
8 intent of the Plan of Improvements and which, in the opinion
9 of the Board, results in a benefit to the land and will not
10 increase the cost in excess of the total benefits assessed as
11 provided herein. The District may accept for maintenance
12 additional facilities which are within its boundaries and
13 supplement a Plan of Improvements which are donated to the
14 District at no cost. All existing Plan of Improvements as of
15 the effective date of this Act are hereby ratified as amended
16 and constructed.

17 (B) The court may retain jurisdiction for the purpose
18 of considering any changes, modifications, or amendments to a
19 Plan of Improvements required by any other local, state, or
20 federal governmental agency or proposed by the Board of
21 Supervisors, provided the District Engineer certifies that all
22 the lands affected receive the same or greater benefits as
23 previously determined and that the estimated costs, including
24 the changes or amendments, do not exceed the benefits assessed
25 and that any existing bonds outstanding do not exceed the
26 total benefits assessed. The court shall approve said
27 amendments or changes. Only those parties appearing or
28 answering the original proceedings for approval of the
29 commissioners' report shall be entitled to receive notice of
30 these supplemental proceedings.

31

1 (C) As an alternate procedure, the Board of
2 Supervisors shall have the power to change, alter, or amend a
3 previously approved Plan of Improvements by duly adopted
4 resolution; provided the District Engineer certifies that all
5 land subject to the original plan receives the same or greater
6 benefits as previously assessed and that the estimated cost
7 including the changes or amendments does not exceed the total
8 benefits assessed. Said resolution shall be filed, as may be
9 appropriate, in the court proceedings assessing benefits or
10 with the Secretary of the District for District proceedings
11 assessing benefits and shall be binding upon the owners of
12 lands subject to the Plan of Improvements, their successors
13 and assigns.

14 (D) Regardless of any language to the contrary
15 contained in chapter 298, Florida Statutes, or in this Act,
16 when a Plan of Improvements is amended, modified, or changed
17 by any authorized procedure, the approval or consent of the
18 holders of the bonds issued in respect to such plan shall not
19 be required and amendments, modifications, and changes may be
20 made to a Plan of Improvements without bondholders' approval
21 or consent.

22 (E) Notwithstanding the provisions of any other
23 section or law, any substantial change, alteration, or
24 amendment to a previously approved Plan of Improvements shall
25 be consistent with, and in furtherance of, the applicable
26 local government adopted Comprehensive Plan, land development
27 regulations, and ordinances and other requirements of chapter
28 163, Florida Statutes. Proposed changes, amendments, or
29 alterations shall be submitted to the applicable units of
30 local government for a determination of consistency.
31 Substantial changes and the information to be presented shall

1 be defined by separate agreement between the District and
2 applicable units of local government.

3 Section 27. Interests of the City of West Palm
4 Beach.--It is hereby determined and declared that the City of
5 West Palm Beach has special interests in certain lands owned
6 by said City and lying within the District in that such lands
7 serve as a water catchment area for the public water supply
8 and would be rendered unfit for that purpose by drainage.
9 Such lands are described as follows:

10
11 S 1/2 of Section 1 less 100' Road R/W; S 1/2
12 of Section 2; S 1/2 of Section 3; all of
13 Sections 4, 5, 6, 7, 8, 9, 17, and 18
14 inclusive; N 1/2 of N 1/2 of NW 1/4 of NE 1/4
15 of Section 10; Northeasterly Diagonal 1/2 of N
16 1/2 of NE 1/4 of NE 1/4 of Section 11; N 660'
17 of NE (less Rd. R/W) and N 1/2 of NW 1/4 (Less
18 Rd. R/W) of Section 12; W 1/2 of Section 14;
19 all in Township 43 South, Range 42 East.

20
21 All of Sections 7, 16, 17 and 18 South of FW
22 and N Ry. R/W Less Road R/W along S lines; all
23 of Section 21, less Rd. R/W & Less FW & Ry.
24 R/W; all of Sections 19, 20, 28, 29, 30, 31, 32
25 and 33, less Rd. R/W along N. line Sections 19
26 & 29; all in Township 42 South, Range 42 East.

27
28 And no canal, roadway, drainage structure, or other work is to
29 be constructed on these lands except by consent of said City
30 acting through its City Commission.

31

1 Section 28. Fish and Wildlife Conservation
2 Commission.--Nothing in this Act shall affect, limit, or
3 interfere with the authority, powers, and control of the Fish
4 and Wildlife Conservation Commission over the use of the lands
5 of the J. W. Corbett Management Area included in the District
6 for wildlife management and recreational purposes as such
7 authority and powers are prescribed by the laws of the State
8 of Florida. No canal, roadway, drainage structure, or other
9 work is to be constructed on these lands except by consent of
10 said commission.

11 Section 4. Chapters 59-994, 61-2636, 63-1744, 80-570,
12 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408,
13 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida,
14 are repealed.

15 Section 5. Severability.--In case any one or more of
16 the sections or provisions of this Act or the application of
17 such sections or provisions to any situation, circumstance, or
18 person shall for any reason be held to be unconstitutional,
19 such unconstitutionality shall not affect any other sections
20 or provisions of this Act or the application of such sections
21 or provisions to any other situation, circumstance, or person,
22 and it is intended that this law shall be construed and
23 applied as if such section or provision had not been included
24 herein for any unconstitutional application.

25 Section 6. Effect of conflict.--In the event of a
26 conflict between the provisions of this Act and the provisions
27 of any other Act, the provisions of this Act shall control to
28 the extent of such conflict.

29 Section 7. This act shall take effect upon becoming a
30 law.
31