

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15 District, are codified, reenacted, amended, and repealed as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:

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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.

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

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

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 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.

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 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:

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

Parcel No. 2: A parcel of land in Section 5, Township 42 South, Range 43 East, Palm Beach County, Florida more particularly described as follows: Beginning at the quarter-section corner in the North line of said Section 5; thence run Southerly, along the East line of the Northwest Quarter of said Section 5, a distance of 1651.58 feet; thence Westerly, parallel to the North line of said Section 5, a distance of 1323.19 feet, to a point in the West line of the East Half of the Northwest Quarter of said Section 5; thence Northerly along the West line of the East-Half of the Northwest Quarter of said Section 5, a distance of 1651.60 feet, to a point in the North line 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).
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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.

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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.

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 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.

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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.

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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.

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PARCEL 10A: The North Half of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East, TOGETHER WITH that portion of the North half of the Southeast Quarter of said Southeast Quarter of Section 5 lying westerly of the westerly line of the INTRACOASTAL WATERWAY as shown on the plat recorded in Plat Book 17, page 29 Records of said Palm Beach County. EXCEPT that portion thereof lying westerly of the easterly line of PROSPERITY FARMS ROAD.

PARCEL 10B: The North 169.5 Feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East. EXCEPT that portion thereof lying westerly of the easterly line of PROSPERITY FARMS ROAD.

PARCEL 10C: The Northeast Quarter of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 5, Township 42 South, Range 43 East TOGETHER WITH the West half of the West half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 5. EXCEPT all that part thereof lying southerly of the northerly line of MONET ROAD.

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 223.05
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 Section 2. Provisions of chapter 298, Florida
3 Statutes, made applicable.--The Northern Palm Beach County
4 Improvement District hereby created shall be a public
5 corporation of this state. The provisions of the General
6 Drainage Laws of Florida applicable to water control districts
7 or sub-water control districts which are embodied in chapter
8 298, Florida Statutes, and all of the laws amendatory thereof,
9 now existing or hereafter enacted, so far as not inconsistent
10 with this Act, are hereby declared to be applicable to
11 Northern Palm Beach County Improvement District. Northern Palm
12 Beach County Improvement District shall have all of the powers
13 and authorities mentioned in or conferred by chapter 298,
14 Florida Statutes, and all acts amendatory thereof, except as
15 provided otherwise herein.

16 Section 3. Powers of the District.--

17 (A) In addition to the powers provided for in chapter
18 298, Florida Statutes, and other applicable laws, the Northern
19 Palm Beach County Improvement District shall have the
20 following powers:

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

23 (2) To make contracts.

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

26 (4) To acquire by purchase, gift, or condemnation real
27 and personal property, either or both, within or without the
28 District, and to convey and dispose of such real and personal
29 property, either or both, as may be necessary or convenient to
30 carry out the purposes or any of the purposes of this Act and
31 chapter 298, Florida Statutes.

1 (5) To construct, operate, and maintain canals,
2 ditches, drains, levees, and other works for drainage
3 purposes; to acquire, purchase, operate, and maintain pumps,
4 plants, and pumping systems for drainage purposes.

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

7 (7) To construct, improve, pave, and maintain roadways
8 and roads necessary and convenient to provide access to and
9 efficient development of areas made suitable and available for
10 cultivation, settlement, and other beneficial use and
11 development as a result of the drainage and reclamation
12 operations of the District.

13 (8) To borrow money and issue negotiable or other
14 bonds of the District as hereinafter provided.

15 (9) To borrow money, from time to time, and issue
16 negotiable or other notes of the District therefor, in
17 anticipation of the collection of taxes, levies, and
18 assessments or revenues of the District, and to pledge or
19 hypothecate such taxes, levies, assessments, and revenues to
20 secure such bonds, notes, or obligations, and to sell,
21 discount, negotiate, and dispose of the same.

22 (10) To plan, establish, acquire, or reconstruct or
23 enlarge or extend, equip, operate, and maintain distribution,
24 collection, or other appropriate systems and facilities for
25 the following:

26 (a) Water supply, sewer, and wastewater management, or
27 any combination thereof, and to construct and operate
28 connecting, intercepting, or outlet sewers and sewer mains and
29 pipes and water mains, conduits, or pipelines in, along, and
30 under any street, alley, highway, or other public place or
31 ways;

1 (b) Waste collection, treatment, and disposal or
2 disposal of any effluent, residue, or other byproducts of such
3 system or sewer system;

4 (c) Street lights for public roads;

5 (d) Control and elimination of mosquitoes and other
6 arthropods of public health importance; and

7 (e) The supply and level of water within the District,
8 including the division of waters from one area, lake, pond,
9 river, stream, basin, or water control facility to another;
10 and the control and restriction of the development and use of
11 natural or artificial streams or bodies of water, lakes, or
12 ponds; and the taking of measures determined by the board to
13 be necessary or desirable to prevent or alleviate land
14 erosion.

15
16 The powers provided for in this subsection shall apply within
17 Palm Beach County, whether within or without the territorial
18 boundaries of the District, and include the authorization to
19 set and impose rates, fees, and other charges.

20
21 Nothing in this subsection shall be construed to preempt the
22 requirements of chapter 163, Florida Statutes, that water and
23 sewer development be consistent with local governments'
24 comprehensive plans. Any systems or facilities for water
25 supply, sewer, and wastewater management that are planned,
26 established, acquired, constructed, extended, equipped,
27 operated, or maintained under the powers provided herein shall
28 comply with all applicable land development regulations or
29 ordinances.

1 Nothing contained in this Act shall empower the District to
2 condemn by eminent domain the water or sewer systems of any
3 other unit of government.

4 (11) Northern Palm Beach County Improvement District
5 shall have the power to first require any individual or entity
6 desiring to construct any structure upon or occupying District
7 property or right-of-way or connecting to or utilizing the
8 works of the District to obtain a permit from the District and
9 comply with the District rules, regulations, and
10 specifications, provided that said permit shall be issued upon
11 compliance with such applicable rules, regulations, and
12 specifications. The Board of Supervisors shall be permitted
13 the discretion to deny or revoke any permit or permit
14 application if they find that the matter for which the permit
15 is sought or granted does not comply with the District plans,
16 rules, regulations, or policies. All costs, including
17 construction, engineering, legal, and administrative expenses
18 of the District, shall be paid by the applicant seeking the
19 permit.

20 (12) Northern Palm Beach County Improvement District
21 shall have the power to construct, operate, and maintain parks
22 and park facilities as part of a Plan of Improvements of a
23 unit of development. Said facilities shall be a benefit to be
24 received by the land in the unit of development and may be
25 financed as a part of the Plan of Improvements. The annual
26 costs of maintaining said parks and park facilities may be
27 included in the unit of development's maintenance taxes.

28 (13) Northern Palm Beach County Improvement District
29 shall have the power to construct and finance water and sewer
30 facilities, including, but not limited to, lines, mains, pump
31 stations, treatment plants, disposal facilities, and

1 appurtenances within a unit of development as a part of a Plan
2 of Improvements with said water and sewer facilities being a
3 benefit accruing to the land.

4 (14) Northern Palm Beach County Improvement District
5 shall have the power to acquire by purchase, lease, or gift
6 capital improvements including land, water, and sewer plants
7 and systems, roads, bridges, drainage, and irrigation
8 facilities, parks, buildings, and other real and personal
9 property that implement a Plan of Improvements related to the
10 objectives of and necessary for the operation of the District
11 as provided by law; and to finance the same by the issuance of
12 obligations payable from drainage taxes or maintenance taxes
13 or both.

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

20 (16) Northern Palm Beach County Improvement District
21 shall have the power to include in a Plan of Improvements
22 off-site facilities and improvements authorized by the powers
23 of the District within or without the boundaries of the
24 District or a unit of development within Palm Beach County
25 only and only when necessary as a part of a unit of
26 development to benefit the land.

27 (17) Northern Palm Beach County Improvement District
28 shall have the power to include in a Plan of Improvements for
29 a unit of development all or one or more of the various powers
30 and functions of the District or any combination of said
31 powers or functions and to construct and finance through a

1 Plan of Improvements said individual or combination of powers
 2 and functions included in the Plan of Improvements. It is the
 3 intent of this section that a Plan of Improvements may provide
 4 for a single benefit to the land authorized by the laws
 5 pertaining to the District or all of said benefits or a
 6 combination of the same as long as there are benefits accruing
 7 to the land.

8 (18) The provisions of this subsection shall apply
 9 notwithstanding any other provision of law. The District may
 10 provide in a Plan of Improvements that in assessing the
 11 benefits and damages to be incurred by lands of the District
 12 from the construction of a Plan of Improvements, the
 13 commissioners or engineer, as the case may be, shall take into
 14 consideration the varying types of existing or proposed land
 15 uses of the land affected by the construction of the Plan of
 16 Improvements and the commissioners' or engineer's report, as
 17 the case may be, shall so assess the benefits and damages. The
 18 District may levy taxes based upon the benefits assessed in
 19 such manner, taking into account the varying existing or
 20 proposed land uses of the land affected by the construction of
 21 the Plan of Improvements, as shall provide for the equitable
 22 apportionment of such taxes. Such taxes may be levied on the
 23 basis of acreage or parcels.

24 (19) Northern Palm Beach County Improvement District
 25 is authorized to provide, construct, operate, and maintain
 26 community or public preserves, playgrounds, amphitheaters, and
 27 recreation and sports areas and facilities, including, by way
 28 of example but no limitation: trails, courts, and athletic
 29 structures and fields, together with acquisition of such
 30 equipment and apparatus required or related thereto, as part
 31 of the Plan of Improvements for a unit of development;

1 however, specifically excluded from this grant of additional
 2 power is any authority to provide, construct, operate, or
 3 maintain professional athletic sports stadiums. Said
 4 improvements shall be a benefit to be received by the lands
 5 located within the unit of development and may be financed as
 6 a part of the unit of development's Plan of Improvements
 7 through debt and/or maintenance taxes, user fees, and other
 8 legally available revenues. The annual cost of operating and
 9 maintaining said improvements may be included in the unit of
 10 development's maintenance taxes.

11 (20) Northern Palm Beach County Improvement District
 12 is authorized to appoint an officer or employee of the
 13 District to be responsible for recommending for adoption by
 14 the Board of Supervisors such general or specific policies,
 15 procedures, guidelines, payment methodologies, and rules as
 16 are necessary and appropriate for the day-to-day management
 17 and operation of the District and its facilities. The Board
 18 of Supervisors, following adoption of such general or specific
 19 policies, procedures, guidelines, payment methodologies, and
 20 rules, may authorize and delegate the enforcement and
 21 implementation of same to an officer or employee of the
 22 District.

23 (21) Northern Palm Beach County Improvement District
 24 is authorized to adopt by resolution such rules, policies,
 25 guidelines, and procedures which will thereby authorize the
 26 District, at its discretion, to elect to use either a public
 27 bid or private negotiation process for the letting of
 28 contracts and purchase orders for works and improvements of
 29 the District, including procurement of personal property,
 30 commodities, and services, when the cost of said works and
 31 improvements, personal property, commodities, or services does

1 not exceed the CATEGORY TWO amount set forth in section
2 287.017, Florida Statutes.

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

7 (23) It is hereby found and declared that among the
8 many causes of deterioration in residential neighborhoods are
9 the proliferation of crime, excessive automobile flow, and
10 excessive noise levels from automobile traffic. It is to the
11 benefit of the land in the District and its ultimate users and
12 residents and it is hereby declared to be a public purpose to
13 include a provision in a Plan of Improvements for roads for
14 the exclusive use and benefit of a unit of development and its
15 residents. Therefore, upon receipt of written consent of the
16 owners of 75 percent of the land located within a unit of
17 development, the District has the power to adopt by resolution
18 a Plan of Improvements for a unit of development that will
19 permit the District to exercise the following powers:

20 (a) To provide roads for the exclusive use and benefit
21 of a unit of development and its landowners, residents, and
22 invitees in order to control ingress and egress.

23 (b) To finance and maintain said roads and their
24 associated elements as a part of a Plan of Improvements.

25 (c) To construct and maintain security structures to
26 control the use of said roads.

27 (d) To make provision for access by fire, police, and
28 emergency vehicles and personnel for the protection of life
29 and property in the unit of development.

30 (e) To include, in the annual assessment of taxes as
31 authorized, sufficient funds to finance and maintain said

1 roads as a part of a Plan of Improvements for a unit of
2 development.

3 (f) To adopt, by resolution of the Board, rules and
4 regulations for the control of traffic, noise levels, crime,
5 and the use of the roads by those authorized.

6
7 However, in the event the District should construct all or any
8 portion of a major thoroughfare or transportation route as
9 referenced in section 163.3177(6)(b), Florida Statutes, then
10 in such event the District will not be permitted to limit said
11 thoroughfare or transportation route for the exclusive use and
12 benefit of a unit of development and its residents without the
13 written consent of Palm Beach County.

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

29 (B) The powers and duties of said District shall be
30 exercised by and through the Board of Supervisors thereof,
31 which Board shall have the authority to employ engineers,

1 attorneys, agents, employees, and representatives as the Board
2 of Supervisors may from time to time determine, and to fix
3 their compensation and duties.

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

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

9 (B) Said Board of Supervisors shall consist of five
10 persons, who, except as herein otherwise provided, shall hold
11 office for the term of 3 years and until their successors
12 shall be duly elected and qualified.

13 (C) The first Board of Supervisors of the District
14 shall be composed of five persons, two of whom shall hold
15 office for 4 years from June 1, 1959, two of whom shall hold
16 office for 3 years from June 1, 1959, and one of whom shall
17 hold office for 2 years from June 1, 1959. Within 30 days
18 after this Act becomes a law, the Clerk of the Circuit Court
19 of Palm Beach County shall call a special meeting of
20 landowners of Northern Palm Beach County Improvement District
21 for the purpose of electing the first Board of Supervisors for
22 Northern Palm Beach County Improvement District as herein
23 provided. Notice of such special meeting of landowners shall
24 be given by the Clerk of the Circuit Court of Palm Beach
25 County by causing publication thereof to be made once a week
26 for 2 consecutive weeks prior to such meeting in some
27 newspaper published in Palm Beach County. Such special
28 meeting of landowners shall be held in some public place in
29 Palm Beach County, and the place, date, and hour of holding
30 such meeting and the purpose thereof shall be stated in the
31 notice. The landowners when assembled shall organize by

1 electing a Chair who shall preside at the meeting and a
 2 Secretary thereof. At such meeting, each and every acre, or
 3 any fraction thereof, of land in the District shall represent
 4 one share and each owner shall be entitled to one vote by
 5 person or by written proxy for every acre of land, or any
 6 fraction thereof, owned by him or her in the District. The
 7 landowners shall first vote for the Supervisors who are to
 8 hold office for the term of 4 years as herein provided, and
 9 the persons receiving the highest number of votes for such
 10 Supervisors shall be declared and elected as such Supervisors.
 11 Said landowners shall next vote for the Supervisors who are to
 12 hold office for the term of 3 years as provided herein, and
 13 the persons receiving the highest number of votes for such
 14 Supervisors shall be declared and elected as such Supervisors.
 15 Said landowners shall next vote for the Supervisor who is to
 16 hold office for the term of 2 years as herein provided, and
 17 the person receiving the highest number of votes for such
 18 Supervisor shall be declared and elected as such Supervisor.

19 (D) Each year during the month of June, beginning with
 20 the month of June 1961, Supervisors shall be elected, as
 21 hereinafter provided, by the landowners of said District to
 22 take the place of the retiring Supervisors. All vacancies or
 23 expirations on said Board shall be filled as required by this
 24 Act. At least three of the Supervisors of the Northern Palm
 25 Beach County Improvement District shall be residents of Palm
 26 Beach County, Florida, and owners of lands within said
 27 District. The other two Supervisors of the Northern Palm
 28 Beach County Improvement District need not be residents of the
 29 State of Florida. To be eligible for election, a candidate
 30 for the office of Supervisor shall file a written notice of
 31 intention to be a candidate in the office of the District at

1 least 30 days before the annual meeting of the landowners. In
 2 case of a vacancy in the office of any Supervisor, the
 3 remaining Supervisors may fill such vacancy until the next
 4 annual meeting of the landowners, when his or her successor
 5 shall be elected by the landowners for the unexpired term.

6 (E) As soon as practicable after their election, the
 7 Board of Supervisors of the District shall organize by
 8 choosing one of their number President of the Board of
 9 Supervisors and by electing some suitable person Secretary,
 10 who may or may not be a member of said Board. The Secretary
 11 shall be required to execute bond for the faithful performance
 12 of his or her duties in such penal amount as the Board may
 13 determine. The Board of Supervisors shall adopt a seal which
 14 shall be the seal of the District. At each annual meeting of
 15 the landowners of the District, the Board of Supervisors shall
 16 report all work undertaken or completed during the preceding
 17 year, and the status of the finances of the District.

18 (F) All Supervisors shall hold office until their
 19 successors shall be elected and qualified. Whenever any
 20 election shall be authorized or required by this Act to be
 21 held by the landowners at any particular or stated time or
 22 day, and if for any reason such election shall not or cannot
 23 be held at such time or on such day, then in such event and in
 24 all and every such event, the power or duty to hold such
 25 election shall not cease or lapse, but such election shall be
 26 held thereafter as soon as practicable and consistent with
 27 this Act.

28 Section 5. Compensation of Board.--The Supervisors
 29 shall not receive any compensation for their services;
 30 however, they shall be paid the per-mile rate set forth in
 31 section 112.061, Florida Statutes, for each mile actually

1 traveled up to a maximum of 200 miles in going to and from
 2 their places of residence to the place of meeting.

3 Section 6. Meetings of landowners.--

4 (A) Each year during the month of June, beginning with
 5 the month of June 1961, a meeting of the landowners of the
 6 District shall be held for the purpose of electing Supervisors
 7 to take the place of the retiring Supervisors and hearing
 8 reports of the Board of Supervisors; provided, however, that a
 9 meeting of the landowners shall be held during the month of
 10 June 1960, for the purpose of receiving reports of the Board
 11 of Supervisors and considering any matters upon which the
 12 Board of Supervisors may request the advice and views of the
 13 landowners. The Board of Supervisors shall have the power to
 14 call special meetings of the landowners at any time to receive
 15 reports of the Board of Supervisors or consider and act upon
 16 any matter upon which the Board of Supervisors may request
 17 advice. Notice of all meetings of the landowners shall be
 18 given by the Board of Supervisors by causing publication
 19 thereof to be made for 2 consecutive weeks prior to such
 20 meeting in some newspaper published in Palm Beach County. The
 21 meetings of the landowners shall be held in some public place
 22 in said County, and the place, day, and hour of holding such
 23 meetings shall be stated in the notice. The landowners when
 24 assembled shall organize by electing a Chair who shall preside
 25 at the meeting. The Secretary of the Board of Supervisors
 26 shall be the Secretary of such meeting. At all such meetings
 27 each and every acre, or any fraction thereof, of land in the
 28 District shall represent one share, and each owner shall be
 29 entitled to one vote in person or by written proxy for every
 30 acre, or any fraction thereof, of land owned by him or her in
 31 the District. The person receiving the highest number of votes

1 for Supervisor shall be declared and elected as such
2 Supervisor. Those landowners present or voting by proxy shall
3 constitute a quorum at any meeting of the landowners.

4 (B) Guardians may represent their wards, and personal
5 representatives may represent the estates of deceased persons.
6 Trustees may represent lands held by them in trust, and
7 private and municipal corporations may be represented by their
8 officers or duly authorized agents. Guardians, personal
9 representatives, trustees, and corporations may vote by proxy.

10 Section 7. Installment taxes, levied and apportioned,
11 and the collection thereof.--

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

31

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

7 (C) As an alternative or in addition to the above levy
8 and assessment procedure for taxes, the District shall have,
9 and the Board of Supervisors may exercise, the power to
10 determine, order, levy, impose, collect, and enforce special
11 assessments or taxes pursuant to chapter 170, Florida
12 Statutes. Such special assessments or taxes may, in the
13 discretion of the District, be collected and enforced pursuant
14 to the provisions of sections 197.3631, 197.3632, and
15 197.3635, Florida Statutes, or chapter 170, Florida Statutes.

16 Section 8. Maintenance tax.--The provisions of section
17 298.54, Florida Statutes, and amendments thereto, shall not be
18 applicable to the District. In lieu thereof, the following
19 provisions shall apply to the District:

20 (A) To maintain and preserve the improvements made
21 pursuant to this Act and to repair and restore the same, when
22 needed, and for the purpose of defraying the current expenses
23 of the District, the Board of Supervisors may, upon the
24 completion of said improvements, in whole or in part as may be
25 certified to the Board by the District Engineer, levy annually
26 a tax on all property in the District, to be known as a
27 "maintenance tax." Said maintenance tax shall be evidenced to
28 and certified by said Board to the Tax Collector of Palm Beach
29 County, Florida, and shall be collected by the Tax Collector
30 in the same manner and time as County taxes and the proceeds
31 therefrom paid to said District. Said tax shall be a lien

1 until paid on the property against which assessed and
2 enforceable in like manner as County taxes.

3 (B) In levying and assessing all taxes, each tract or
4 parcel of land less than 1 acre in area shall be assessed as a
5 full acre, and each tract or parcel of land more than 1 acre
6 in area which contains a fraction of an acre shall be assessed
7 at the nearest whole number of acres, a fraction of one-half
8 or more to be assessed as a full acre.

9 (C) Included in the maintenance tax, provisions may be
10 made for the acquisition and maintenance of capital
11 improvements necessary for the operation of the District.

12 Section 9. Taxes and costs a lien on land against
13 which taxes assessed.--All taxes provided for in this Act,
14 together with all penalties for default in payment for the
15 same, all costs in collecting the same, shall, from the date
16 of assessment thereof until paid, constitute a lien of equal
17 dignity with the liens for County taxes, and other taxes of
18 equal dignity with County taxes, upon all the lands against
19 which such taxes shall be levied as is provided in this Act.

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

1 Section 11. When unpaid taxes delinquent; penalty and
2 discounts.--All taxes provided for in this Act shall be and
3 become delinquent and bear penalties on the amount of said
4 taxes in the same manner as County taxes, and shall be subject
5 to the same discounts as County taxes.

6 Section 12. Compensation of Property Appraiser, Tax
7 Collector, and Clerk of the Circuit Court.--The Property
8 Appraiser, Tax Collector, and Clerk of the Circuit Court of
9 Palm Beach County shall be entitled to compensation for
10 services performed in connection with taxes of said District
11 now provided by law for water control districts.

12 Section 13. Uniform acreage tax for payment of
13 expenses.--There is hereby levied by the Legislature of the
14 State of Florida upon each and every acre of land within said
15 Northern Palm Beach County Improvement District as defined in
16 this Act a uniform tax of 25 cents per acre to be used by said
17 District, through its said Board of Supervisors, for the
18 purpose of paying expenses incurred or to be incurred in
19 making surveys of the lands in the District, assessing
20 benefits and damages, and other expenses necessarily incurred,
21 as may be estimated or determined by said Board of
22 Supervisors, before said Board of Supervisors shall be in
23 funds under the subsequent provisions of this Act. Such tax
24 shall become due and payable on the first day of November
25 1959, and shall become delinquent 90 days thereafter. Said tax
26 shall be a lien upon the lands in said District from the date
27 of the enactment of this Act and shall be collected in the
28 same manner as the annual installment of taxes. If it shall
29 appear to the Board of Supervisors to be necessary to obtain
30 funds to pay any expenses incurred or to be incurred in
31 organizing said District, making said surveys, preparing the

1 Plan of Reclamation, or other expenses of the conduct and
 2 operation of the District before a sufficient sum can be
 3 obtained by the collection of the acreage tax levied by this
 4 section of this Act, said Board of Supervisors may borrow a
 5 sufficient sum of money for any of said purposes at a rate of
 6 the interest not exceeding 6 percent per annum, and may issue
 7 negotiable notes or bonds therefor signed by the members of
 8 said Board of Supervisors, and may pledge any and all
 9 assessments of said acreage tax levied under the provisions of
 10 this section for the repayment thereof. Said Board of
 11 Supervisors may issue to any person or persons performing the
 12 work or services or furnishing anything of value in the
 13 organization of said District or making surveys of the same
 14 and assessing benefits or damages or preparing said Plan of
 15 Improvements and other expenses necessarily incurred before
 16 the receipt of funds arising from assessments or benefits,
 17 negotiable evidence of debt-bearing interest at a rate not to
 18 exceed the statutory lawful maximum rate per annum.

19 Section 14. Bonds may be issued, sale and disposition
 20 of proceeds; interest; levy to pay bonds; bonds and duties of
 21 treasurer, etc.--

22 (A) The Board of Supervisors may, if in their judgment
 23 it seems best, issue bonds not to exceed 90 percent of the
 24 total amount of the taxes levied under the provisions of
 25 section 298.305, Florida Statutes, in denominations of not
 26 less than \$100, bearing interest from date at a rate not to
 27 exceed the statutory lawful maximum per annum, payable
 28 annually or semiannually, to mature at annual intervals within
 29 40 years commencing after a period of not later than 10 years,
 30 to be determined by the Board of Supervisors, both principal
 31 and interest payable at some convenient place designated by

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

1 cease to bear interest from and after the date so fixed for
 2 redemption.

3 (B) The Board of Supervisors of said District shall
 4 have authority to issue Refunding Bonds to take up any
 5 outstanding bonds and any interest accrued thereon when, in
 6 the judgment of said Board, it shall be for the best interest
 7 of said District so to do. The said Board is hereby
 8 authorized and empowered to issue Refunding Bonds to take up
 9 and refund all bonds of said District outstanding that are
 10 subject to call and prior redemption, and all interest accrued
 11 to the date of such call or prior redemption, and all bonds of
 12 said District that are not subject to call or redemption,
 13 together with all accrued interest thereon, where the
 14 surrender of said bonds can be procured from the holders
 15 thereof at prices satisfactory to the Board or can be
 16 exchanged for such outstanding bonds with the consent of the
 17 holder thereof. Such Refunding Bonds may be issued at any time
 18 when in the judgment of said Board it will be to the interest
 19 of the District financially or economically to secure a lower
 20 rate of interest on said bonds or by extending the time of
 21 maturity of said bonds, or for any other reason in the
 22 judgment of said Board advantageous to said District. Such
 23 Refunding Bonds may mature at any time or times in the
 24 discretion of said Board, not later, however, than 40 years
 25 from the date of issuance of said Refunding Bonds. Said
 26 Refunding Bonds shall bear such date of issue, and such other
 27 details as the Board shall determine, and may in the
 28 discretion of said Board be made callable prior to maturity at
 29 such times and upon such prices and terms and other conditions
 30 as said Board shall determine. All the other applicable
 31 provisions of this Act not inconsistent therewith shall apply

1 fully to said Refunding Bonds and the holders thereof shall
 2 have all the rights, remedies, and security of the outstanding
 3 bonds refunded, except as may be provided otherwise in the
 4 resolution of the Board authorizing the issuance of such
 5 Refunding Bonds. Any funds available in the Sinking Fund for
 6 the payment of the principal and interest of outstanding bonds
 7 may be retained in the fund to be used for the payment of
 8 principal and interest of the Refunding Bonds, in the
 9 discretion of the Board of Supervisors. Any expenses incurred
 10 in buying any or all bonds authorized under the provisions of
 11 this section and the interest thereon and a reasonable
 12 compensation for paying same, shall be paid out of the funds
 13 in the hands of the Treasurer and collected for the purpose of
 14 meeting the expenses of administration. It shall be the duty
 15 of the said Board of Supervisors in making the annual tax levy
 16 as heretofore provided, to take into account the maturing
 17 bonds and interest on all bonds and expenses, and to make
 18 provisions in advance for the payment of same.

19 (C) In case the proceeds of the original tax levy made
 20 under the provisions of section 298.305, Florida Statutes, are
 21 not sufficient to pay the principal and interest of all bonds
 22 issued, then the Board of Supervisors shall make such
 23 additional levy or levies upon the benefits assessed as are
 24 necessary for this purpose, and under no circumstances shall
 25 any tax levies be made that will in any manner or to any
 26 extent impair the security of said bonds or the fund available
 27 for the payment of the principal and interest of the same.
 28 Said Treasurer shall at the time of the receipt of said bonds,
 29 execute and deliver to the President of the Board of said
 30 District a bond with good and sufficient surety to be approved
 31 by said Board, conditioned that the Treasurer shall account

1 for any pay over as required by law and as ordered by said
2 Board of Supervisors, any and all moneys received by him or
3 her on the sale of such bonds, or any of them, and that he or
4 she will only sell and deliver such bonds to the purchaser or
5 purchasers thereof under and according to the terms herein
6 prescribed, and that he or she will return to the Board of
7 Supervisors and duly cancel any and all bonds not sold when
8 ordered by the Board to do so. Said bonds when so returned
9 shall remain in the custody of the President of the Board of
10 Supervisors, who shall produce the same for inspection or for
11 use as evidence whenever and wherever legally requested so to
12 do. The Treasurer shall promptly report all sales of bonds to
13 the Board of Supervisors. The Board shall at a reasonable time
14 thereafter prepare and issue warrants in substantially the
15 form provided in section 298.17, Florida Statutes, for the
16 payment of maturing bonds so sold and the interest payments
17 coming due on all bonds sold. Each of said warrants shall
18 specify what bonds and accruing interest it is to pay, and the
19 Treasurer shall place sufficient funds at the place of payment
20 to pay the maturing bonds and coupons when due, together with
21 necessary compensation for paying same. The successor in
22 office of any Treasurer shall not be entitled to said bonds or
23 the proceeds thereof until he or she shall have complied with
24 all of the foregoing provisions applicable to his or her
25 predecessor in office. The aforesaid bond of said Treasurer
26 may, if the Board shall so direct, be furnished by a surety or
27 bonding company, which may be approved by the Board of
28 Supervisors; provided, if it should be deemed more expedient
29 to the Board of Supervisors as to money derived from the sale
30 of bonds issued, the Board may, by resolution, select some
31 suitable bank or banks or other depository as temporary

1 Treasurer or Treasurers to hold and disburse said moneys upon
 2 the order of the Board as the work progresses, until such fund
 3 is exhausted or transferred to the Treasurer by order of the
 4 Board of Supervisors. The funds derived from the sale of said
 5 bonds, or any of them, shall be used for the purpose of paying
 6 the cost of drainage works and improvements, and such costs,
 7 fees, expenses, and salaries as may be authorized by law, and
 8 used for no other purpose.

9 (D) The provisions of section 298.52, Florida
 10 Statutes, shall not apply to the District. The provisions of
 11 this section shall constitute full and complete authority for
 12 the issuance of refunding bonds by the District. The
 13 principal amount of any Refunding Bonds to be issued by the
 14 District which are to be payable from proceeds of the tax
 15 levied by the District pursuant to section 298.305, Florida
 16 Statutes, shall not exceed the maximum principal amount of
 17 bonds authorized to be issued by section 298.305, Florida
 18 Statutes, minus the principal amount of the bonds paid,
 19 whether prior to or after the issuance of the Refunding Bonds,
 20 from the proceeds of the tax levied pursuant to section
 21 298.305, Florida Statutes, that are to be used to pay the
 22 Refunding Bonds.

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

25 (A) This Act shall, without reference to any other Act
 26 of the Legislature of Florida, be full authority for the
 27 issuance and sale of the bonds in this Act authorized, which
 28 bonds shall have all the qualities of negotiable paper under
 29 the law merchant and shall not be invalid for any irregularity
 30 or defect in the proceedings for the issuance and sale
 31 thereof, and shall be incontestible in the hands of bona fide

1 purchasers or holders thereof. No proceedings in respect to
 2 the issuance of any such bonds shall be necessary, except such
 3 as are required by this Act. The provisions of this Act shall
 4 constitute an irrevocable contract between the Board of
 5 Supervisors and the said Northern Palm Beach County
 6 Improvement District and the holders of any bonds and the
 7 coupons thereof issued pursuant to the provisions hereof. Any
 8 holder of any of said bonds or coupons may either in law or in
 9 equity by suit, action, or mandamus enforce and compel the
 10 performance of the duties required by this Act of any of the
 11 officers or persons mentioned in this Act in relation to said
 12 bonds, or to the correct enforcement and application of the
 13 taxes for the payment thereof.

14 (B) After the several bonds and coupons are paid and
 15 retired as herein provided, they shall be returned to the
 16 Treasurer, and they shall be canceled and an appropriate
 17 record thereof made in a book to be kept for that purpose,
 18 which record of paid and canceled bonds shall be kept at the
 19 office of the Treasurer and shall be open for inspection by
 20 any bondholder at any time.

21 Section 16. Issuance of revenue bonds and bond
 22 anticipation notes.--

23 (A) In addition to the other powers provided the
 24 District, and not in limitation thereof, the District shall
 25 have the power, at any time, and from time to time after the
 26 issuance of any bonds of the District shall have been
 27 authorized, to borrow money for the purposes for which such
 28 bonds are to be issued in anticipation of the receipt of the
 29 proceeds of the sale of such bonds and to issue bond
 30 anticipation notes in a principal sum not in excess of the
 31 authorized maximum amount of such bond issue.

1 (B) The District shall have the power to issue revenue
 2 bonds from time to time without limitation as to amount for
 3 the purpose of financing those systems and facilities provided
 4 for in section 3(A)(10). Such revenue bonds may be secured by,
 5 or payable from, the gross or net pledge of the revenues to be
 6 derived from any project or combination of projects; from the
 7 rates, fees, or other charges to be collected from the users
 8 of any project or projects; from any revenue-producing
 9 undertaking or activity of the District; from special
 10 assessments; or from any other source or pledged security.
 11 Such bonds shall not constitute an indebtedness of the
 12 District, and the approval of the qualified electors shall not
 13 be required unless such bonds are additionally secured by the
 14 full faith and credit and taxing power of the District.

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

31

1 reconstruction, improvement, maintenance, repair, or
2 operation.

3 (D) Bonds of each issue shall be dated; shall bear
4 interest at such rate or rates, including variable rates,
5 which interest may be tax exempt or taxable for federal income
6 tax purposes; shall mature at such time or times from their
7 date or dates; and may be made redeemable before maturity at
8 such price or prices and under such terms and conditions as
9 may be determined by the Board.

10 (E) The District shall have the power to issue bonds
11 for the purpose of refunding any outstanding bonds of the
12 District.

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

16 (G) The powers provided for in this section shall
17 apply within Palm Beach County, whether within or without the
18 territorial boundaries of the District, and include the
19 authorization to set and impose rates, fees, and other
20 charges.

21 Section 17. Approval of the board of drainage
22 commissioners not required to issue bonds.--The Board of
23 Supervisors may issue bonds under the provisions of this Act,
24 without the approval of the Board of Drainage Commissioners of
25 the State of Florida.

26 Section 18. Floating indebtedness.--Prior to the
27 issuance of bonds under the provisions of this Act, the Board
28 of Supervisors may from time to time issue warrants or
29 negotiable notes or other evidences of debt of the District,
30 all of which shall be termed "floating indebtedness" in order
31 to distinguish the same from the bonded debt provided for.

1 The notes or other evidences of indebtedness shall be payable
 2 at such times and shall bear interest at a rate not exceeding
 3 the lawful statutory maximum per annum, and may be sold or
 4 discounted at such price or on such terms as the Board may
 5 deem advisable. The Board shall have the right, in order to
 6 provide for the payment thereof, to pledge the whole or any
 7 part of the taxes provided for in this Act, whether the same
 8 shall be theretofore or thereafter levied, and said Board
 9 shall have the right to provide that the floating debt shall
 10 be payable from the proceeds arising from the sale of bonds,
 11 or from the proceeds of any such tax, or both. After the
 12 issuance of any bonds of the District under the provisions of
 13 this Act, the power to create such floating debt and pledge
 14 the avails of taxes therefor shall continue, but the amount
 15 thereof which may be outstanding at any time shall be limited
 16 to 5 percent of the amount of bonds issued hereunder.

17 Section 19. Validation of bonds.--No bonds issued by
 18 the District shall be required to be validated, but such bonds
 19 may be validated at the discretion of the Board of
 20 Supervisors.

21 Section 20. Use of bonds and interest coupons in
 22 payment of taxes not authorized.--The provisions of section
 23 298.73, Florida Statutes, and amendments and successors
 24 thereof, relating to the use of bonds and obligations in
 25 payment of drainage taxes, shall not be applicable to said
 26 District and its bonds, obligations, and taxes.

27 Section 21. Eminent domain.--The said Board of
 28 Supervisors is hereby authorized and empowered to exercise the
 29 right of eminent domain and may condemn to the use of said
 30 District any and all lands, easements, rights-of-way, riparian
 31 rights, and property rights of every description, in or out of

1 said District, required for the public purposes and powers of
2 said Board as herein granted, and may enter upon, take, and
3 use such lands as it may deem necessary for such purposes.

4 Section 22. Water control.--It is hereby declared in
5 said District, surface waters, which shall include rainfall
6 and the overflow of rivers and streams, may be controlled, and
7 the District, and any individual or agency holding a permit to
8 do so from said District, shall have the right to dike, dam,
9 and construct levees to protect said District or any part
10 thereof, or the property of said individual or agency against
11 the same, and thereby divert the course and flow of such
12 surface waters and/or pump the water from within such dikes
13 and levees.

14 Section 23. Unit development; powers of Supervisors to
15 designate units of development and adopt systems of
16 progressive drainage by units; Plan of Improvements and
17 financing assessments, etc., for each unit.--

18 (A) Upon written petition signed by the owners of 51
19 percent of the acreage in any area, or by vote of four-fifths
20 of the Board, the Board of Supervisors of Northern Palm Beach
21 County Improvement District shall have the power and is hereby
22 authorized in its discretion to drain and reclaim or more
23 completely and intensively to drain and reclaim, plus exercise
24 such other powers authorized in this Act, the lands in said
25 designated area or part of the District to be called a "unit."
26 The units into which said District may be so divided shall be
27 given appropriate numbers or names by said Board of
28 Supervisors, so that said units may be readily identified and
29 distinguished. The Board of Supervisors shall have the power
30 to fix and determine the location, area, and boundaries of and
31 lands to be included in each and all such units with the

1 consent of the owners of 51 percent of the acreage in any
 2 area, or by vote of four-fifths of the Board without such
 3 consent, the order of development thereof, and the method of
 4 carrying on the work in each unit. The unit system of
 5 drainage provided by this section may be conducted and all of
 6 the proceedings by this section and this Act authorized in
 7 respect to such unit or units may be carried on and conducted
 8 at the same time as or after the work of draining and
 9 reclaiming of the entire District has been or is being or
 10 shall be instituted or carried on under the provisions of this
 11 Act. If the Board of Supervisors shall determine that it is
 12 advisable to conduct the work of draining and reclaiming the
 13 lands in said District by units, as authorized by this section
 14 of this Act, said Board shall, by resolution duly adopted and
 15 entered upon its minutes, declare its purpose to conduct such
 16 work accordingly and, upon petition of the owners of 51
 17 percent of the acreage in any area or by vote of four-fifths
 18 of the Board, shall at the same time and manner fix the
 19 number, location, and boundaries of and description of lands
 20 within such unit or units and give appropriate numbers or
 21 names. As soon as practicable after the adoption and
 22 recording of a resolution as to any unit, said Board of
 23 Supervisors shall publish a notice once a week for 2
 24 consecutive weeks in a newspaper published in Palm Beach
 25 County, Florida, briefly describing the unit or units into
 26 which the District has been divided and the lands embraced in
 27 each unit, giving the name, number, or other designation of
 28 such units, requiring all owners of lands in the District to
 29 show cause in writing before said Board of Supervisors at a
 30 time and place to be stated in such notice why such division
 31 of said District into such unit or units should not be

1 approved, and why the proceedings and powers authorized by
2 this section of this Act should not be had, taken, and
3 exercised. At the time and place stated in said notice, said
4 Board of Supervisors shall hear all objections or causes of
5 objection (all of which shall be in writing) of any landowner
6 in the District to the matters mentioned and referred to in
7 such notice, and if no objections are made, or if said
8 objections, if made, shall be overruled by said Board, then
9 said Board shall enter in its minutes its finding and order
10 confirming said resolution and may thereafter proceed with the
11 development, drainage, and reclamation of the District by unit
12 or units pursuant to such resolution and to the provisions of
13 this Act. If, however, said Board of Supervisors shall find
14 as a result of such objections, or any of them, or the hearing
15 thereon, that the division of the District into such unit or
16 units as aforesaid should not be approved, or that the
17 proceedings and powers authorized by this section of this Act
18 should not be had, taken, or exercised, or that any other
19 matter or thing embraced in said resolution would not be in
20 the best interest of the landowners of said unit or units or
21 would be unjust or unfair to any landowner therein or
22 otherwise inconsistent with fair and equal protection and
23 enforcement of the rights of every landowner in said unit or
24 units, then the Board of Supervisors shall not proceed further
25 under such resolution, but said Board of Supervisors may, as a
26 result of such hearing, modify or amend said resolution so as
27 to meet such objections so made, and thereupon said Board may
28 confirm said resolution as so modified or amended and may
29 thereafter proceed accordingly. If said Board of Supervisors
30 shall overrule or refuse to sustain any such objections in
31 whole or in part made by any landowner in the District, or if

1 any such landowner shall deem himself or herself aggrieved by
 2 any action of the Board of Supervisors in respect to any
 3 objections so filed, such landowner may, within 10 days after
 4 the ruling of said Board, file his or her complaint in the
 5 Circuit Court for Palm Beach County, Florida, in Chancery,
 6 against said District, praying an injunction or other
 7 appropriate relief against the action or any part of such
 8 action proposed by such resolution or resolutions of said
 9 Board, and such suits shall be conducted like other Chancery
 10 suits, except that said suits shall have preference over all
 11 other pending actions except criminal actions and writs of
 12 habeas corpus. Upon the hearing of said cause, the Circuit
 13 Court shall have the power to hear the objections and receive
 14 the evidence thereon of all parties to such cause and approve
 15 or disapprove said resolutions and action of the Board in
 16 whole or in part, and to render such decree in such cause as
 17 right and justice require.

18 (B) When said resolutions creating said unit or units
 19 shall be confirmed by the Board of Supervisors (or by the
 20 Circuit Court for Palm Beach County, Florida, if such proposed
 21 action shall be challenged by a landowner by the judicial
 22 proceedings hereinabove authorized), the Board of Supervisors
 23 may adopt a Plan of Improvements for and in respect to any or
 24 all such units, and to have the benefits and damages resulting
 25 therefrom assessed and apportioned as is provided by law in
 26 regard to a Plan of Improvements for and assessments for
 27 benefits and damages of the entire District. With respect to
 28 the Plan of Improvements, notices, appointment of
 29 commissioners or engineer, as the case may be, to prepare a
 30 report assessing the benefits and damages, the report of
 31 commissioners or engineer, as the case may be, and notice and

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

1 have been assessed may be detached from any such unit after
 2 the confirmation of the commissioners' or engineer's report,
 3 as the case may be, of benefits in such unit or units or the
 4 issuance of bonds or other obligations which are payable from
 5 taxes or assessments for benefits levied upon the lands within
 6 such unit or units.

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

1 shall file their approval of or objections to such amended
 2 Plan of Improvements within the time provided in section
 3 298.301(7), Florida Statutes, and shall file their approval of
 4 or objections to the amendment of such unit as provided in
 5 this section.

6 (D) No lands shall be detached from any unit after the
 7 issuance of bonds or other obligations for such unit except
 8 upon the consent of all the holders of such bonds or other
 9 obligations. In the event of the change of the boundaries of
 10 any unit as provided herein and the allocation and
 11 apportionment to the amended unit or units of assessments,
 12 levies, taxes, bonds, and other obligations in proportion to
 13 the benefits assessed by the commissioners' or engineer's
 14 report, as the case may be, for the amended Plan of
 15 Improvements, the holder of the bonds or other obligations
 16 heretofore issued for the original unit who consents to such
 17 allocation and apportionment shall be entitled to all rights
 18 and remedies against any lands added to the amended unit or
 19 units as fully and to the same extent as if such added lands
 20 had formed and constituted a part of the original unit or
 21 units at the time of the original issuance of such bonds or
 22 other obligations, and regardless of whether the holders of
 23 such bonds or other obligations are the original holders
 24 thereof or the holders from time to time hereafter, and the
 25 rights and remedies of such holders against the lands in the
 26 amended unit or units, including any lands added thereto,
 27 under such allocation and apportionment, shall constitute
 28 vested and irrevocable rights and remedies to the holders from
 29 time to time of such bonds or other obligations as fully and
 30 to the same extent as if such bonds or other obligations had

31

1 been originally issued to finance the improvements in such
2 amended unit or units under such amended Plan of Improvements.

3 (E) Prior to creating a unit by action of a majority
4 of the Board, the Board shall use its best efforts to obtain
5 the consent of the owners of 51 percent of the acreage in the
6 unit.

7 (F) Upon the formation of a unit, the Board is
8 authorized to levy a one-time organizational special
9 assessment tax per acre on the lands in a unit sufficient to
10 prepare a Plan of Improvements and have the benefits assessed
11 as provided herein.

12 Section 24. Expanding the territorial limits of a unit
13 by agreement.--The territorial limits of a unit may be
14 expanded to include additional land by agreement between the
15 District and all of the landowners of the land to be included
16 in the unit, provided that at the time of the execution of the
17 agreement, the additional land is contained within the
18 jurisdictional boundaries of the District. Land included in
19 the unit by agreement shall be subject to the payment of all
20 drainage taxes and assessments levied by the District in the
21 unit and shall be subject to the provisions of all laws under
22 which the District operates. The agreement shall be in
23 recordable form and filed in the official records.

24 Section 25. Definition of 51 percent or 75 percent of
25 acreage in any area.--In the laws under which the District
26 operates, when the consent of 51 percent or 75 percent of the
27 acreage is required in any described area for any purpose, in
28 determining the acreage in the area, lands, and rights-of-way
29 of the District and all lands which are or will be exempt from
30 payment of the District drainage taxes and assessments shall
31 not be included in the acreage to determine either the 51

1 percent or 75 percent consent requirements. In determining
2 the acreage in the area, each tract or parcel of land less
3 than 1 acre in area shall be counted as a full acre, and each
4 tract or parcel of land more than 1 acre in area which
5 contains a fraction of an acre shall be counted at the nearest
6 whole number of acres, a fraction of one-half or more to be
7 counted as a full acre.

8 Section 26. Amending Plan of Improvements.--In
9 addition and as an alternative to the provisions of chapter
10 298, Florida Statutes, the Plan of Improvements may be
11 amended, modified, and changed from time to time in the
12 following manner:

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

26 (B) The court may retain jurisdiction for the purpose
27 of considering any changes, modifications, or amendments to a
28 Plan of Improvements required by any other local, state, or
29 federal governmental agency or proposed by the Board of
30 Supervisors, provided the District Engineer certifies that all
31 the lands affected receive the same or greater benefits as

1 previously determined and that the estimated costs, including
2 the changes or amendments, do not exceed the benefits assessed
3 and that any existing bonds outstanding do not exceed the
4 total benefits assessed. The court shall approve said
5 amendments or changes. Only those parties appearing or
6 answering the original proceedings for approval of the
7 commissioners' report shall be entitled to receive notice of
8 these supplemental proceedings.

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

22 (D) Regardless of any language to the contrary
23 contained in chapter 298, Florida Statutes, or in this Act,
24 when a Plan of Improvements is amended, modified, or changed
25 by any authorized procedure, the approval or consent of the
26 holders of the bonds issued in respect to such plan shall not
27 be required and amendments, modifications, and changes may be
28 made to a Plan of Improvements without bondholders' approval
29 or consent.

30 (E) Notwithstanding the provisions of any other
31 section or law, any substantial change, alteration, or

1 amendment to a previously approved Plan of Improvements shall
2 be consistent with, and in furtherance of, the applicable
3 local government adopted Comprehensive Plan, land development
4 regulations, and ordinances and other requirements of chapter
5 163, Florida Statutes. Proposed changes, amendments, or
6 alterations shall be submitted to the applicable units of
7 local government for a determination of consistency.
8 Substantial changes and the information to be presented shall
9 be defined by separate agreement between the District and
10 applicable units of local government.

11 Section 27. Interests of the City of West Palm
12 Beach.--It is hereby determined and declared that the City of
13 West Palm Beach has special interests in certain lands owned
14 by said City and lying within the District in that such lands
15 serve as a water catchment area for the public water supply
16 and would be rendered unfit for that purpose by drainage.
17 Such lands are described as follows:

18
19 S 1/2 of Section 1 less 100' Road R/W; S 1/2
20 of Section 2; S 1/2 of Section 3; all of
21 Sections 4, 5, 6, 7, 8, 9, 17, and 18
22 inclusive; N 1/2 of N 1/2 of NW 1/4 of NE 1/4
23 of Section 10; Northeasterly Diagonal 1/2 of N
24 1/2 of NE 1/4 of NE 1/4 of Section 11; N 660'
25 of NE (less Rd. R/W) and N 1/2 of NW 1/4 (Less
26 Rd. R/W) of Section 12; W 1/2 of Section 14;
27 all in Township 43 South, Range 42 East.

28
29 All of Sections 7, 16, 17 and 18 South of FW
30 and N Ry. R/W Less Road R/W along S lines; all
31 of Section 21, less Rd. R/W & Less FW & Ry.

1 R/W; all of Sections 19, 20, 28, 29, 30, 31, 32
2 and 33, less Rd. R/W along N. line Sections 19
3 & 29; all in Township 42 South, Range 42 East.

4
5 And no canal, roadway, drainage structure, or other work is to
6 be constructed on these lands except by consent of said City
7 acting through its City Commission.

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

18 Section 4. Chapters 59-994, 61-2636, 63-1744, 80-570,
19 81-461, 83-494, 84-498, 87-518, 88-503, 89-462, 91-408,
20 92-262, 95-489, 95-504, 96-488, and 97-328, Laws of Florida,
21 are repealed.

22 Section 5. Severability.--In case any one or more of
23 the sections or provisions of this Act or the application of
24 such sections or provisions to any situation, circumstance, or
25 person shall for any reason be held to be unconstitutional,
26 such unconstitutionality shall not affect any other sections
27 or provisions of this Act or the application of such sections
28 or provisions to any other situation, circumstance, or person,
29 and it is intended that this law shall be construed and
30 applied as if such section or provision had not been included
31 herein for any unconstitutional application.

1 Section 6. Effect of conflict.--In the event of a
2 conflict between the provisions of this Act and the provisions
3 of any other Act, the provisions of this Act shall control to
4 the extent of such conflict.

5 Section 7. This act shall take effect upon becoming a
6 law.

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