

CS/HB 901

2018

1 A bill to be entitled  
2 An act relating to the Acme Improvement District and  
3 the Pine Tree Water Control District, Palm Beach  
4 County; transferring certain land from the Acme  
5 Improvement District to the Pine Tree Water Control  
6 District; amending ch. 2009-270, Laws of Florida;  
7 providing boundaries of the Pine Tree Water Control  
8 District; amending ch. 2003-330, Laws of Florida, as  
9 amended; providing boundaries of the Acme Improvement  
10 District; providing purpose; providing an effective  
11 date.

12  
13 Be It Enacted by the Legislature of the State of Florida:  
14

15 Section 1. Extension of Pine Tree Water Control District  
16 boundaries.—The lands commonly known as the Flying Cow Ranch  
17 property, more particularly described below, shall be added to  
18 the territorial limits of the Pine Tree Water Control District  
19 in Palm Beach County as codified under chapter 2009-270, Laws of  
20 Florida, and shall be removed from the territorial limits of the  
21 Acme Improvement District, a local governmental body, corporate  
22 and politic under the drainage laws of the state, existing in  
23 Palm Beach County, as codified under chapter 2003-330, Laws of  
24 Florida, as amended by chapters 2012-256 and 2014-242, Laws of  
25 Florida. The purpose of the transfer of property from the Acme

26 Improvement District to Pine Tree Water Control District is to  
 27 facilitate the development of the Flying Cow Ranch property. The  
 28 Flying Cow Ranch property is more particularly described as  
 29 follows:

30  
 31 Parcel 2:

32  
 33 All that part of the North one half (N 1/2) of the  
 34 North one half (N 1/2) of Section 25, Township 44  
 35 South, Range 40 East, said Section being unsurveyed,  
 36 lying North and East of the Northeasterly right-of-way  
 37 line of Levee L-40 which Levee is one of the works of  
 38 the plan of flood control for Central and Southern  
 39 Florida extending through said Section 25, said  
 40 Northeasterly right-of-way line being more  
 41 particularly described as follows:

42  
 43 Beginning at a concrete monument designated as FCE-642  
 44 on the Northeasterly right-of-way line of Levee L-40  
 45 in Section 23, Township 44 South, Range 40 East, the  
 46 coordinates of which are X-722,202.10 and Y-  
 47 833,959.35; thence running South 56°55'11" East to the  
 48 North line of said Section 25, Township 44 South,  
 49 Range 40 East; thence continuing South 56°55'11" East  
 50 to a concrete monument designated as FCE-641 in said

51 Section 25; thence running South 57°08'22" East, to  
52 the East line of said Section 25.

53  
54 LESS and EXCEPTING therefrom the following: A parcel  
55 of land lying in the Northeast one-quarter of Section  
56 25, Township 44 South, Range 40 East, being the East  
57 30 feet of those certain lands described as Parcel "A"  
58 in the instrument recorded in Official Records Book  
59 15060, Page 293 of the Public Records of Palm Beach  
60 County, Florida, being more particularly described as  
61 follows:

62  
63 Commencing at the Northeast corner of said Section 25;  
64 thence South 01°17'01" West (Basis of Bearings) along  
65 the East line of said Section 25, 50.01 feet to the  
66 Point of Beginning; thence continue South 01°17' 01"  
67 West along said East line, 1271.88 feet to the South  
68 line of the North one-half of the North one-half of  
69 said Section 25; thence South 89°43'08" West along  
70 said South line of the North one-half of the North  
71 one-half of said Section 25, 30.01 feet to a line  
72 30.00 feet West of as measured at right angles and  
73 parallel with the East line of said Section 25; thence  
74 North 01°17'01" East along said parallel line 1271.88  
75 feet to the South line of those certain lands as

76 conveyed to Acme Drainage District in Official Records  
 77 Book 206, Page 279 of the Public Records of Palm Beach  
 78 County, Florida; thence North 89" 43' 08" East along  
 79 said line 30.01 feet to the Point of Beginning. Said  
 80 lands situate, lying and being in Palm Beach County,  
 81 Florida.

82 Said lands situate in Palm Beach County, Florida and  
 83 contain 49.149 ac. more or less.

84  
 85 Parcel 3:

86  
 87 All that portion of the South half of the North half  
 88 of Section 25, Township 44 South, Range 40 East, Palm  
 89 Beach County, Florida, and lying easterly of the  
 90 Easterly Right-of-Way line of South Florida Water  
 91 Management District's Levee L-40.

92  
 93 Also known as:

94  
 95 A portion of Section 25, Township 44 South, Range 40  
 96 East, described as follows: Beginning at the Southeast  
 97 corner of those certain lands as conveyed in Official  
 98 Records Book 15060, Page 293 of the Official Records  
 99 of Palm Beach County, Florida: thence, South 01°17'01"  
 100 West, (basis of bearings, a grid azimuth) along the

101 East line of said Section 25, 398.46 feet more or less  
 102 to an intersection with the Easterly Right-of-Way line  
 103 of the Central and Southern Florida Flood Control  
 104 District Canal L-40; thence, North 57°08'22" West  
 105 along said Easterly Right-of-Way line, 729.21 feet,  
 106 more or less, to the Southwest corner of those certain  
 107 lands as conveyed in said Official Records Book 15060,  
 108 Page 293; thence North 89°43'08" East, 621.49 feet,  
 109 more or less, along the South line of the North half  
 110 of the North half of said Section 25 to the Point of  
 111 Beginning.

112  
 113 Said lands situate in Palm Beach County, Florida and  
 114 contain 2.804 ac. more or less.

115  
 116 Section 2. Section 1 of section 3 of chapter 2009-270, Laws  
 117 of Florida, is amended to read:

118 Section 1. District created and boundaries thereof;  
 119 validating creation of district under chapter 298, Florida  
 120 Statutes.—That for the purpose of reclaiming and draining the  
 121 lands hereinafter described and protecting such lands from the  
 122 effects of water by means of the construction and maintenance of  
 123 canals, ditches, levees, dikes, pumping plants, and other  
 124 drainage works and improvements, and for the purpose of making  
 125 the lands within the district available and habitable for

126 settlement and agriculture, and for the public convenience,  
 127 welfare, utility, and benefit, and for the other purposes stated  
 128 in this act, an independent drainage district is hereby created  
 129 and established in Palm Beach County, to be known as the Pine  
 130 Tree Water Control District, the territorial boundaries of which  
 131 shall be as follows, ~~to wit:~~

132  
 133 Beginning at the Southeast corner of Section 24,  
 134 Township 44 South, Range 40 East, run South 89° 43'  
 135 08" West, along the South line of said Section 24 a  
 136 distance of 2,674.64 feet to the Northerly right of  
 137 way of Canal L-40; thence North 56° 54' 19" West along  
 138 said right of way of Canal L-40, a distance of  
 139 9,479.62 feet; thence North 42° 15' 14" West and  
 140 continuing along said Canal right of way 7,363.27 feet  
 141 to the West line of Section 10, Township 44 South,  
 142 Range 40 East; thence South 01° 16' 05" West, along  
 143 said West line of said Section 10, a distance of 57.57  
 144 feet; thence North 25° 11' 01" West along the  
 145 aforementioned Northerly right of way of Canal L-40, a  
 146 distance of 12,185.26 feet to the West line of Hiatus  
 147 Lot 4; thence North 01° 14' 08" East along the West  
 148 line of Hiatus Lot 4, a distance of 113.66 feet to the  
 149 Southwest corner of Section 33, Township 43 South,  
 150 Range 40 East; thence North 01° 14' 08" East along the

151 West line of said Section 33, a distance of 1,532.34  
152 feet to the South right-of-way line of the West Palm  
153 Beach Canal; thence South 88° 23' 22" East along said  
154 Canal right of way 4,981.18 feet; thence South 01° 04'  
155 07" West, 1,541 feet to the South line of Section 33,  
156 Township 43 South, Range 40 East; thence South 42° 09'  
157 30" East, 643.43 fee to the Northeast corner of  
158 Section 4, Township 44 South, Range 40 East; thence  
159 South 01° 16' 05" West along the East line of said  
160 Section 4, a distance of 5,314.41 feet to the  
161 Southeast corner of said Section 4; thence North 89°  
162 44' 30" East along the North line of Section 10,  
163 Township 44 South, Range 40 East, 4,875.18 feet;  
164 thence run North 01° 15' 49" East, 5,304.15 feet to a  
165 point on the South line of Hiatus Lot 3; thence North  
166 01° 25' 51" East, 515.41 feet; thence North 87° 27'  
167 20" West, 106.75 feet; thence North 00° 51' 10" East,  
168 1,336.85 feet to the South right-of-way line of West  
169 Palm Beach Canal; thence South 88° 21' 18" East along  
170 the South right of way of said Canal 363,94 feet;  
171 thence continue along the South line of said Canal  
172 right of way South 88° 28' 22" East, 200.02 feet;  
173 thence South 00° 56' 00" West, 1,544.21 feet to the  
174 South line of Section 35, Township 43, South, Range 40  
175 East; thence South 24° 36' 48" East, 325 feet to the

176 North line of Section 2, Township 44 South, Range 40  
 177 East, said line also being the South line of Hiatus  
 178 Lot 2; thence South 01° 15' 44" West, 5,302.88 feet to  
 179 the South line of said Section 2; thence South 89° 44'  
 180 30" West along the South line of said Section 2, a  
 181 distance of 200.07 feet to the Southwest corner of  
 182 said Section 2; thence South 01° 15' 44" West, along  
 183 the West line of Section 11, Township 44 South, Range  
 184 40 East, 5,278.18 feet to the Southwest corner of said  
 185 Section 11; thence North 89° 43' 57" East; along the  
 186 North lines of Sections 14 and 13, Township 44 South,  
 187 Range 40 East, 10,536.48 feet to the Northeast corner  
 188 of said Section 13; thence South 01° 17' 26" West  
 189 along the East line of said Section 13, a distance of  
 190 5,276.29 feet to the Southeast corner of said Section  
 191 13; thence South 01° 20' 00" West along the East line  
 192 of Section 24, Township 44 South, Range 40 East,  
 193 5,279.90 feet to the Southeast corner of said Section  
 194 24 and the Point of Beginning.

195  
 196 Containing 4,022 acres, more or less.

197  
 198 which said boundary line embraces and includes those  
 199 certain tracts or parcels of land situate in Palm  
 200 Beach County, Florida, described as follows:



201  
202 All of that part of the East Quarter of the Southeast  
203 Quarter of Section 34, Township 43 South, Range 40  
204 East, lying South of the South right-of-way line of  
205 West Palm Beach Canal, the West boundary of which  
206 parcel being established by that certain Boundary Line  
207 Agreement dated November 1, 1956, recorded in Deed  
208 Book 1161, page 371, of the Public Records of Palm  
209 Beach County, Florida; all that part of the West 200  
210 feet of Section 35, Township 43 South, Range 40 East,  
211 lying South of the South right-of-way line of West  
212 Palm Beach Canal; the West 200 feet of Hiatus Lot 2,  
213 between Townships 43 and 44 South, Range 40 East; all  
214 of that part of Hiatus Lot 3, between Townships 43 and  
215 44 South, Range 40 East, which lies East of that  
216 certain lines established as a boundary line by  
217 Boundary Line Agreement dated November 1, 1956,  
218 recorded in Deed Book 1161, page 371, Public Records  
219 of Palm Beach County, Florida; all of that part of  
220 Hiatus Lot 4, between Townships 43 and 44 South, Range  
221 40 East, lying Easterly of the East right-of-way line  
222 of Levee L-40, excepting therefrom the east triangular  
223 portion lying East of a line running from the  
224 Southeast corner to a point 293 feet West of the  
225 Northeast corner thereof; the West 200 feet of Section

226 2, the East 400 feet of Section 3, all that part of  
 227 Sections 4, 9, 15, 16, 22, 23 and 24, lying North and  
 228 East of the Northeasterly boundary of the right-of-way  
 229 of Levee L-40, and all of Section 10, 13 and 14, all  
 230 in Township 44 South, Range 40 East, in Palm Beach  
 231 County, Florida.

232  
 233 All of Section 33 lying South of West Palm Beach Canal  
 234 in Township 43 South, Range 40 East, less the East 293  
 235 feet.

236 Together with:

237 All that part of the North one half (n 1/2) of the  
 238 North one half (n 1/2) of Section 25, Township 44  
 239 South, Range 40 East, said Section being unsurveyed,  
 240 lying North and East of the Northeasterly right-of-way  
 241 line of Levee L-40 which Levee is one of the works of  
 242 the plan of flood control for Central and Southern  
 243 Florida extending through said Section 25, said  
 244 Northeasterly right-of-way line being more  
 245 particularly described as follows:

246 Beginning at a concrete monument designated as FCE-642  
 247 on the Northeasterly right-of-way line of Levee L-40  
 248 in Section 23, Township 44 South, Range 40 East, the  
 249 coordinates of which are x-722,202.10 and y-  
 250 833,959.35; thence running South 56° 55' 11" East to

251 the North line of said Section 25, Township 44 South,  
252 Range 40 East; thence continuing South 56° 55' 11"  
253 East to a concrete monument designated as FCE-641 in  
254 said Section 25; thence running South 57° 8' 22" East,  
255 to the East line of said Section 25.

256 Less and except:

257 A parcel of land lying in the Northeast one-quarter of  
258 Section 25, Township 44 South, Range 40 East, being  
259 the East 30 feet of those certain lands described as  
260 parcel "a" in the instrument recorded in Official  
261 Records Book 15060, page 293 of the Public Records of  
262 Palm Beach County, Florida, being more particularly  
263 described as follows:

264 Commencing at the Northeast corner of said Section 25;  
265 thence South 01° 17' 01" West (basis of bearings)  
266 along the East line of said Section 25, 50.01 feet to  
267 the point of beginning; thence continue South 01° 17'  
268 01" West along said East line, 1271.88 feet to the  
269 South line of the North one-half of the North one-half  
270 of said Section 25; thence South 89° 43' 08" West  
271 along said South line of the North one-half of the  
272 North one-half of said Section 25, 30.01 feet to a  
273 line 30.00 feet West of as measured at right angles  
274 and parallel with the East line of said Section 25;  
275 thence north 01° 17' 01" East along said parallel line

276 1271.88 feet to the South line of those certain lands  
 277 as conveyed to acme drainage district in Official  
 278 Records Book 206, page 279 of the Public Records of  
 279 Palm Beach County, Florida; thence North 89° 43' 08"  
 280 East along said line 30.01 feet to the point of  
 281 beginning.

282 Together with:

283 All that portion of the South half of the north half  
 284 of Section 25, Township 44 South, Range 40 East, Palm  
 285 Beach County, Florida, and lying Easterly of the  
 286 Easterly right-of-way line of South Florida Water  
 287 Management District's Levee L-40.

288 Also known as:

289 A portion of Section 25, Township 44 South, Range 40  
 290 East, described as follows: beginning at the Southeast  
 291 corner of those certain lands as conveyed in Official  
 292 Records Book 15060, page 293 of the Official Records  
 293 of Palm Beach County, Florida: thence, South 01°17'01"  
 294 West, (basis of bearings, a grid azimuth) along the  
 295 East line of said Section 25, 398.46 feet more or less  
 296 to an intersection with the Easterly right-of-way line  
 297 of the Central and Southern Florida Flood Control  
 298 District Canal L-40; thence, North 57°08'22" West  
 299 along said Easterly right-of-way line, 729.21 feet,  
 300 more or less, to the Southwest corner of those certain

301 lands as conveyed in said Official Records Book 15060,  
 302 page 293; thence north 89°43'08" East, 621.49 feet,  
 303 more or less, along the South line of the North half  
 304 of the North half of said Section 25 to the point of  
 305 beginning.

306 Said lands situate in Palm Beach County, Florida, and  
 307 contain 51.953 ac. more or less.  
 308

309 Section 3. Section 1 of section 3 of chapter 2003-330,  
 310 Laws of Florida, as amended by chapters 2012-256 and 2014-242,  
 311 Laws of Florida, is amended to read:

312 Section 1. District Created and Boundaries thereof;  
 313 Validating Creation of District under chapter 298, Florida  
 314 Statutes.—That for the purpose of reclaiming and draining the  
 315 lands hereinafter described and protecting said lands from the  
 316 effects of water by means of the construction and maintenance of  
 317 canals, ditches, levees, dikes, pumping plants, and other  
 318 drainage works and improvements, and for the purpose of making  
 319 the lands within said District available and habitable for  
 320 settlement and agriculture, and for the public convenience,  
 321 welfare, utility, and benefit, and for the other purposes stated  
 322 in this Act, a drainage District is hereby created and  
 323 established in Palm Beach County, to be known as the Acme  
 324 Improvement District, the territorial boundaries of which shall  
 325 be as follows, ~~to-wit:~~

326  
 327 All and Singular a certain parcel of Land, Lying and  
 328 Situate in Range 41 East, Township 44 South and part  
 329 of Range 41 East, Township 43 South, and part of Range  
 330 40 East, Township 44 South, part of Township 43 South,  
 331 Range 40 East, part of Township 45 South, Range 41  
 332 East, and part of Hiatus, Palm Beach County, Florida.

333  
 334 All of Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14,  
 335 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29,  
 336 33, 34 and that part of Sections 30, 31 and 32 lying  
 337 North Right of Way Limit of the Central and Southern  
 338 Flood Control District's Levee 40 and that portions of  
 339 Sections 12, 13, 24 and 25 Township 44 South, Range 41  
 340 East. Portion of Section 25 Township 44 South, Range  
 341 40 East, North Right of Way Limit of the Central and  
 342 Southern Flood Control District's Levee 40. Portion of  
 343 Sections 31, 32, 33, 34, and 35 lying South of the  
 344 Right of Way line of the West Palm Beach Canal,  
 345 Township 43 South, Range 41 East, Section 39, Township  
 346 44 South, Range 41 East and portions of Section 40  
 347 North of said North Right of Way Limit of the Central  
 348 and Southern Flood Control District's Levee, and  
 349 Section 3 and 4 of Township 45 South, Range 41 East  
 350 lying North of said North Right of Way Limit of the

351 Central and Southern Flood Control District's Levee,  
 352 Palm Beach County, Florida:

353  
 354 More particularly described:

355  
 356 Commencing at the intersection of the East Line of  
 357 Section 35, Township 43 South, Range 41 East, and the  
 358 South Right of Way Line of the West Palm Beach Canal;

359  
 360 Thence Southerly following the East Line of aforesaid  
 361 section 35, to the Northeast corner Section 2,  
 362 Township 44 South, Range 41 East.

363  
 364 Thence following Southerly along the east limit of  
 365 aforesaid Section 2 to the Northeast corner Section  
 366 11, Township 44 East, Range 41 East,

367  
 368 Thence following Southerly along the aforesaid  
 369 Easterly limit of Section 11 to a point on the  
 370 Easterly limit of aforesaid Section 11 to the  
 371 Northwest Corner of the Southwest Quarter of Section  
 372 12, Township 44 South, Range 41 East.

373  
 374 Thence Easterly along the north line of the aforesaid  
 375 Southwest Quarter of Section 12 to an intersection of

376 | a line drawn 40 feet West and parallel to the East  
 377 | limit of aforesaid Southwest Quarter of Section 12,  
 378 |  
 379 | Thence Southerly along the 40 foot parallel line the  
 380 | aforesaid Section 12, a distance of 1592.15 feet to a  
 381 | point,  
 382 |  
 383 | Thence Easterly and parallel to the Southerly limit of  
 384 | aforesaid Section 12 a distance of 1572.99 feet to a  
 385 | point.  
 386 |  
 387 | Thence Southerly and parallel to the Easterly limits  
 388 | of aforesaid Section 12 a distance of 1031.44 feet  
 389 | more or less to the Northerly limit of Forest Hill  
 390 | Boulevard Right of Way,  
 391 |  
 392 | Thence Westerly along the Northerly limit of Forest  
 393 | Hill Boulevard on an arc to the left and with an arc  
 394 | length of 488.34 feet having a delta angle of 4  
 395 | degrees 49 minutes 59 seconds and a radius of 5789.27  
 396 | feet with a radial bearing of North 9 degrees 6  
 397 | minutes 10 seconds East to a point of compound  
 398 | curvature.  
 399 |



400 Thence continuing Westerly along an arc to the left  
401 with a radius of 5789.27 feet an arc length of 203.52  
402 feet having a delta angle of 2 degrees 0 minutes 51  
403 seconds and a center bearing of North 3 degrees 46  
404 minutes 29 seconds East, to a point.

405  
406 Thence Southerly a distance 173 feet more or less to  
407 the intersection of the Northerly limit of Section 13,  
408 Township 44 South, Range 41 East.

409  
410 Thence Southerly along a line 27.00 feet on a bearing  
411 of South 2 degrees 15 minutes 17 seconds West to a  
412 point of non tangential curvature.

413  
414 Thence following a curve to the right with an arc  
415 length of 741.42 feet having a radius of 4443.66 feet  
416 and a delta angle of 9 degrees 33 minutes 35 seconds  
417 and radial bearing of North 2 degrees 15 minutes 17  
418 seconds East, to a point of tangency,

419  
420 Thence following a line 186.37 feet on a bearing of  
421 South 86 degrees 25 minutes 5 seconds East to a point,

422  
423 Thence continuing along a line 70.31 feet on a bearing  
424 North 89 degrees 2 minutes 7 seconds East to the

425 intersection with the Westerly Right of Way Line of  
426 State Road 7 (US 441) as shown on Plat Wellington  
427 Green, A MUPD.PUD, of the Public Records of Palm Beach  
428 County, Florida in Plat Book 87 Pages 81 thru 90,

429  
430 Thence following a line a distance of 503.00 feet on a  
431 bearing of South 0 degrees 22 minutes 3 seconds East  
432 to a point,

433  
434 Thence continuing along a line a distance of 1312.60  
435 feet on a bearing of South 1 degrees 53 minutes 53  
436 seconds West to a point,

437  
438 Thence following a line a distance of 827.17 feet on a  
439 bearing of South 1 degrees 53 minutes 57 seconds West  
440 to a point of intersection with the South line of the  
441 North half of the South Half of aforesaid Section 13.

442  
443 Thence Easterly following the aforesaid Southerly line  
444 of the North Half of the South Half of said Section 13  
445 a distance of 5044.51 feet more or less to the West  
446 limit of said Section 13,

447

448 Thence Southerly along the Westerly limit of aforesaid  
 449 Section 13 to the Northwest corner of Section 24,  
 450 Township 44 South, Range 41 East.

451  
 452 Thence Southerly along the Westerly limit of aforesaid  
 453 Section 24 to the Northwest corner of the Southwest  
 454 Quarter of aforesaid Section 24.

455  
 456 Thence Easterly along the Northerly limit of said  
 457 Southwest quarter of said Section 24 to the Northeast  
 458 corner of the Southwest quarter of aforesaid Section  
 459 24.

460  
 461 Thence Southerly along the Easterly limit of the said  
 462 Southwest Quarter of aforesaid Section 24 a distance  
 463 of 306.42 feet to a point.

464  
 465 Thence Easterly along a line a distance of 606.10 feet  
 466 on a bearing of North 88 degrees 52 minutes 2 seconds  
 467 East to a point,

468  
 469 Thence following a line a distance of 1.68 feet on a  
 470 bearing of North 1 degree 11 minutes 59 seconds West  
 471 to a point,

472

473 Thence following a line a distance of 652.54 feet on a  
474 bearing of North 88 degrees 52 minutes 2 seconds East  
475 to a point,

476  
477 Thence following a line a distance of 624.36 feet on a  
478 bearing of South 1 degree 12 minutes 58 seconds East  
479 to a point,

480  
481 Thence following a line a distance of 1087.73 feet on  
482 a bearing of North 88 degrees 52 minutes 2 seconds  
483 East to a point in the Westerly Limit of State Road 7  
484 (US 441) as shown on Plat of Versailles P.U.D. of the  
485 Public Records of Palm Beach County, Florida in Plat  
486 Book 93 Pages 17 thru 39.

487  
488 Thence Southerly following the Westerly limit of State  
489 Road 7 (US 441) 165 foot Right of Way as per O.R.B.  
490 9508 Page 1202 and O.R.B. 9488 Page 1661 of the Public  
491 Records of Palm Beach County, Florida.

492  
493 Thence Easterly along the Northerly Limit of aforesaid  
494 Section 25 to a point measured 180.92 feet from the  
495 Northeasterly corner of said Section 25 said point  
496 being the Westerly Limit of State Road 7 (US 441) as  
497 per O.R.B. 5642 Page 1160.

498  
 499 Thence Southerly along the Westerly Limit of State  
 500 Road 7 (US 441) as shown on Plat Shoppes at Wycliffe  
 501 of the Public Records of Palm Beach County, Florida in  
 502 Plat Book 83 Pages 41 thru 43 to a point of  
 503 intersection with the North East corner of Tract 'P'  
 504 of Plat Wycliffe Plat One of the Public Records of  
 505 Palm Beach County, Florida in Plat Book 62 Pages 8  
 506 thru 13.

507  
 508 Thence Southerly along the Westerly Limit of State  
 509 Road 7 (US 441) Right of Way as per O.R.B. 5642 Page  
 510 1610 to the intersection of the Southerly Limit of  
 511 aforesaid Section 25.

512  
 513 Thence Westerly following the Southerly Limit of  
 514 aforesaid Section 25 to the Southeasterly corner of  
 515 Section 26 Township 44 South, Range 41 East.

516  
 517 Thence Westerly following the Southerly Limit of  
 518 aforesaid Section 26 to the Northeasterly corner of  
 519 Section 34 Township 44 South, Range 41 East.

520  
 521 Thence Southerly along the Easterly Limit of aforesaid  
 522 Section 34 to the Southeasterly corner of aforesaid

523 Section 34 to the Northeasterly corner of Section 39,  
 524 Township 44 South, Range 41 East.  
 525  
 526 Thence Southerly along the Easterly Limit of aforesaid  
 527 Section 39 to the Northeasterly corner of Section 3,  
 528 Township 45 South, Range 41 East.  
 529  
 530 Thence following the Easterly Limit of aforesaid  
 531 Section 3 to the Southeast corner of Section 3.  
 532  
 533 Thence Westerly along the Southerly Limit of said  
 534 Section 3 to the intersection of the North Right of  
 535 Way Limit of the Central and Southern Flood Control  
 536 District's Levee 40.  
 537  
 538 Thence Northerly following the Northerly Limit of said  
 539 Levee 40 to the intersection of the Easterly Limit of  
 540 Section 4, Township 45 South, Range 41 East.  
 541  
 542 Thence Northerly along the Northerly Limit of said  
 543 Levee 40 to the Southerly Limit of Section 40,  
 544 Township 44 South, Range 41 East.  
 545

546 Thence Northerly along the Northerly Limit of said  
 547 Levee 40 to the Southerly Limit of Section 33,  
 548 Township 44 South, Range 41 East.

549  
 550 Thence Northerly along aforesaid Northerly Limit of  
 551 said Levee 40 to the intersection with the East Limit  
 552 of Section 31 Township 44 South, Range 41 East.

553  
 554 Thence Northerly along aforesaid Northerly Limit of  
 555 said Levee 40 to the intersection with the South Limit  
 556 of Section 30 Township 44 South, Range 41 East.

557  
 558 Thence Northerly along aforesaid Northerly Limit of  
 559 said Levee 40 to the intersection of the Easterly  
 560 Limit of Section 25 Township 44 South, Range 40 East.

561  
 562 Thence Northerly along aforesaid Northerly Limit of  
 563 said Levee 40 to the intersection of the Northerly  
 564 Limit of aforesaid Section 25 Township 44 South, Range  
 565 40 East.

566  
 567 Thence Easterly along aforesaid Northerly Limit of  
 568 said Section 25 to the Westerly limit of Section 30  
 569 Township 44 South, Range 41 East.

570

571 Thence Northerly along the Easterly Limit of Section  
 572 24, Township 44 South, Range 40 East to the  
 573 Southwesterly corner of Section 13, Township 44 South,  
 574 Range 40 East.

575  
 576 Thence Northerly along aforesaid Easterly Limit of  
 577 said Section 13 to the Southwesterly corner of Section  
 578 12, Township 44 South, Range 40 East.

579  
 580 Thence Westerly along the said Southerly Limit of  
 581 Section 12 to the Southwest corner of said Section.

582  
 583 Thence Northerly along the Westerly Limit of said  
 584 Section 12 to the Southwest corner of Section 1,  
 585 Township 44 South, Range 40 East.

586  
 587 Thence Northerly along the Westerly Limit of Section 1  
 588 to the Southeast corner of Section 1 Hiatus.

589  
 590 Thence Northerly along the Westerly Limit of Section 1  
 591 Hiatus to the Southeast corner of Section 36, Township  
 592 43 South, Range 40 East.

593



594 Thence along the Westerly Limit of said Section 36 to  
 595 the intersection of the South Right of Way line of the  
 596 West Palm Beach Canal.

597  
 598 Thence following the aforesaid Southerly Limit of said  
 599 West Palm Beach Canal to the intersection of the  
 600 Westerly Limit of Section 31 Township 43 South, Range  
 601 41 East.

602  
 603 Thence following the aforesaid Southerly Limit of said  
 604 West Palm Beach Canal to the intersection of the  
 605 Westerly Limit of Section 32 Township 43 South, Range  
 606 41 East.

607  
 608 Thence following the aforesaid Southerly Limit of said  
 609 West Palm Beach Canal to the intersection of the  
 610 Westerly Limit of Section 33 Township 43 South, Range  
 611 41 East.

612  
 613 Thence following the aforesaid Southerly Limit of said  
 614 West Palm Beach Canal to the intersection of the  
 615 Westerly Limit of Section 34 Township 43 South, Range  
 616 41 East.

617

618 Thence following the aforesaid Southerly Limit of said  
 619 West Palm Beach Canal to the intersection of the  
 620 Westerly Limit of Section 35 Township 43 South, Range  
 621 41 East.

622  
 623 Thence following the aforesaid Southerly Limit of said  
 624 West Palm Beach Canal to the Point of Commencement.

625  
 626 A parcel of land being a portion of Block 18, The Palm  
 627 Beach Farms Company Plat No. 3 as recorded in Plat  
 628 Book 2, pages 45 through 54, all of Venra Development,  
 629 LLC, as recorded in Plat Book 97, pages 179 and 180,  
 630 all of Wellington MUPD, as recorded in Plat Book 101,  
 631 pages 132 and 133, and all of Wellington Reserve  
 632 Office Park, as recorded in Plat Book 103, pages 178  
 633 through 180, all according to the plats thereof as  
 634 recorded in the public records of Palm Beach County,  
 635 Florida, lying within Section 12, Township 44 South,  
 636 Range 41 East, Being more particularly described as  
 637 follows:

638 PARCEL 1  
 639 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,  
 640 THENCE NORTH 87° 53' 57" WEST ALONG THE NORTH LINE OF  
 641 SECTION 12, A DISTANCE OF 235.27 FEET; THENCE SOUTH  
 642 01° 38' 27" WEST ALONG A LINE LYING 240.00 FEET WEST

643 OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH  
644 THE BASELINE OF SURVEY FOR STATE ROAD 7 (US 441)  
645 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION  
646 RIGHT-OF-WAY MAP SECTION 93210-2519, SAID PARALLEL  
647 LINE BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE  
648 ROAD 7, AND THE EAST LINE OF BLACK DIAMOND PHASE 1,  
649 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT  
650 BOOK 94, PAGES 83 THROUGH 91, PUBLIC RECORDS OF PALM  
651 BEACH COUNTY, FLORIDA, A DISTANCE OF 329.79 FEET;  
652 THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE  
653 SOUTH 01° 38' 26" WEST, A DISTANCE OF 7.18 FEET TO THE  
654 POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST  
655 CORNER OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE 1;  
656 THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF  
657 STATE ROAD 7 FOR THE FOLLOWING FIVE COURSES, SOUTH 01°  
658 38' 26" WEST, A DISTANCE OF 1992.65 FEET; THENCE  
659 SOUTH 01° 38' 18" WEST, A DISTANCE OF 1015.08 FEET;  
660 THENCE NORTH 89° 01' 51" EAST ALONG THE NORTH LINE OF  
661 TRACT 20, BLOCK 18, OF SAID PALM BEACH FARMS CO. PLAT  
662 NO. 3, A DISTANCE OF 2.66 FEET TO A POINT ON A LINE  
663 LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES  
664 TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION  
665 12; THENCE SOUTH 01° 30' 47" WEST ALONG SAID PARALLEL  
666 LINE, A DISTANCE OF 1026.20 FEET; THENCE SOUTH 03° 48'  
667 15" WEST, A DISTANCE OF 896.51 FEET TO A POINT OF

668 INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF  
669 FOREST HILL BOULEVARD, SAID POINT BEING ON A CURVE  
670 CONCAVE TO THE NORTH, HAVING A RADIAL BEARING OF NORTH  
671  $03^{\circ} 41' 07''$  EAST, A RADIUS OF 5665.58 FEET; THENCE  
672 WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
673 ANGLE OF  $03^{\circ} 02' 00''$ , AN ARC DISTANCE OF 299.95 FEET TO  
674 A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID  
675 NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD  
676 FOR THE NEXT TWO COURSES NORTH  $82^{\circ} 08' 55''$  WEST, A  
677 DISTANCE OF 400.07 FEET; THENCE NORTH  $80^{\circ} 52' 41''$   
678 WEST, A DISTANCE OF 4.48 FEET TO THE EAST RIGHT-OF-WAY  
679 LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS  
680 RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF  
681 SAID PUBLIC RECORDS, SAID EAST RIGHT-OF-WAY LINE LYING  
682 255.91 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO)  
683 AND PARALLEL WITH THE EAST LINE OF TRACTS 27 AND 22,  
684 BLOCK 18; THENCE NORTH  $01^{\circ} 19' 04''$  WEST ALONG SAID  
685 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.11 FEET TO  
686 A POINT LYING ON THE NORTH LINE OF SAID TRACT 22,  
687 BLOCK 18; THENCE SOUTH  $89^{\circ} 04' 17''$  WEST ALONG THE  
688 NORTH LINE OF TRACTS 22, 23 AND 24, BLOCK 18, SAID  
689 NORTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF  
690 LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN  
691 OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC  
692 RECORDS, A DISTANCE OF 1561.60 FEET TO A POINT ON A

693 LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT  
 694 ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS  
 695 17 AND 16, BLOCK 18; THENCE ALONG SAID PARALLEL LINE  
 696 AND EAST RIGHT-OF-WAY LINE OF SAID S-5 CANAL FOR THE  
 697 FOLLOWING SEVEN COURSES, NORTH 01° 27' 57" EAST, A  
 698 DISTANCE OF 1344.77 FEET TO THE NORTH LINE OF SAID  
 699 TRACT 16, BLOCK 18; THENCE SOUTH 88° 59' 24" WEST  
 700 ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF,  
 701 A DISTANCE OF 53.29 FEET TO THE WEST LINE OF SAID  
 702 BLOCK 18; THENCE NORTH 01° 25' 21" EAST ALONG SAID  
 703 WEST LINE OF BLOCK 18, A DISTANCE OF 684.83 FEET;  
 704 THENCE NORTH 88° 56' 58" EAST ALONG THE WESTERLY  
 705 EXTENSION OF THE SOUTH LINE OF TRACT 9 AND THE SOUTH  
 706 LINE OF TRACT 9, BLOCK 18, DISTANCE OF 42.44 FEET;  
 707 THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 15.00  
 708 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND  
 709 PARALLEL WITH THE WEST LINE OF SAID TRACT 9, BLOCK 18,  
 710 A DISTANCE OF 672.37 FEET TO THE CENTERLINE OF THE  
 711 PLATTED 25 FOOT ROAD, DYKE AND DITCH RESERVATION LYING  
 712 BETWEEN TRACTS 4 AND 9, OF SAID BLOCK 18; THENCE NORTH  
 713 88° 54' 32" EAST ALONG SAID CENTERLINE, A DISTANCE OF  
 714 11.37 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE  
 715 LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES  
 716 TO) AND PARALLEL WITH THE WEST LINE OF TRACT 4, BLOCK  
 717 18, A DISTANCE OF 672.38 FEET TO THE NORTH LINE OF

718 SAID TRACT 4, BLOCK 18, SAID NORTH LINE ALSO BEING THE  
 719 SOUTH LINE OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE  
 720 1; THENCE NORTH 88° 52' 06" EAST ALONG THE SOUTH LINE  
 721 OF TRACTS C-1 AND P-2 OF SAID BLACK DIAMOND - PHASE  
 722 1, A DISTANCE OF 1653.68 FEET TO THE SOUTHEAST CORNER  
 723 SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG  
 724 THE EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF  
 725 345.30 FEET TO THE SOUTH LINE OF SAID TRACT C-1;  
 726 THENCE SOUTH 89° 10' 35" EAST ALONG THE SOUTH LINE OF  
 727 TRACT C-2, A DISTANCE OF 725.10 FEET TO THE POINT OF  
 728 BEGINNING.

729 CONTAINING 209.53 ACRES, MORE OR LESS  
 730 BEARINGS SHOWN HEREON ARE REFERENCED TO GRID BEARINGS  
 731 BASED ON FLORIDA STATE PLANE EAST ZONE, NORTH AMERICAN  
 732 DATUM OF 1927, AS DETERMINED AND ACCORDING TO THE  
 733 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP  
 734 FOR STATE ROAD 7, (US 441) SECTION 93210-2519, THE  
 735 EAST LINE OF SECTION 12 BEARS NORTH 01° 30' 47" EAST  
 736 AND ALL OTHER BEARING ARE RELATIVE THERETO.

737 TOGETHER WITH:  
 738 PARCEL 2  
 739 BEING ALL OF TRACT C-1, TRACT L-1, TRACT P-2 AND TRACT  
 740 C-13, BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT  
 741 THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH

742 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
 743 FLORIDA.  
 744 CONTAINING 5.82 ACRES, MORE OR LESS  
 745 TOTAL SERVICE AREA OF PARCEL 1 AND PARCEL 2 CONTAIN  
 746 215.35 ACRES, MORE OR LESS.

747  
 748 Less and except the following 51.953 acres, more or  
 749 less, known as the Flying Cow Ranch property:  
 750 All that part of the North one half (n 1/2) of the  
 751 North one half (n 1/2) of section 25, Township 44  
 752 South, Range 40 East, said section being unsurveyed,  
 753 lying North and East of the Northeasterly right-of-way  
 754 line of Levee L-40 which Levee is one of the works of  
 755 the plan of flood control for Central and Southern  
 756 Florida extending through said section 25, said  
 757 Northeasterly right-of-way line being more  
 758 particularly described as follows:  
 759 Beginning at a concrete monument designated as FCE-642  
 760 on the Northeasterly right-of-way line of Levee L-40  
 761 in section 23, Township 44 South, Range 40 East, the  
 762 coordinates of which are x-722,202.10 and y-  
 763 833,959.35; thence running South 56° 55' 11" East to  
 764 the North line of said section 25, Township 44 South,  
 765 Range 40 East; thence continuing South 56° 55' 11"  
 766 East to a concrete monument designated as FCE-641 in

767 said section 25; thence running South 57° 8' 22" East,  
768 to the East line of said section 25.  
769 Less and except therefrom the following:  
770 A parcel of land lying in the Northeast one-quarter of  
771 section 25, Township 44 South, Range 40 East, being  
772 the East 30 feet of those certain lands described as  
773 parcel "a" in the instrument recorded in Official  
774 Records Book 15060, page 293 of the Public Records of  
775 Palm Beach County, Florida, being more particularly  
776 described as follows:  
777 Commencing at the Northeast corner of said section 25;  
778 thence South 01° 17' 01" West (basis of bearings)  
779 along the East line of said section 25, 50.01 feet to  
780 the point of beginning; thence continue South 01° 17'  
781 01" West along said East line, 1271.88 feet to the  
782 South line of the North one-half of the North one-half  
783 of said section 25; thence South 89° 43' 08" West  
784 along said South line of the North one-half of the  
785 North one-half of said section 25, 30.01 feet to a  
786 line 30.00 feet West of as measured at right angles  
787 and parallel with the East line of said section 25;  
788 thence North 01° 17' 01" East along said parallel line  
789 1271.88 feet to the South line of those certain lands  
790 as conveyed to Acme Drainage District in Official  
791 Records Book 206, page 279 of the Public Records of



792 Palm Beach County, Florida; thence North 89° 43' 08"  
 793 East along said line 30.01 feet to the point of  
 794 beginning.  
 795 Containing 49.149 acres, more or less.  
 796 Also less and except:  
 797 All that portion of the South half of the North half  
 798 of section 25, Township 44 South, Range 40 East, Palm  
 799 Beach County, Florida, and lying Easterly of the  
 800 Easterly right-of-way line of South Florida Water  
 801 Management District's Levee L-40.  
 802 Also known as:  
 803 A portion of section 25, Township 44 South, Range 40  
 804 East, described as follows: beginning at the Southeast  
 805 corner of those certain lands as conveyed in Official  
 806 Records Book 15060, page 293 of the Official Records  
 807 of Palm Beach County, Florida: thence, South 01°17'01"  
 808 West, (basis of bearings, a grid azimuth) along the  
 809 East line of said section 25, 398.46 feet more or less  
 810 to an intersection with the Easterly right-of-way line  
 811 of the Central and Southern Florida Flood Control  
 812 District Canal L-40; thence, North 57°08'22" West  
 813 along said Easterly right-of-way line, 729.21 feet,  
 814 more or less, to the Southwest corner of those certain  
 815 lands as conveyed in said Official Records Book 15060,  
 816 page 293; thence North 89°43'08" East, 621.49 feet,

817 more or less, along the South line of the North half  
 818 of the North half of said section 25 to the point of  
 819 beginning.

820 Containing 2.804 acres, more or less.

821 Said lands situate in Palm Beach County, Florida and  
 822 contain 51.953 ac., more or less.

823

824 Landowners within the existing boundaries of the Acme  
 825 Improvement District shall not be obligated or taxed to pay for  
 826 the cost of amending the District boundaries or to pay the cost  
 827 of any improvements made by the District to benefit the lands  
 828 being included within the boundaries of the District by this  
 829 Act.

830 Section 4. This act shall take effect upon becoming a law.