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A bill to be entitled

An act relating to the Lake Worth Drainage District, Palm Beach County; amending ch. 98-525, Laws of Florida; amending the district boundaries; providing a limitation on the district's liability from third-party use of district lands, rights-of-way, works, and easements for authorized, permitted, or licensed activities for facilities or for outdoor recreational purposes; providing an effective date.

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

Section 1. Section 1 of section 2 of chapter 98-525, Laws of Florida, is amended to read:

Section 1. District created and boundaries thereof.--For the purpose of further reclaiming, draining, and irrigating the lands hereinafter described, and for the purpose of water control and water supply; protecting said lands from the effects of water by means of the construction and maintenance of canals, ditches, levees, dikes, pumping plants, and other drainage and irrigation works and improvements; improving said lands and making said lands within the district available, acceptable, and habitable for settlement and agriculture, and for the public convenience, welfare, utility, and benefit and other purposes stated in this act, a drainage district is hereby created and established in Palm Beach County, Florida, to be known as the Lake Worth Drainage District, an independent special district, the territorial boundaries of which shall include the following lands, to wit:



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The East One-half (E 1/2) of the West One-half (W 1/2) of Section 36, Township 43 South, Range 41 East, lying North of the North Right-of-Way line of the West Palm Beach Canal (C-51);

AND ALSO

The West One-half (W 1/2) of Section 36, Township 43 South, Range 41 East, lying South of the North Right-of-Way line of the West Palm Beach Canal(C-51);

AND ALSO

The Northwest One-quarter (NW 1/4) of Section 1, Township 44 South, Range 41 East;

AND ALSO

The Southwest One-quarter (SW 1/4) of Section 12, Township 44 South, Range 41 East;

AND ALSO

The West One-half (W 1/2) of Section 24, Township 44 South, Range 41 East;

AND ALSO

The East Three-quarters (E 3/4) of the East One-half (E 1/2 of the Southwest One-quarter (SW 1/4) of



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Section 36, Township 44 South, Range 41 East;

AND ALSO

Blocks 37, 39, 40 and 41 of the Hiatus lying between Townships 44 and 45, Range 41, lying East of the East Right-of-Way line of L-40, a works of the South Florida Water Management District;

AND ALSO

All of Section 1, the East Three-quarters (E 3/4) of the Southeast One-quarter (SE 1/4) of Section 2 and all that part of Sections 3, 4, 5 and 10 lying East of the East Right-of-Way line of L-40, a works of the South Florida Water Management District, all lying in Township 45 South, Range 41 East;

AND ALSO

All of Section 11, Township 45 South, Range 41 East;

AND ALSO

The North Three-quarters (N 3/4) of the West One-half (W 1/2) of Section 12, Township 45 South, Range 41 East;

AND ALSO



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The North One-half (N 1/2) of the South One-half (S 1/2) of the Northeast One-quarter (NE 1/4) of Section 13, Township 45 South, Range 41 East;

AND ALSO

The Northwest One-quarter (NW 1/4) of Section 13, Township 45 South, Range 41 East, LESS the East One-half (E 1/2) of the Southeast One-quarter (SE 1/4) of the Southeast One-quarter (SE 1/4) of the Northwest One-quarter (NW 1/4) of said Section 13;

AND ALSO

The South One-quarter (S 1/4) of Section 13, Township 45 South, Range 41 East, LESS the following described parcel: Commencing at the Southeast Corner of said Section 13, thence North 00°30'06" West along the East line of Section 13 (an assumed bearing and all other bearings being relative thereto), 1,318.08 feet; thence South 89°25'33" West, 69.46 feet to the West Right-of-Way line of U.S. Highway 441 (State Road 7), as now laid out and in use and also being the POINT OF BEGINNING; thence continuing South 89°25'33" West, 2,672.4 feet; thence South 00°29'06" East, 652.0 feet, thence North 89°25'33" East, parallel with the North line, 2,672.4 feet to the West Right-of-Way of U.S.



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Highway 441 (State Road 7); thence North 00°29'06"
West, along the West Right-of-Way of U.S. Highway 441
(State Road 7), 652.0 feet to the POINT OF BEGINNING;
said parcel containing 40.0 acres more or less;

AND ALSO

That part of Sections 14, 15 and 23, Township 45
South, Range 41 East, lying East of the East Right-of-
Way line of L-40, a works of the South Florida Water
Management District;

AND ALSO

The West One-quarter (W 1/4) of Section 24, Township
45 South, Range 41 East;

AND ALSO

The West One-half (W 1/2) of Section 25, Township 45
South, Range 41 East;

AND ALSO

That part of Section 26, Township 45 South, Range 41
East, lying East of the East Right-of-Way line of L-
40, a works of the South Florida Water Management
District;

AND ALSO



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The West One-half (W 1/2) of Section 36, Township 45
South, Range 41 East;

AND ALSO

The West One-half (W 1/2) of Section 1, Township 46
South, Range 41 East;

AND ALSO

That part of Sections 11 and 23, the West One-half (W
1/2) of Section 26 and all of Section 35, Township 46
South, Range 41 East, lying East of the East Right-of-
Way line of L-40, a works of the South Florida Water
Management District;

AND ALSO

Tracts 1, 2, 7, 19, 41, 49, 50, 51, 52, 53 and 56,
Section 1, Township 47 South, Range 41 East, according
to the Plat of Florida Fruitlands Subdivision, as
recorded in Plat Book 1, page 102, of the Public
Records of Palm Beach County, Florida;

AND ALSO

The West One-half (W 1/2) of Section 2, Township 47
South, Range 41 East;

AND ALSO



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That part of Section 10, Township 47 South, Range 41 East, lying East of the East Right-of-Way line of L-40, a works of the South Florida Water Management District, and North of the centerline of Lateral Canal No. 43-W;

AND ALSO

Tracts 7, 9, 10, 13, 27, 35, 53, 63, and 64, Section 11, Township 47 South, Range 41 East, according to the Plat of Florida Fruitlands Subdivision, as recorded in Plat Book 1, page 102, of the Public Records of Palm Beach County, Florida;

It is the intent of the above described legal description to include all properties lying West of the Rangeline between Ranges 41 and 42 East and lying East of L-40, a work of the South Florida Water Management District and/or the boundaries of Acme Improvement District, as now laid out and in use, and South of the North line of Section 36, Township 43 South, Range 41 East, and North of the South line of the Lake Worth Drainage District, as now existing, not previously lying within the boundaries of the Lake Worth Drainage District as established by the Florida Legislature or by petition of the owner and ultimate annexation by the Lake Worth Drainage District.

AND ALSO



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Beginning at the centerline of N.W. 3rd Avenue (formerly Beatty Street) and the centerline of Atlantic Avenue; according to the plat of the Map of the Town of Linton, Florida, as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida; thence Northerly, along the said centerline of N.W. 3rd Avenue, to a point on the North right-of-way line of Lake Ida Road, a county road, as now laid out and in use (also known as N.W. 4th Street) (formerly known as Market Street on said Plat Book 1, Page 3); thence Westerly, along the said North right-of-way line of Lake Ida Road, to a point on the West line of Section 8, Township 46 South, Range 43 East, Palm Beach County, Florida; thence Southerly, along the West line of said Section 8 and the West line of Section 17, Township 46 South, Range 43 East, Palm Beach County, Florida, to a point on the centerline of said Atlantic Avenue (being also the South line of the North Half (N 1/2) of said Section 17); thence Easterly, along the centerline of said Atlantic Avenue to the Point of Beginning.

Additionally included into the boundaries of the Lake Worth Drainage District are the following described parcels:

Lot 8 and Lots 10 to 13 inclusive, Block 15, and Lots 8 to 18 inclusive, Block 20, LAKE BOYNTON ESTATES PLAT NO. 1, according to the plat thereof on file in the



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office of the Clerk of the Circuit Court in and for
Palm Beach County, Florida, recorded in Plat Book 13,
Page 32;

AND

Lots 11 and 12, Block 21; Lots 8 to 19 inclusive,
Block 26; Lots 6 to 26 inclusive, Block 27; Lots 10 to
32 inclusive, Block 32; Lots 5 to 20 inclusive, Block
33; and Lots 6 to 21 inclusive, Block 38, LAKE BOYNTON
ESTATES PLAT NO. 2, according to the plat thereof on
file in the office of the Clerk of the Circuit Court
in and for Palm Beach County, Florida, recorded in
Plat Book 14, Page 17;

AND

That part of W 1/2 of SE 1/4 of Section 29, Township
45 South, of Range 43 East, Palm Beach County,
Florida, lying East of the West R/W line of the E-4
Drainage Canal, and West of said Lake Boynton Estates
and South of Palm Beach Leisureville, Third Section,
according to the Plat thereof as recorded in Plat Book
28, Pages 243 and 244, Public Records of Palm Beach
County, Florida;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

A Tract of land lying partially in Sections 16, 17, 20



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and 21, Township 45 South, Range 43 East, Palm Beach County, Florida, said Tract being more particularly described as follows: Commencing at the Southwest corner of said Section 17; thence North 1°44'39" East, along the West line of Section 17, a distance of 1318.10 feet to a point in the intersection with the centerline of N.W. 22nd Avenue, as recorded in O.R. Book 1738, Page 1686, of the Public Records of Palm Beach County, Florida; thence with a bearing of North 89°04'32" East, along the centerline of N.W. 22nd Avenue, a distance of 778.37 feet to the Point of Beginning; thence North 1°44'39" East a distance of 1247.06 feet to the South right-of-way line of L.W.D.D. Lateral 21, thence North 89°08'49" East, along the South right-of-way line of L.W.D.D. Lateral 21, as recorded in O.R. Book 1732, Page 612, of the Public Records of Palm Beach County, Florida, a distance of 635.93 feet to the centerline of the L.W.D.D. Equalizing Canal E-4, as recorded in O.R. Book 1732, Page 612, of the Public Records of Palm Beach County, Florida; thence along the centerline of the above described E-4 Canal with a curve to the right having a chord bearing of North 10°32'52" East, a radius of 750.00 feet, a central angle of 4°04'17", and an arc length of 53.29 feet; thence continue along the centerline of the E-4 Canal, with a bearing of North 12°35'00" East, a distance of 320.69 feet to a point of curve; thence with a curve to the left having a radius of 6500.00 feet, a central angle of 3°28'30",



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and an arc length of 394.23 feet; thence North 9°06'30" East, a distance of 1979.16 feet to a point on the North Line of Section 17; thence with a bearing of North 89°16'39" East along the North line of Section 17, a distance of 1964.50 feet; thence South 0°02'11" East, a distance of 2625.18 feet; thence North 89°08'49" East, a distance of 368.96 feet to a point on the North right-of-way line of N.W. 22nd Avenue as recorded in O.R. Book 1738, Page 1686 of the Public Records of Palm Beach County, Florida; thence South 19°27'31" East, a distance of 50.00 feet to the centerline of N.W. 22nd Avenue; thence with a curve to the right having a chord bearing of North 75°29'49" East, a radius of 1637.02 feet, a central angle of 9°53'58", and an arc length of 282.85 feet to a point; thence North 12°02'41" East, a distance of 915.72 feet; thence North 0°31'11" East a distance of 399.70 feet; thence North 89°12'37" East, a distance of 413.21 feet; thence South 88°22'56" East, a distance of 1349.70 feet to a point on the West right-of-way line of the Seaboard Coastline Railroad; thence South 0°28'21" East, along the West right-of-way line of the Railroad, a distance of 1309.09 feet to a point on the centerline of N.W. 22nd Avenue; thence North 88°27'31" West, along the centerline of N.W. 22nd Avenue a distance of 672.97 feet; thence South 0°33'53" East, a distance of 1306.69 feet; thence South 88°45'31" East, a distance of 333.51 feet to a point on the West right-of-way of the Seaboard Coastline Railroad;



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thence with a bearing of South 14°08'23" West, along the West right-of-way of the railroad, a distance of 1312.49 feet; thence South 0°33'53" East, a distance of 26.69 feet; thence South 13°15'22" West, a distance of 920.57 feet; thence North 88°50'04" West a distance of 187.60 feet; thence with a bearing of North 0°49'21" West, a distance of 200.00 feet; thence North 88°50'04" West, a distance of 218.00 feet; thence South 0°49'21" East, a distance of 200.00 feet; thence North 88°50'04" West, a distance of 40.00 feet; thence South 0°40'21" East, a distance of 556.84 feet; thence North 88°50'04" West, a distance of 3617.26 feet to a point on the centerline of the above described centerline of the E-4 Canal; thence with a bearing of North 5°18'14" West, a distance of 153.12 feet, thence with a curve to the right having a radius of 450.00 feet, a central angle of 15°36'44", and an arc length of 122.62 feet; thence North 10°18'30" East, a distance of 988.60 feet to a point of curve; thence with a curve to the left having a radius of 450.00 feet, a central angle of 18°20'00", and an arc length of 143.99 feet; thence with a bearing of North 8°01'30" West, a distance of 1255.14 feet to a point on the centerline of N.W. 22nd Avenue; thence with a bearing of South 89°04'32" West, along the centerline of N.W. 22nd Avenue a distance of 817.85 feet more or less to the Point of Beginning. Containing 591.55 acres more or less and subject to easements and rights-of-way of record.



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TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

Commencing at the Northeast corner of Section 32, Township 45 South, Range 43 East, Palm Beach County, Florida; thence due West (assumed), along said North line of Section 32, a distance of 112.84 feet to a point in the Westerly right of way line of the Seaboard Airline Railroad; thence S. 20°0'15" W., along said Westerly right of way line; a distance of 764.69 feet to the Point of Beginning of the parcel to be herein described; thence continue S. 20°0'15" W., along the said westerly right of way line of the Seaboard Airline Railroad, a distance of 1733.18 feet to a point in the Northerly right of way line of Southwest 23rd Avenue, as shown on the Florida State Road Department Right of Way Map of State Road I-95, Section 93220-2411; thence N. 88°32'20" W., along said Northerly right of way line, a distance of 164.10 feet to a point of curvature of a curve concave to the South; thence Westerly, along the arc of said curve, having a radius of 2391.83 feet and a central angle of 9°46'14", a distance of 407.87 feet to a point in the Easterly right of way line of Lake Worth Drainage District E-4 Canal; thence N. 2°21'32" E., along said Easterly right of way line of E-4 Canal, a distance of 1903.86 feet; thence due East, parallel with the North line of said Section 32, a distance of 308.85 feet; thence N. 2°21'32" E., a distance of 404.61 feet to a



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point in the Southerly right of way line of Woolbright Road, as shown in Road Plat Book 4, page 85, public records of Palm Beach County, Florida; thence due East along said Easterly right of way line, a distance of 49.13 feet to an intersection with the limited access right of way line for Woolbright Road, as shown on the Florida State Road Department Right of Way Map of State Road I-95, Section 93220-2411; thence S. 2°16'50" E., a distance of 16.42 feet; thence N. 87°43'10" E., a distance of 29.32 feet; thence S. 2°21'32" W., a distance of 389.19 feet; thence S. 69°59'45" E., a distance of 741.01 feet to the Point of Beginning aforescribed.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

1. The west 160 feet of the east 280 feet of that part of the west 5/8 of the north 1/2 of the south 1/4 of the northeast 1/4 lying east of Congress Avenue (less the south 185' and the north 25' thereof); and
2. The northeast 1/4 of the southwest 1/4 of the southeast 1/4 of the northeast 1/4 (less the east 20 feet, the north 25 feet road right of way and the northerly 133.18feet of the south 206 feet of the easterly 129 feet); and
3. That part of the south 1/4 of the northeast 1/4 lying easterly of the E-4 canal as described in OR



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book 1948 page 1585 of the Public Records of Palm Beach County; and

4. The West 100 feet of East 120 feet of the West 5/8 of the North 1/2 of the South 1/4 of the Northeast 1/4 of Section 18, Township 46 South, Range 43 East, LESS the North 20 feet thereof, more clearly described as: Being that portion of Tract 28 as shown on the plat of MODEL LAND COMPANY SUBDIVISION of the North 1/2 (and part of the South 1/2) of Section 18, Township 46 South, Range 43 East, as recorded in Plat Book 6, page 51, Palm Beach County Public Records described as follows:

Commencing at the Southeasterly corner of Tract 33 of said Plat, which is also the East 1/4 corner of said Section 18; thence Westerly along the Southerly boundary of Tracts 33, 34 and 35 a distance of 1018.66 feet to the Southwest corner of Tract 35; thence Northerly along the Westerly boundary of Tract 35 a distance of 679.9 feet more or less, to an iron pin at the Northeast corner of said Tract 28; thence Westerly along the North boundary of Tract 28, a distance of 20.00 feet to the Point of Beginning of land herein to be described; thence continue Westerly along said Northerly boundary of Tract 28 a distance of 100.00 feet to an iron pin; thence Southerly forming included angle of 89°01'50", a distance of 340.21 feet to an iron pin; thence Easterly forming an included angle of



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90°50'18", a distance of 100.00 feet; thence Northerly, forming an included angle of 89°09'42", a distance of 340 feet to the point of beginning; and

5. The Southerly 164 feet of the Easterly 275 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 lying West of and adjacent to Seaboard Airline Railway right-of-way less the South 15 feet of the West 175 foot road right-of-way; and

6. The Easterly 275 feet of the North 156 feet of the South 320 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 lying West of and parallel to Seaboard Airline Railway right-of-way; and

7. The North 200 feet of the South 320 feet of the West 65 feet of the East 400 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 lying west of and parallel to Seaboard Airline Railway right-of-way; and

8. The North 100 feet of the South 120 feet of the West 65 feet of the East 400 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 lying West of and parallel to Seaboard Airline Railway right-of-way; and

9. The South 300 feet of the Northerly 2005 feet of the West 100 feet of that part of the Northeast 1/4



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lying East of a line 550 feet West of the center line of the Seaboard Airline Railway right-of-way; and

10. The Southerly 405 feet of the Northerly 2005 feet of the Northeast 1/4 lying East of the East right-of-way line of Lake Worth Drainage District E-4 Canal and West of a line parallel to and 550 feet West of the center line of the Seaboard Airline Railway right-of-way (less Congress Avenue right-of-way); and

11. The North 85 feet of the South 185 feet of the West 500 feet of the East 620 feet of the West 5/8 of the North 1/2 of the South 1/4 of the Northeast 1/4 East of Congress Avenue.

All of the aforesaid property lying in Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

Commencing at the Southeast corner of Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, run thence along the South Line of said Section 5, South 88°59'45" West 1307.62 feet to a point intersected by a projection of the centerline of PAUL-MAR DRIVE (formerly known as Baker's Island Access Road) as shown on the plat of ISLAND ESTATES ADDITION NO. 1, recorded in Plat Book 26, Page 95,



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Public Records of Palm Beach County, Florida, run thence along the centerline of said PAUL-MAR DRIVE, North 19°40'45" West 212.0 feet; thence North 71°08'15" West 31.96 feet to a pyramid monument on the westerly Right-of-Way Line of said PAUL-MAR DRIVE and the POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, continue thence North 71°08'15" West 410.04 feet to a pyramid monument on the Easterly Right-of-Way Line of Lake Worth Drainage District Canal E-4 and a point on a curve concave to the West having a radius of 810.0 feet; thence Southerly along the arc of said curve and the Easterly Right-of-Way line of said Canal 283.79 feet through a central angle of 20°04'27" to intersect the North Line of a Right-of-Way 80.0 feet wide known as HYPOLUXO ROAD; thence along the North line of said HYPOLUXO ROAD South 87°21'15" East 472.5 feet to intersect the Westerly Right-of-Way Line of the aforesaid PAUL-MAR DRIVE at a point 40.0 feet North from the South line of said Section 5; thence along said Westerly Line of PAUL-MAR DRIVE, NORTH 19°40'45" West 181.24 feet to the POINT OF BEGINNING

Containing 2.144 Acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

A portion of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION



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NO. 2 of Section 25, Township 47 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida, and a portion of Section 26, Township 47 South, Range 41 East, more particularly described as follows:

COMMENCE at the northeast corner of said Section 25; thence South 87°08'00" West, along the North boundary of said Section 65.25 feet; thence South 00°52'29" East, along the West right-of-way line of U.S. 441 (State Road 7), as shown on Road Plat 1, Pages 35 through 41, of said Public Records, 2777.12 feet to the POINT OF BEGINNING; thence continue South 00°52'29" East, along said West right-of-way, 964.78 feet to a point on the right-of-way line of Oriole Country Road, as described in Right-of-Way Deed, recorded in Official Records Book 2694, Page 497, of said Public Records; thence South 88°55'19" West, along said right-of-way line, 99.00 feet; thence North 00°52'29" West, along a line 99.00 feet West of and parallel with said West right-of-way line, 24.91 feet; thence South 44°01'25" West, 35.29 feet to a point on said right-of-way line of Oriole Country Road; thence South 88°55'19" West, along said right-of-way line, 6,335.42 feet, to a point on the East boundary of BOUNDARY PLAT OF ORIOLE COUNTRY, as recorded in Plat Book 32, Pages 175 through 180, inclusive of said Public Records; thence North 01°15'11" West, along



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said boundary 284.59 feet; thence North 89°41'26" East, 1336.23 feet, thence North 01°15'30" West, 331.59 feet; thence North 88°38'36" East, 1288.61 feet; thence South 01°02'58" East, 334.16 feet; thence North 88°45'27" East, along the North boundary of Tract 35 of said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, a distance of 1316.15 feet; thence North 00°59'33" West, along a line 15.00 feet East of and parallel with the West boundary of the southeast one-quarter (S.E. 1/4) of said Section 25, a distance of 334.52 feet; thence North 88°35'38" East, along the North boundary of Tract 63 of said plat, 779.44 feet; thence North 00°59'33" West, 336.43 feet; thence North 88°25'49" East, along a line 15.00 feet South of and parallel with the North boundary of said southeast one-quarter (S.E. 1/4), 1,744.62 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of said Section 26 bounded as follows: on the North by the South right-of-way line of said Oriole Country Road; on the East by the East boundary of said Section 26; on the South by a line 990.28 feet North of and parallel with the South boundary of said Section 26; and on the West by a line 335.00 feet West of and parallel with said East boundary of Section 26.

Said lands lying in Palm Beach County, Florida,



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containing 88.285 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

That part of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 46 South, Range 43 East, lying North of the Northerly right of way line of State Road No. 806 (Atlantic Avenue) as shown on the State Road Right of Way Map, as recorded in Plat Book 3 at Pages 24 thru 30, of the Public Records of Palm Beach County, Florida, said tract of land being more particularly described as follows:

Begin at point 60.00 feet East of the West line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18 and the North line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 46 South, Range 43 East; thence run S. 89°47'46" E. along the North line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18 for 279.56 feet to the East line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence run S. 00°20'41" E. along said East line for 128.92 feet to an intersection with the Northerly right of way line of State Road No. 806, said point being situated on a circular curve concave to the



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Southeast and having for its elements a radius of 1963.08 feet and a central angle of $09^{\circ}33'04''$ and a chord bearing of S. $61^{\circ}26'21''$ W.; thence run Southwesterly along the arc of Road No. 806 for an arc distance of 273.35 feet to a point of reverse curvature of a circular curve concave to the Northeast and having for its elements a radius of 25.00 feet and a central angle of $122^{\circ}04'19''$; thence run Northwesterly along the arc of said curve for an arc distance of 53.26 feet to a point of tangency on the East right of way line of Congress Avenue; thence run N. $00^{\circ}28'41''$ W. parallel to and 60.00 feet East of the West line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 18, along the East right of way line of Congress Ave. for 239.63 feet to the Point of Beginning. Said Land lying in the City of Delray Beach, Palm Beach County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

THE SOUTH 1/2, OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, LESS THAT PORTION LYING WITHIN THE LIMITS OF THE EL RIO CANAL RIGHT-OF-WAY; THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4; THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, AND THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, LYING



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WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY,
ALL LYING IN SECTION 31, TOWNSHIP 47 SOUTH, RANGE 43
EAST, PALM BEACH COUNTY, FLORIDA, AND LYING SOUTH OF
AND ADJACENT TO THE PLAT OF "ESTOVILLE", AS RECORDED
IN PLAT BOOK 34, PAGE 164, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM
BEACH COUNTY, FLORIDA.

CONTAINING 26.45 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

A portion of Section 6, Township 47 S., Range 43 E.,
together with a portion of Section 31, Township 46 S.,
Range 43 E., being more particularly described as
follows:

Commencing at the N.E. corner of said Section 6;
thence South 89°54'06" West, along the North line of
said Section 6, a distance of 614.51 feet to the Point
of Beginning said point being on the West right-of-way
line of the Seaboard Coastline Railroad: thence South
00°10'37" East, along said right-of-way a distance of
100.00 feet; thence South 89°54'06" West, parallel
with and 100.00 feet South of, as measured at right
angles to the North line of said Section 6, a distance
of 300.00 feet; thence South 00°10'37" East, a



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distance of 300.00 feet; thence North 89°54'06" East, a distance of 300.00 feet to the West right-of-way of the Seaboard Coastline Railroad; thence South 00°10'37" East, along said right-of-way a distance of 1023.13' to a point on the Northerly right-of-way line of Clint Moore Road as recorded in Road Plat Book 4, Page 240 of the public records of Palm Beach County, Florida; thence North 48°15'37" West, a distance of 552.03 feet; thence North 53°15'52" West, a distance of 428.49 feet; thence South 34°57'19" West, a distance of 41.71 feet to a point on the arc of a circular curve concave to the Southwest, whose radius point bears South 34°57'19" West, from the last described point; thence Northerly and Westerly, along the arc of said curve, having a radius of 1969.86 feet, a central angle of 19°55'05", an arc distance of 684.79 feet; the last four described courses being coincident with said Northerly right-of-way line of Clint Moore Road; thence North 00°09'05" West, a distance of 543.21 feet to a point on the North line of said Section 6; thence South 89°54'06" West, along said Section line a distance of 669.43 feet to the North One-Quarter Corner of Section 6; thence continue South 89°54'06" West, along the last described course, a distance of 606.10 feet to the East top of bank of the Lake Worth Drainage District E-4 Canal as laid out and in use; thence North 03°39'32" West, a distance of 228.12 feet; thence North 08°11'09" West, a distance of 812.33 feet; thence North 01°38'02" East, a



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distance of 287.91 feet; thence North $07^{\circ}29'43''$ East, a distance of 740.15 feet to a point on the Easterly right-of-way line of Congress Avenue, as recorded in Road Plat Book 4, Page 143 of the Public Records of Palm Beach County, Florida, the last four described courses being coincident with the said East top of Bank of Lake Worth Drainage District E-4 Canal; thence North $47^{\circ}33'13''$ East, along said Easterly right-of-way, a distance of 2229.95 feet to the point of curvature of a circular curve concave to the Northwest; thence Northerly along said right-of-way line of Congress Avenue, along the arc of said curve, having a radius of 1969.86 feet, a central angle of $13^{\circ}51'51''$, an arc distance of 476.66 feet; thence South $89^{\circ}56'10''$ East, a distance of 727.76 feet to the aforesaid West right-of-way line of Seaboard Coastline Railroad; thence South $00^{\circ}10'37''$ East, along said right-of-way a distance of 3913.66 feet to the Point of Beginning, together with the following described Parcel.

A portion of Section 31, Township 46 South, Range 43 East being more particularly described as follows:

Commencing at the Southeast corner of said Section 31; thence South $89^{\circ}54'06''$ West, along the South line of said Section 31, a distance of 614.51 feet, to a point on the said West right-of-way line of the Seaboard Coastline Railroad; thence North $00^{\circ}10'37''$ West, along



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said right-of-way, a distance of 3913.66 feet; thence North 09°56'10" West, a distance of 874.00 feet to a point on the arc of a circular curve concave to the Northwest whose radius point bears North 53°48'05" West, from the last described point said point being on the Westerly right-of-way line of said Congress Avenue, said point being the Point of Beginning; thence Southerly and Westerly, along the arc of said curve, having a radius of 1849.86 feet, a central angle of 11°21'18", an arc distance of 366.61 feet to the point of tangency; thence South 47°33'13" West, a distance of 2103.69 feet to the East top of bank of Lake Worth Drainage District E-4 Canal as laid out and in use; the last two described courses being coincident with the said Westerly right-of-way line of Congress Avenue: Thence North 05°30'35" East, a distance of 345.03 feet; thence North 01°12'47" West, a distance of 1351.18 feet, the last two described courses being coincident with said East top of bank of Lake Worth Drainage District E-4 Canal; thence South 89°56'10" East, a distance of 1792.14 feet to the Point of Beginning.

LESS and except the following described parcel:

Being a parcel of land in Section 31, Township 46 South, Range 43 East and being a portion of Tract "A" according to the Plat of Boca Commerce Center Phase I, as recorded in Plat Book 46, Pages 44 - 46, of the



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Public Records of Palm Beach County, Florida, and
being more particularly described as follows:

Begin at the Northeast corner of said Tract "A", said Northeast corner also being the Northeast corner of said Boca Commerce Center Phase I, run thence South 00°10'37" East, along the Easterly line of Tract "A" and Boca Commerce Center Phase I, a distance of 230.49 feet, thence North 86°56'10" West, a distance of 200.32 feet, thence South 00°10'37" East, a distance of 20.03 feet to the south line and its easterly extension, of the North 20' maintenance easement located within said Tract "A" thence North 86°56'10" West, along said south line a distance of 332.00 feet, thence South 47°33'13" West along said easement line a distance of 151.27 feet, thence North 42°26'47" West, along a nonradial line, a distance of 265.46 feet to an intersection with the westerly right-of-way of Congress Avenue, said right-of-way being a circular curve concave to the Northwest having a radius of 1969.86 feet, a central angle of 04°38'34", and whose radius point bears North 51°40'04" West from said intersection, thence along the arc of said curve a distance of 159.62 feet to the Northwest corner of said Tract "A" and Boca Commerce Center Phase I, thence South 89°56'10" East, along the North line of said Tract "A" and Boca Commerce Center Phase I, a distance of 727.76 feet to the Point of Beginning.



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Containing 4.2851 acres more or less

Said lands lying in the City of Boca Raton, Palm Beach County, Florida.

together with:

A portion of Section 6, Township 47 South, Range 43 East being more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 89°54'06" West, along the North line of said Section 6, a distance of 614.51 feet to a point on the said West right-of-way line of Seaboard Coastline Railroad; thence South 00°10'37" East, along said right-of-way a distance of 1759.10 feet, to a point on the Southerly right-of-way line of said Clint Moore Road; and the Point of Beginning; thence continue South 00°10'37" East along the last described course a distance of 241.74 feet to the Point of Curvature of a circular curve concave to the West; thence Southerly and Westerly, along the arc of said curve, along said Westerly right-of-way line, having a radius of 3365.62 feet, a central angle of 37°54'31", an arc distance of 2226.80 feet; thence North 00°25'10" East, a distance of 1155.17 feet; thence South 89°49'16" West, a distance of 696.92 feet; thence North 00°09'05" West, a distance of 2247.67 feet to a point on the arc of a circular curve concave



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to the South, whose radius point bears South 16°02'55" West, from the last described point, said point also being on the said Southerly right-of-way line of Clint Moore Road; thence Easterly and Southerly, along the arc of said curve, having a radius of 1849.86 feet, a central angle of 18°54'24", an arc distance of 610.42 feet; thence South 34°57'19" West, radial to the last described curve a distance of 38.38 feet; thence South 45°01'58" East, a distance of 247.52 feet; thence South 48°15'37" East, a distance of 932.56 feet, to the Point of Beginning, (the last four described courses being coincident with the said Southerly right-of-way line of Clint Moore Road).

Said lands situate, lying and being in Palm Beach County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

A parcel of land situating in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, being a portion of Lots 2 through 6 and Lots 11 through 15 and together with the vacated former road right-of-way lying to the west per resolution of vacation recorded in Official Records Book 1841, Pages 1960 through 1963 of the Public Records of Palm Beach County, Florida, as shown on the plat of "Florida Fruitlands Company's Subdivision No. 2", as recorded in Plat Book 1, Page 102 of the Public Records of Palm



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Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the plat of "Allegro", according to the plat thereof, as recorded in Plat Book 60, Pages 3 through 7 of the Public Records of Palm Beach County, Florida, thence S 88°42'41" E along the easterly projection of the north line of said plat, a distance of 26.00 feet to the west line of that 99.00 foot right-of-way parcel described in that order of taking recorded in Official Record Book 5165, Pages 1381 through 1383 of the Public Records of Palm Beach County, Florida, and the point of beginning of this description; thence N 00°33'18" W along said west line, a distance of 1,216.21 feet; thence S 89°56'55" W along the south line of "Holiday City at Boca Raton", as recorded in Plat Book 29, Page 192 of the Public Records of Palm Beach County, Florida, a distance of 1,026.66 feet to the southwest corner of Lot 6, Block 2 of "Holiday City at Boca Raton Section 2", as recorded in Plat Book 30, Page 118 of the Public Records of Palm Beach County, Florida; thence N 25°00'05" W, a distance of 73.49 feet; thence N 64°59'55" E, a distance of 100.00 feet; thence N 25°00'05" W, a distance of 100.00 feet; thence S 64°59'55" W, a distance of 100.00 feet; thence N 25°00'05" W, a distance of 85.20 feet; thence S 87°26'20" W, a distance of 33.99 feet; thence S 64°59'15" W along the southerly line of said "Holiday



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City at Boca Raton Section 2" and the southwesterly projection thereof, a distance of 1,400.03 feet to an intersection with a line 15.00 feet west of and parallel with, as measured at right angles to the west line of Lots 11 through 14 of said "Florida Fruitlands Company's Subdivision No. 2"; thence S 00°47'50" E along said line, a distance of 911.13 feet; thence S 88°42'41" E along the north line of said "Allegro" subdivision and the westerly extension thereof, a distance of 2,438.39 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida.

Containing 68.4963 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

The Southwest One Quarter (SW.1/4) of the Southwest One Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida. Less and excepting therefrom, the West 60.00 feet thereof for road right of way for Congress Avenue.

Containing 2.19 acres, more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS



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PARCEL "A"

LEGAL DESCRIPTION

A parcel being a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 45 South, Range 43 East, Palm Beach County, Florida. Said parcel of land being more particularly described as follows:

From the Southwest corner of said Section 4 run N 02°18'16" W along the West line of said Section 4 a distance of 348.39 feet; thence S 89°50'23" E a distance of 40.03 feet to a point on the Easterly right-of-way line of High Ridge Road (80.00 feet wide) and POINT OF BEGINNING. Continue thence S 89°50'23" E along the North line of the South half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 4, a distance of 223.50 feet; thence S 02°18'16" E parallel with said Easterly right-of-way line of High Ridge Road a distance of 293.60 feet; thence N 90°00'00" W along the Northerly right-of-way line of Hypoluxo Road (108 feet wide) a distance of 199.46 feet; thence N 46°09'08" W a distance of 34.64 feet; thence N 02°18'16" W along the easterly right-of-way line of High Ridge Road a distance of 270.21 feet to the POINT OF BEGINNING.



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Containing 1.500 acres.

PARCEL "B"

LEGAL DESCRIPTION

A parcel being a portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 45 South, Range 43 East, Palm Beach County, Florida. Said parcel of land being more particularly described as follows:

From the Southwest corner of said Section 4 run N 02°18'16" W along the West line of said Section 4 a distance of 348.39 feet; thence S 89°50'23" E a distance of 40.03 feet to a point on the easterly right-of-way line of High Ridge Road (80.00 feet wide); continue thence S 89°50'23" E along the North line of the South half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 4, a distance of 223.50 feet to the POINT OF BEGINNING; continue thence S 89°50'23" E a distance of 418.14 feet; thence S 02°18'16" E along the West line of the West half of the East half of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 4, a distance of 242.87 feet; thence S 57°40'43" W a distance of 53.34 feet; thence S 85°48'21" W along the Northerly right-of-way line of Hypoluxo Road (108 feet wide) a distance of 287.05



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feet; thence continuing along said right-of-way line N
90°00'00" W a distance of 84.61 feet; thence N
02°18'16" W a distance of 293.60 feet to the POINT OF
BEGINNING.

Containing 2.703 acres more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL
Lots 7 and 8, Plat of High Ridge Subdivision as
recorded in Plat Book 22, Page 6, Public Records of
Palm Beach County, Florida.

Containing 1.59 acres more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

A parcel of land in Tract 5, Block 4, Section 6, Plat
No. 1, Sheet 1, PALM BEACH PLANTATIONS as recorded in
Plat Book 10, at Page 20, Public Records of Palm Beach
County, Florida lying and being in Section 6, Township
44 South, Range 43 East and being more particularly
described as follows:

Commencing at the Northwest corner of said Tract 5,
said point also being on the centerline of the 80 foot
wide Davis Road Right-of-Way; Thence South 88°35'21"
East along the North line of said Tract 5, a distance
of 40.00 feet to a point on the Easterly Right-of-Way
line of said Davis Road and the POINT-OF-BEGINNING;



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Thence continue South 88°35'21" East along the North line of said Tract 5, a distance of 535.56 feet; Thence South 29°19'55" East, a distance of 94.73 feet to a point on the Northerly Right-of-Way line of the 80.00 feet wide Summit Boulevard; Thence South 60°40'05" West along the Northerly Right-of-Way line of Summit Boulevard, a distance of 640.21 feet to a point of curvature of circular curve concave Northeasterly; Thence Southwesterly, Westerly, Northwesterly, and Northerly along the arc of said circular curve having a radius of 25 feet and a central angle of 121°20'22", a distance of 52.94 feet to a point on the Easterly Right-of-Way line of said Davis Road, said point also being 40.00 feet East of, as measured at right angles to, the West line of said Tract 5; Thence North 02°00'27" East along the Easterly Right-of-Way line of said Davis Road and along a line of 40.00 feet East of and parallel with, as measured at right angles to, the West line of said Tract 5, a distance of 386.96 feet to the POINT-OF-BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

Hillsboro Plaza I & II
 in Section 25, Township 47S, Range 41E
 Palm Beach County, Florida.

Parcel F-1 as same is shown on Plat No. 1 Boca Trails



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recorded in Plat Book 32, at page 126 & 127, Public Records of Palm Beach County, Florida.

Together with a parcel of land described as follows:

Commencing at the Southeast Corner of Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, as surveyed by the State of Florida in May and June 1912 and as shown on the Right-of-Way Map of the Florida State Road Department in their survey of State Road No. 7 in February 1941 as Project 5268; run (for convenience the South line of said Section 25 is assumed to bear North 88°54'16" West and all other bearings mentioned herein are relative thereto) thence North 88°54'16" West along the South line of said Section 25 a distance of 148.58 feet to the westerly Right-of-Way line of State Road No. 7; thence North along said Right-of-Way line a distance of 43.53 feet to an angle point; thence North 0°28'33" East continuing along said Right-of-Way line a distance of 501.26 feet to a point in the North Right-of-Way line of Sandalfoot Boulevard as same is recorded in ORB 1848, Page 1615, Public Records of Palm Beach County, Florida, thence North 89°04'09" West along said Right-of-Way of Sandalfoot Boulevard 99.00 feet; thence North 00°28'33" East 200.00 feet to the Point of Beginning and the Southeast corner of the herein described parcel; thence continue North 00°28'33" East 294.43 feet; thence North 89°23'54" W 220.68 feet;



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thence South 00°28'33" West 293.17 feet; thence South 89°04'09" East 220.68 feet, more or less, to the Point of Beginning.

All comprising 3.27 acres more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS

Parcels of land lying in Sections 14, 15 and 22, Township 47 South, Range 41 East, being more particularly described as follows:

Tracts herein described as being in "Boundary Plat of Oriole Country," as recorded in Plat Book 32, Pages 175 thru 180, Public Records of Palm Beach County, Florida.

All of Tract "Z-1", "Z-2", "Z-3", "Z-4", "Z-5", "Z-6", "Z-7"

AND ALSO

All of Tract 49 in Section 15, Township 47 South, Range 41 East, according to the plat of Florida Fruitland Company's Subdivision No. 2 recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida.

AND ALSO



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Roads #1, #2, #3 and #4, more particularly described
as follows:

ROAD #1

A parcel of land 30 feet wide designated as Road No. 1, as shown on drawing number 1-83-115D-2 at Sheet 2 of 4, said North right-of-way line lying adjacent to the South line of Tracts 31 and 30, in Section 15, Township 47 South, Range 41 East, according to the plat of Florida Fruitland Company's Subdivision No. 2 as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida, lying in Sections 15 and 22, Township 47 South, Range 41 East.

Terminating at the Southeasterly line designated as Tract S-12B (also known as University Expressway) as recorded on "Boundary Plat of Oriole Country" recorded in Plat Book 32, Pages 175-180, Public Records of Palm Beach County, Florida.

Containing 0.99 acre

AND ALSO

Road #2

A parcel of land 30 feet wide designated as Road #2 as shown on drawing number 1-83-115D-2 Sheet 2 and 3 of 4, being a part of Florida Fruitland Company's Subdivision No. 2 as recorded in Plat Book 1, Page



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102, Public Records of Palm Beach County, Florida, lying in Section 15, Township 47 South, Range 41 East, and being more particularly described as follows:

Bounded on the North by the South lines of Tracts 8, 9, and 20. Bounded on the South by the North line of Tracts 39, 54 and 23; of said Florida Fruitland Company's Subdivision #2. Bounded on the West by the Northeasterly right-of-way line of Central and Southern Florida Flood Control District Levee L-40.

Containing 2.56 acres, more or less

AND ALSO

Road #3

A parcel of land 30 feet wide designated as Road No. 3, as shown on drawing number 1-83-115D-2 Sheet 2 of 4 and being more particularly described as follows:

Bounded on the South by the Northwesterly line of Tract S-12B-(Also known as University Expressway) as recorded on "Boundary Plat of Oriole Country" recorded in Plat Book 32, Pages 175-180, Public Records of Palm Beach County, Florida.

Bounded on the West by the East line of Tracts 30, 29, 28, 27, 26, 25, 24, 23, and Tracts 20, 19 and 18, Florida Fruitland Company's Subdivision No. 2 as



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recorded in Plat Book 1, Page 102, Public Records of
Palm Beach County, Florida.

Bounded on the North by the Southeasterly right-of-way
line of Central and Southern Florida Flood Control
District Levee L-40.

Bounded on the East by the West lines of Tracts 13,
12, 11, 10, 9 and 54, 53, 52, 51, 50, 49, 48, and 47,
Florida Fruitland Company's Subdivision No. 2 as
recorded in Plat Book 1, Page 102, Public Records of
Palm Beach County, Florida.

All lying and being in Section 15, Township 47 South,
Range 41 East.

Containing 2.80 acres, more or less.

AND ALSO

Road #4

A parcel of land 30 feet wide designated as Road No. 4
on drawing number 1-83-115D-2 Sheet No. 3 of 4, lying
in Sections 14 & 15, Township 47 South, Range 41 East,
and being more particularly described as follows:

Bounded on the East tract "Z-1", boundary plat of
Oriole Country as recorded in Plat Book 32, Pages 175
- 180, Public Records of Palm Beach County, Florida.



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Bounded on the West by Tracts 1, 2, 3, 4, 5, 6, 7, 8, 39, 40, 41, and 42, Florida Fruitland Company's Subdivision No. 2, as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida.

Terminating at the intersections of the North lines of Tract 1, said Florida Fruitland Company's Subdivision No. 2, as recorded in Plat Book 1, Page 102, and said Tract "Z-1" boundary plat of Oriole Country, as recorded in Plat Book 32, Pages 175 - 180, Public Records of Palm Beach County, Florida.

Containing 2.54 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

Lot 16, Block 43, and a portion of Blocks 44 and 52, and a portion of the road rights-of-way and alley rights-of-way adjacent thereto, map of the Town of Linton, Florida, according to the plat thereof recorded in Plat Book 1 at Page 3 of the Public Records of Palm Beach County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 8, Block 43, map of the Town of Linton, Florida, according to the plat thereof recorded in Plat Book 1 at Page 3 of the Public Records of Palm Beach County, Florida and run



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on an assumed bearing of S89°37'45" E along the North right-of-way line of N.W. 1st Street, said line being coincident with the South line of Block 43 of said plat, map of the Town of Linton, Florida, for a distance of 135.62 feet; thence N 00°29'59" W along the East line of said Lot 8, Block 43 for 76.50 feet; thence S 89°37'45" E along the easterly extension of the North line of said Lot 8, Block 43 and the North line of said Lot 16, Block 43 for 151.65 feet; thence S 00°29'59" E along the East line of said Lot 16, Block 43 for 76.50 feet; thence S 89°37'45" E along the Easterly extension of the North right-of-way line of N.W. 1st Street and that portion of the North right-of-way line of N.W. 1st Street abandoned by the City of Delray Beach according to Resolution No. 1225 Recorded in Official Records Book 475 at Page 285 of the Public Records of Palm Beach County, Florida, for 154.13 feet; thence S 00°14'24" W for 28.87 feet; thence S 89°45'36" E for 55.46 feet; thence N 00°14'24" E for 28.75 feet; thence S 89°37'45" E along said North right-of-way line of that portion of road right-of-way of N.W. 1st Street abandoned by the City of Delray Beach according to Resolution No. 1225 recorded in Official Records Book 475 at Page 285 of the Public Records of Palm Beach County, Florida for a distance of 127.46 feet; thence S 00°28'54" E along the West right-of-way line of N.W. 1st Avenue being coincident with the East line of said Block 52 for a distance of 609.12 feet to a point of curvature;



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thence Southerly, Southwesterly and Westerly along a circular curve to the right and concave to the Northwest, having a radius of 25.00 feet and a central angle of 90°51'30" for an arc distance of 39.64 feet to a point of tangency; thence N 89°37'24"W along the North right-of-way line of Atlantic Avenue, being a 106 foot right-of-way according to the Florida Department of Transportation Right-of-Way Map, for Section No. 93550-2601, for a distance of 574.29 feet to a point of curvature; thence Westerly, Northwesterly and Northerly along a circular curve to the right and concave to the Northeast having a radius of 25.00 feet and a central angle of 89°08'23" for an arc distance of 38.89 feet to a point of tangency; thence N 00°29'02" W along the West line of said Block 44, being coincident with the East right-of-way line of N.W. 3rd Avenue for 609.80 feet to the POINT OF BEGINNING.

Said lands situate within the City of Delray Beach, Palm Beach County, Florida.

Containing 9.32 acres more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

Lots 80, 81 and 82 inclusive, as shown on the Plat of P.C.D. Center, as recorded in Plat Book 60, Pages 106 and 107, of the official records of Palm Beach County,



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Together with the following described parcel:

All of tracts 39 through 42, a portion of Tract 38, Block 11, and a portion of those Tracts, 30 feet in width, Blocks 11 and 15, Florida Fruitlands Company's Subdivision Plat No. 2, according to the plat thereof, as recorded in Plat Book 1, Page 102 Palm Beach County, Florida, all lying and being in Sections 10, 11, 14 and 15, township 47 South, Range 41 East, being more particularly described as follows:

Commence at the Southeast corner of Capella Parcel Plat No. 1, according to the plat thereof, as recorded in Plat Book 80, Pages 79 through 88, said public records; thence South 00°50'56" East, a distance of 80.00 feet to the point of beginning of the herein described parcel; thence North 89°46'53" East, along the South line of Lake Worth Drainage District L-43 right-of-way as described in Official Record Book 1653, Page 822, said public records, a distance of 30.00 feet; thence South 00°50'47" East, along the West line of Boca Greens Park, according to the plat thereof, as recorded in Plat Book 36, Page 62, said public records, a distance of 1,912.88 feet; thence South 89°47'30" West, along the North line of the boundary plat of Oriole Country, according to the plat thereof, as recorded in Plat Book 32, pages 175 through 180, said public records, a distance of 4,508.83 feet; thence North 35°04'07" East, along the



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levee L-40 Canal right-of-way as described in Deed Book 938, Page 476, said public records, a distance of 36.75 feet; thence North 89°47'30" East, a distance of 1,830.55 feet; thence North 00°40'28" West, along the West line of said Tracts 41 and 42, a distance of 654.12 feet; thence North 89°47'18" East, along the North line of said Tracts 39 and 42, a distance of 2,519.75 feet; thence North 00°50'48" West, along a line 105.00 feet West of (as measured at right angles) and parallel with the East line of said Tract 38, a distance of 327.46 feet; thence North 89°46'57" East, along the North line of Tract 38, a distance of 105.01 feet; thence North 00°50'47" West, along the East line of Tracts 35 through 37, said Florida Fruitlands Company's Subdivision Plat No. 2, a distance of 901.11 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

E-4 (South Parcel)

Beginning at the Southeast corner of Section 5, Township 45 South, Range 43 East, Palm Beach County, Florida, thence running Westerly along South line of said section for a distance of 1307.58 feet to a point which is the intersection of the projection of the center line of Baker Road; thence continuing Westerly along said south line of said Section 5 for a distance of 188.04 feet to the Meander Corner; thence Northeasterly at an angle of 68°08', turned East to



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North, for a distance of 35.44 feet along the meander line to a point (said point being also the Southeast Corner of the Samuel Goldberg property); thence continuing Northeasterly along said meander line for a distance of 187.17 feet to the Meander Corner and the Point of Beginning (said corner being also the Northeast Corner of said Samuel Goldberg property); thence continuing Northwesterly at an angle of $139^{\circ}27'30''$ turned from South through West to North, for a distance of 351.43 feet along West right of way of Baker Road; thence Northwesterly at an angle of $128^{\circ}32'30''$ turned from South through West to North, for a distance of approximately 365 feet to the edge of the waters of Lake Osborne; thence Southerly, meandering along said edge of the waters of Lake Osborne to the Meander Line (said line being also the Northern boundary of said Samuel Goldberg property); thence Southeasterly along said Meander Line for a distance of approximately 420 feet to the aforementioned Meander Corner (which corner is the Northeast corner of said Samuel Goldberg property) and the Point of Beginning

THE FOLLOWING LANDS NOT INCLUDED IN THE ABOVE
DESCRIPTION

Tract 32, Section 13, Township 47 South, Range 41 East, according to the Plat of Florida Fruitlands Subdivision, as recorded in Plat Book 1, page 102, of



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the Public Records of Palm Beach County, Florida

AND ALSO

The East One-half (E 1/2) of the East One-half (E 1/2) of the Northwest One-quarter (NW 1/4) AND the Northeast One-quarter (NE 1/4) AND the East Three-quarters (E 3/4) of the East One-half (E 1/2) of the Southeast One-quarter (SE 1/4), all in Section 1, Township 47 South, Range 42 East, LESS the following described parcels "A" and "B":

PARCEL "A":

Beginning at the Southeast Corner of the aforementioned Section 1; thence with a bearing of North 88°35'00" West along the South line of Section 1, a distance of 997.0 feet to a point; thence with a bearing of North 00°23'59" East a distance of 2,784.14 feet to a point; thence with a bearing of North 89°06'10" West a distance of 2,335.88 feet to a point; thence with a bearing of North 00°11'25" East a distance of 2,176.02 feet to a point on the South Right-of-Way line of Clintmoore Road; thence with a bearing of South 89°29'00" East along the South Right-of-Way line of Clintmoore Road a distance of 1,339.3 feet to a point; thence with a bearing of South 00°18'41" West a distance of 447.43 feet to a point; thence with a bearing of South 89°20'28" East a



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distance of 669.2 feet to a point; thence with a bearing of North 00°22'13" East a distance of 449.09 feet to a point on the South Right-of-Way line of Clintmoore Road; thence with a bearing of South 89°29'00" East along the South Right-of-Way line of Clintmoore Road a distance of 1,004.5 feet to a point; thence with a bearing of South 00°27'30" West a distance of 1,498.16 feet to a point; thence with a bearing of South 89°11'52" East a distance of 334.08 feet to a point on the East line of Section 1; thence with a bearing of South 00°29'15" West along the East line of Section 1 a distance of 3,491.36 feet more or less to the POINT OF BEGINNING.

PARCEL "B":

Lot 23, Block 3, South Congress Industrial Center, according to the Plat thereof as recorded in Plat Book 33, pages 45-46, of the Public Records of Palm Beach County, Florida.

LESS AND EXCEPTING LAND DESCRIBED AS FOLLOWS

All of Sections 3 and 4, Township 45 South, Range 41 East, Palm Beach County, Florida lying Northeast of Government Levee L-40; and a parcel of land in Township 44 1/2 South, Range 41 East, Palm Beach County, Florida being bound on the North by the South line of Section 33, Township 44 South, Range 41 East;



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bound on the South by the North Line of Section 4, Township 45 South, Range 41 East; bound on the East by a line between the Southeast corner of said Section 33, Township 44 South, Range 41 East and the Northeast corner of said Section 4, Township 45 South, Range 41 East; and bound on the West by Government Levee L-40 right-of-way; and a parcel of land in Township 44 1/2 South, Range 41 East, Palm Beach County, Florida being bound on the North by the South line of Section 34, Township 44 South, Range 41 East; bound on the South by the North line of Section 3, Township 45 South, Range 41 East; bound on the East by a line between the Southeast corner of said Section 34, Township 44 South, Range 41 East and the Northeast corner of said Section 3, Township 45 South, Range 41 East; and bound on the West by a line between the southwest corner of said Section 34, Township 44 South, Range 41 East and the Northwest corner of said Section 3, Township 45 South, Range 41 East,

which are excluded and deleted from the territorial boundaries of the District

AND ALSO less and excepting land described as follows

A portion of Tracts 29, 30, and 31, Block 26, and the 25.00 foot wide road right-of-way lying West of said Tract 29 and South of said Tracts 29, 30, and 31, "THE PALM BEACH FARMS COMPANY PLAT NO. 3," all as recorded



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in Plat Book 2, Pages 45 through 54 of the Public Records of Palm Beach County, Florida, and a portion of Section 24, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of "WYCLIFFE PLAT TWO," as recorded in Plat Book 66, Pages 31 through 35 of the Public Records of Palm Beach County, Florida; thence N 01°42'33" E, a distance of 75.00 feet to a point of intersection with the North right-of-way line for that 75.00 foot wide Acme Improvement District right-of-way, as recorded in Deed Book 1081, Page 623 and the POINT OF BEGINNING; thence N 88°02'58" W along said North right-of-way line, a distance of 1568.95 feet to the South one-quarter (S 1/4) corner of said Section 24; thence N 89°07'32" N, continuing along said North right-of-way line and the South line of the Southwest one-quarter (SW 1/4) of said Section 24, a distance of 2588.74 feet to the Southwest corner of said Section 24; thence N 00°33'34" W along the West line of the Southwest one-quarter (SW 1/4) of said Section 24, a distance of 998.73 feet; thence N 89°59'50" E, a distance of 1874.92 feet to a point of intersection with a nontangent curve; thence Southerly along the arc of a curve to the left whose radius point bears N 76°34'40" E, having a radius of 905.00 feet, a central angle of 60°27'45", an arc distance of 955.02 feet to the point of intersection with a



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nontangent line; thence S 06°49'34" W, a distance of 131.05 feet to a point of intersection with a nontangent curve; thence Easterly along the arc of a curve to the left whose radius point bears N 08°04'19" E, having a radius of 900.00 feet, a central angle of 13°09'27", an arc distance of 206.68 feet to a point of tangency; thence N 84°54'52" E, a distance of 261.82 feet to a point of curvature; thence Easterly along the arc of a curve to the right, having a radius of 2100.00 feet, a central angle of 12°11'32", an arc distance of 446.87 feet to a point of tangency; thence S 82°53'36" E, a distance of 448.25 feet to a point of curvature; thence Easterly along the arc of a curve to the left, having a radius of 1400.00 feet, a central angle of 04°52'55", an arc distance of 119.29 feet to a point of intersection with a nontangent curve; thence Northeasterly along the arc of a curve to the right whose radius point bears S 53°48'33" E, having a radius of 128.00 feet, a central angle of 55°31'16", an arc distance of 124.04 feet to a point of tangency; thence S 00°17'27" E, a distance of 103.00 feet to a point of intersection with the Northerly projection of the East line of said "WYCLIFFE PLAT TWO"; thence S 01°42'33" W along said Northerly projection, a distance of 296.44 feet to the POINT OF BEGINNING.

Said parcel of land consists of 62.202 acres land, more or less



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In addition, the following lands are excluded and deleted from the territorial boundaries of the district:

Beginning at the Northwest corner of the subdivision of Suburban Homes as in Plat Book 16, page 94, as recorded in the office of the Clerk of the Circuit Court of Palm Beach County; thence Southeasterly along the northerly right-of-way line of West Palm Beach Canal (C-51) to intersection of said right-of-way with East line of Section 5, Township 44 South, Range 43 East; thence North along East line of said Section to Northeast corner of said section 5; thence West along North line of said Section 5 to point of beginning.

All lying and being in Section 5, Township 44 South, Range 43 East, Palm Beach County, Florida

And also excluded is land described as follows

A portion of land in Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of the subdivision of Suburban Homes a in Plat Book 16, page 94, as recorded in the office of the Clerk of the Circuit Court of Palm Beach County; thence Southeasterly along the northerly right-of-way line of West Palm Beach



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Canal (C-51) to intersection of said right-of-way with East line of Section 5, Township 44 South, Range 43 East; thence North along East line of said Section to Northeast corner of said Section 5; thence West along North line of said Section 5 to point of beginning

All lying and being in Section 5, Township 44 South, Range 43 East, Palm Beach County, Florida

And also excluded is land described as follows

A portion of land in Section 12, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

The Southwest One-Quarter (SW 1/4) of said Section 12, less the southerly 173 feet thereof and less the easterly 40 feet thereof.

TOGETHER WITH

All that part of Tracts 22 through 27, inclusive, of Block 18, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, being bounded on the south by the northerly right-of-way line of Forest Hill Boulevard as recorded in Official Records Book 2198, pages 1200 and 1201 of said public records, and being bounded on the east by



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a line 335.91 feet west of and parallel with the east line of said Tracts 22 and 27, Block 18, and being bounded on the north by a line 80 feet south of and parallel with the north line of said Tracts 22, 23, and 24, Block 18, and being bounded on the west by the west line of Tracts 24 and 25, Block 18

TOGETHER WITH

A strip of land lying in the South One-Half (S 1/2) of Section 12, Township 44 South, Range 41 East, more particularly described as follows

Bounded on the east by the west line of Tracts 24 and 25, Block 18, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, pages 45 through 54 inclusive, Public Records of Palm Beach County, Florida, and being bounded on the west by a line 40 feet west of and parallel with said east line of said Southwest One-Quarter (SW 1/4) and being bounded on the south by a line 173 feet north of and parallel with the south line of said Southeast One-Quarter (SE 1/4), said line also being the northerly right-of-way line of Forest Hill Boulevard as recorded in Official Records said Book 2198, pages 1200 and 1201 of said public records and being bounded on the north by the westerly extension of a line 80 feet south of and parallel with the north line of said Tract 24

TOGETHER WITH



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That certain portion of Forest Hill Boulevard right-of-way being bounded on the east by the east line of said Tract 27, Block 18, and being bounded on the west by the west line of said Section 12 as described in said Official Records Book 2198, pages 1200 and 1201;

Said lands situate in Palm Beach County, Florida, containing 195.97 acres more or less

All of the above described lands lying and being in Palm Beach County, Florida.

Section 2. Sections 23, 24, and 25 of section 2 of chapter 98-525, Laws of Florida, are renumbered as sections 24, 25, and 26, respectively, and a new section 23 is added to said section, to read:

Section 23. District liability.--The provisions of any general law or special act to the contrary notwithstanding, the following provisions control with respect to the liability of the Lake Worth Drainage District relating to persons using the district's lands, rights-of-way, works, or easements for authorized, permitted, or licensed activities for facilities or for outdoor recreational purposes:

(1) Except as provided in subsection (3), when the Lake Worth Drainage District individually or jointly, with another agency of government, authorizes, permits, or licenses activities for facilities within district rights-of-way or works, or lands over which the Lake Worth Drainage District has



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a legally established easement right, thereby allowing access to or use of such lands, rights-of-way, works, or easements for such purposes or for outdoor recreational purposes, the Lake Worth Drainage District shall not be liable for personal injury or damages caused by the negligent or willful and intentional acts of a permittee or their invitees that may occur as a result of carrying out the permitted activity or from the use of such authorized, permitted, or licensed facilities.

(2) Other than as specified in subsection (3), when the Lake Worth Drainage District's lands, rights-of-way, works, or easements are used or accessed by the public for authorized, permitted, or licensed activities for facilities or for outdoor recreational purposes, the Lake Worth Drainage District does not by the authorization for such use or access extend any assurance that such lands, rights-of-way, works, or easements are safe for any purpose, does not by such authorization incur any duty of care toward a person who goes onto those lands, rights-of-way, or easements, and is not responsible for any injury to persons or property caused by a negligent act or omission of any person who goes onto those lands, rights-of-way, works, or easements.

(3) This section does not relieve the Lake Worth Drainage District of any liability that would otherwise exist for negligence or any deliberate, willful, or malicious injury to a person or property as provided by applicable Florida law. This section does not create or increase the liability of Lake Worth Drainage District or any person beyond that which is authorized by section 768.28, Florida Statutes.

(4) The term "outdoor recreational purposes" as used in this section includes activities such as, but not limited to,



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horseback riding, hunting, fishing, bicycling, swimming,
boating, camping, picnicking, hiking, pleasure driving, nature
study, water skiing, motorcycling, and visiting historical,
archeological, scenic, or scientific sites.

Section 3. This act shall take effect upon becoming a law.