

1                           A bill to be entitled  
2       An act relating to the Fellsmere Water Control  
3       District, Indian River County; amending chapter 2017-  
4       203, Laws of Florida; providing that the district is a  
5       dependent district of Indian River County; providing  
6       that the Board of County Commissioners of Indian River  
7       County shall be the governing board of the district;  
8       revising the boundaries of the district; providing for  
9       maintenance and use of certain canals; providing for  
10      certain access to public records; providing an  
11      effective date.

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

14  
15       **Section 1. Chapter 2017-203, Laws of Florida, is amended**  
16      **to read:**

17       Section 1. Status and boundaries of Fellsmere Water  
18      Control District.—The Fellsmere Water Control District is  
19      declared to be a dependent ~~an independent~~ water control district  
20      and a public corporation of the state pursuant to chapters 189  
21      and 298, Florida Statutes, and the lands lying within the area  
22      described as follows in Indian River County shall constitute the  
23      Fellsmere Water Control District:  
24

25 ALL THAT PART OF THE LANDS SITUATED AND BEING IN  
26 UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST AND  
27 UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 37 EAST, INDIAN  
28 RIVER COUNTY FLORIDA, EMBRACED WITHIN THE FOLLOWING  
29 BOUNDARY LINES:

30  
31 BEGIN AT THE NORTHEAST CORNER OF TRACT 123 OF THE  
32 "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
33 UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 37 EAST, IN ST.  
34 LUCIE COUNTY, STATE OF FLORIDA" AS RECORDED IN PLAT  
35 BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF ST. LUCIE  
36 COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA; SAID CORNER  
37 ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF DITCH AND  
38 ROAD 24 AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS  
39 COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH,  
40 RANGE 37 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA"  
41 AND ON THE "PLAT OF FELLSMERE FARMS COMPANY'S  
42 SUBDIVISION OF ALL UNSURVEYED TOWNSHIP 31 SOUTH, RANGE  
43 37 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA" AS  
44 RECORDED IN PLAT BOOK 2, PAGES 1 AND 2 OF THE PUBLIC  
45 RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
46 FLORIDA;

47  
48 THENCE RUN WESTERLY, ALONG SAID SOUTH RIGHT OF WAY  
49 LINE OF SAID DITCH AND ROAD 24, APPROXIMATELY 2.32

50 MILES TO THE EAST RIGHT OF WAY LINE OF PARK LATERAL  
51 CANAL, A 125-FOOT-WIDE RIGHT OF WAY AS RECORDED IN  
52 DEED BOOK 10, PAGE 15, INDIAN RIVER COUNTY, FLORIDA  
53 PUBLIC RECORDS;

54  
55 THENCE RUN NORTHERLY, ALONG SAID EAST RIGHT OF WAY  
56 LINE OF PARK LATERAL CANAL, APPROXIMATELY 0.01 MILES  
57 TO THE NORTH RIGHT OF WAY LINE OF SAID DITCH AND ROAD  
58 24;

59  
60 THENCE RUN WESTERLY, ALONG SAID NORTH RIGHT OF WAY  
61 LINE OF DITCH AND ROAD 24, APPROXIMATELY 0.02 MILES TO  
62 THE WEST RIGHT OF WAY LINE OF SAID PARK LATERAL CANAL;

63  
64 THENCE RUN NORTHERLY, ALONG SAID WEST RIGHT OF WAY  
65 LINE OF PARK LATERAL CANAL, APPROXIMATELY 0.99 MILES  
66 TO THE NORTH LINE OF TRACT 2128, ALSO BEING THE SOUTH  
67 RIGHT OF WAY LINE OF DITCH AND ROAD 20, OF SAID "PLAT  
68 OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL  
69 UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN ST.  
70 LUCIE COUNTY, STATE OF FLORIDA";

71  
72 THENCE RUN WESTERLY ALONG SAID NORTH LINE OF TRACT  
73 2128, APPROXIMATELY 0.03 MILES, TO THE EAST LINE OF  
74 THE WEST 405.5 FEET OF SAID TRACT 2128;

75  
76 THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF THE WEST  
77 405.5 FEET OF TRACT 2128, APPROXIMATELY 0.12 MILES, TO  
78 THE SOUTH LINE OF SAID TRACT 2128;

79  
80 THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID TRACT  
81 2128 AND THE SOUTH LINE OF TRACTS 2127, 2126 AND 2125,  
82 APPROXIMATELY 0.46 MILES, TO THE WEST LINE OF SAID  
83 TRACT 2125, AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS  
84 COMPANY'S SUBDIVISION OF ALL UNSURVEYED TOWNSHIP 31  
85 SOUTH, RANGE 37 EAST, IN ST. LUCIE COUNTY, STATE OF  
86 FLORIDA";

87  
88 THENCE RUN NORTHERLY ALONG SAID WEST LINE OF TRACT  
89 2125, APPROXIMATELY 0.12 MILES, TO THE NORTHWEST  
90 CORNER OF SAID TRACT 2125 AND THE SOUTH RIGHT OF WAY  
91 LINE OF SAID DITCH AND ROAD 20 AS SHOWN ON SAID "PLAT  
92 OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED  
93 TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN ST. LUCIE COUNTY,  
94 STATE OF FLORIDA";

95  
96 THENCE RUN WESTERLY ALONG SAID SOUTH LINE OF DITCH AND  
97 ROAD 20, APPROXIMATELY 1.16 MILES, TO THE CENTERLINE  
98 OF LATERAL "U" CANAL AS LAID OUT AND IN USE; SAID  
99 CANAL CENTERLINE ALSO BEING THE APPROXIMATE CENTERLINE

100 OF THE LATERAL "U" RIGHT OF WAY OF SAID "PLAT OF  
101 FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL  
102 UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN ST.  
103 LUCIE COUNTY, STATE OF FLORIDA";  
104

105 THENCE RUN NORTHERLY ALONG SAID CENTERLINE OF LATERAL  
106 "U" CANAL, APPROXIMATELY 4.98 MILES TO THE NORTHERLY  
107 LIMITS OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S  
108 SUBDIVISION OF ALL UNSURVEYED TOWNSHIP 31 SOUTH, RANGE  
109 37 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA"; SAID  
110 NORTHERLY LIMITS ALSO BEING THE COMMON TOWNSHIP LINE  
111 OF TOWNSHIP 30 AND 31 SOUTH, RANGE 37 EAST AND THE  
112 NORTH LIMITS OF INDIAN RIVER COUNTY, FLORIDA;  
113

114 THENCE RUN EASTERLY ALONG SAID NORTHERLY LIMITS OF  
115 "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL  
116 UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN ST.  
117 LUCIE COUNTY, STATE OF FLORIDA", SAID COMMON TOWNSHIP  
118 LINE OF TOWNSHIP 30 AND 31 SOUTH, RANGE 37 EAST, AND  
119 SAID NORTH COUNTY LINE, APPROXIMATELY 3.14 MILES TO  
120 THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE  
121 FLEMING GRANT;  
122

123 THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE  
124 OF THE FLEMING GRANT, APPROXIMATELY 1.21 MILES TO THE

INTERSECTION WITH THE EAST LINE OF UNSURVEYED TOWNSHIP  
31 SOUTH, RANGE 37 EAST, ALSO BEING THE COMMON RANGE  
LINE OF RANGE 37 AND 38 EAST AS SHOWN ON SAID "PLAT OF  
FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL  
UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN ST.  
LUCIE COUNTY, STATE OF FLORIDA";

THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF  
UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, AND THE  
EAST LINE OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 37  
EAST, APPROXIMATELY 5.15 MILES TO THE POINT OF  
BEGINNING.

SAID DESCRIBED DISTRICT LIMITS CONTAINING 14,090 ACRES  
MORE OR LESS.

THE SURVEYOR NOTES THAT THE DITCH AND ROAD NUMBERS  
UTILIZED ABOVE ARE DEPICTED ON THE FELLSMERE DRAINAGE  
DISTRICT PLAN OF RECLAMATION DATED JANUARY 28TH, 1920  
AND ON AN UNNAMED PAGE RECORDED TOGETHER WITH "ESPY'S  
SUBDIVISION" IN PLAT BOOK 2, PAGE 36, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
FLORIDA, BUT ARE NOT DEPICTED ON AFORESAID PLATS  
RECITED IN THE DESCRIPTION.

149 ~~ALL LANDS SITUATED AND BEING IN PART OF THE UNSURVEYED~~  
150 ~~TOWNSHIP 31 SOUTH, RANGE 36 EAST; UNSURVEYED TOWNSHIP~~  
151 ~~32 SOUTH, RANGE 36 EAST; UNSURVEYED TOWNSHIP 31 SOUTH,~~  
152 ~~RANGE 37 EAST; AND UNSURVEYED TOWNSHIP 32 SOUTH, RANGE~~  
153 ~~37 EAST; INDIAN RIVER COUNTY, FLORIDA, EMBRACED WITHIN~~  
154 ~~THE FOLLOWING BOUNDARY LINES:~~

155  
156 ~~BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF~~  
157 ~~TRACT 1122 OF THE "PLAT OF FELLSMERE FARMS COMPANY'S~~  
158 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36~~  
159 ~~EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA" AS~~  
160 ~~RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS~~  
161 ~~OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA,~~  
162 ~~SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF~~  
163 ~~LATERAL "S" CANAL (225' WIDE RIGHT OF WAY), SAID POINT~~  
164 ~~BEING DISTANT 200 FEET SOUTHERLY FROM THE NORTHEAST~~  
165 ~~CORNER OF SAID TRACT 1122;~~

166  
167 ~~THENCE RUN WESTERLY ALONG THE LINE BEING 200 FEET~~  
168 ~~SOUTH OF, NORMAL TO, AND PARALLEL WITH THE NORTH~~  
169 ~~BOUNDARY LINE OF SAID TRACT 1122, APPROXIMATELY 0.13~~  
170 ~~MILES TO THE INTERSECTION WITH A LINE BEING 680 FEET~~  
171 ~~WEST OF, NORMAL TO, AND PARALLEL WITH THE EAST~~  
172 ~~BOUNDARY LINE OF SAID TRACT 1122, AND TRACT 1022 OF~~

173 SAID ~~"PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
174 ~~UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST";~~

175  
176 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE ,~~  
177 ~~APPROXIMATELY 0.12 MILES, ACROSS SAID TRACTS 1122,~~  
178 ~~"DITCH AND ROAD 34", TRACT 1022 TO THE INTERSECTION~~  
179 ~~WITH THE NORTH LINE OF THE SOUTH 400 FEET OF SAID~~  
180 ~~TRACT 1022, SAID NORTH LINE BEING A PORTION OF THOSE~~  
181 ~~CERTAIN PARCELS OF LAND OF THE ST. JOHNS RIVER WATER~~  
182 ~~MANAGEMENT DISTRICT "QUIT CLAIM DEED" RECORDED IN~~  
183 ~~OFFICIAL RECORDS BOOK 2042, PAGE 2262, PUBLIC RECORDS~~  
184 ~~OF INDIAN RIVER COUNTY, FLORIDA, AS MENTIONED IN~~  
185 ~~"SPECIAL WARRANTY DEED", OFFICIAL RECORDS BOOK 722,~~  
186 ~~PAGE 1151, PUBLIC RECORDS OF INDIAN RIVER COUNTY,~~  
187 ~~FLORIDA;~~

188  
189 ~~THENCE RUN WESTERLY ALONG SAID NORTH LINE~~  
190 ~~APPROXIMATELY 0.13 MILES TO THE WEST BOUNDARY LINE OF~~  
191 ~~SAID TRACT 1022;~~

192  
193 ~~THENCE RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF~~  
194 ~~TRACT 1022, ALSO BEING THE EAST BOUNDARY LINE OF TRACT~~  
195 ~~1021 OF SAID PLAT OF FELLSMERE FARMS COMPANY'S~~  
196 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36~~  
197 ~~EAST, APPROXIMATELY 0.02 MILES TO THE INTERSECTION~~



198 ~~WITH THE NORTH LINE OF THE SOUTH 310 FEET OF SAID~~  
199 ~~TRACT 1021, AND TRACTS 1020, 1019, 1018, 1017, 1016~~  
200 ~~AND 1015 OF SAID PLAT OF FELLSMERE FARMS COMPANY'S~~  
201 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36~~  
202 ~~EAST, APPROXIMATELY 1.73 MILES, ACROSS SAID TRACTS~~  
203 ~~1021, 1020, 1019, "50 FEET ROAD RIGHT OF WAY", 1018,~~  
204 ~~1017, 1016 AND 1015 TO THE INTERSECTION WITH A LINE~~  
205 ~~BEING 430 FEET EAST OF, NORMAL TO, AND PARALLEL WITH~~  
206 ~~THE WEST BOUNDARY LINE OF SAID TRACT 1015;~~

207  
208 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
209 ~~APPROXIMATELY 0.04 MILES, ACROSS SAID TRACT 1015 TO~~  
210 ~~THE INTERSECTION WITH A LINE BEING THE SOUTH LINE OF~~  
211 ~~THE NORTH 770 FEET OF SAID TRACT 1015;~~

212  
213 ~~THENCE RUN WESTERLY ALONG SAID SOUTH LINE TO THE~~  
214 ~~INTERSECTION WITH A LINE BEING 230 FEET EAST OF,~~  
215 ~~NORMAL TO, AND PARALLEL WITH THE WEST BOUNDARY LINE OF~~  
216 ~~SAID TRACT 1015;~~

217  
218 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE, AND~~  
219 ~~EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS~~  
220 ~~"L-75 LEVEE", OFFICIAL RECORDS BOOK 1472, PAGE 547,~~  
221 ~~PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA,~~  
222 ~~APPROXIMATELY 0.42 MILES ACROSS SAID TRACT 1015, AND~~

~~"DITCH AND ROAD 33", TRACT 915, "DITCH AND ROAD 32",  
AND TRACT 815 OF SAID "PLAT OF FELLSMERE FARMS  
COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH,  
RANGE 36 EAST" TO A POINT OF CUSP;~~

~~THENCE RUN SOUTHEASTERLY ALONG THE CURVE CONCAVE TO  
THE NORTH OF THAT CERTAIN SOUTHERLY BOUNDARY PORTION  
OF PARCEL OF THE ST. JOHNS RIVER WATER MANAGEMENT "LA  
2001-58 B", HAVING A PARCEL ID NO. OF  
31360000001141800001.0 BY THE INDIAN RIVER COUNTY  
PROPERTY APPRAISER'S, A RADIUS OF 4,044.41 FEET AND AN  
ARC LENGTH OF APPROXIMATELY 1.06 MILES ACROSS SAID  
"DITCH AND ROAD 32", TRACT 915, 916, 917, 918 OF SAID  
"PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST" TO A  
POINT OF REVERSE CURVATURE;~~

~~THENCE CONTINUE AND RUN NORTHEASTERLY ALONG THE CURVE  
CONCAVE TO THE SOUTH AND SAID CERTAIN SOUTHERLY  
BOUNDARY PORTION OF PARCEL OF THE ST. JOHNS RIVER  
WATER MANAGEMENT "LA 2001-58 B", HAVING A RADIUS OF  
170.01 FEET AND AN ARC LENGTH OF APPROXIMATELY 0.02  
MILES, ACROSS SAID TRACT 918 AND "50 FEET ROAD RIGHT  
OF WAY" OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S~~

~~SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36  
EAST" TO THE POINT OF TANGENCY;~~

~~THENCE RUN EASTERLY ALONG THE LINE BEING APPROXIMATELY  
883 FEET NORTH OF, NORMAL TO AND PARALLEL WITH THE  
SOUTH BOUNDARY LINE OF TRACTS 919, 920, 921 AND 922 OF  
SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST" TO THE  
INTERSECTION WITH A LINE BEING 680 FEET WEST OF THE  
EAST BOUNDARY LINE OF SAID TRACT 922;~~

~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 0.71 MILES, ACROSS SAID TRACT 922, 822,  
722, 622, "DITCH AND ROAD 32", "DITCH AND ROAD 31",  
AND "DITCH AND ROAD 30" OF SAID "PLAT OF FELLSMERE  
FARMS COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32  
SOUTH, RANGE 36 EAST" TO THE INTERSECTION WITH A LINE  
BEING 640 FEET SOUTH OF, NORMAL TO, AND PARALLEL WITH  
THE NORTH BOUNDARY LINE OF SAID TRACT 622;~~

~~THENCE RUN WESTERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 0.58 MILES, ACROSS TRACTS 622, 621 AND  
620 OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S  
SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36  
EAST" TO THE INTERSECTION WITH A LINE BEING 1,021 FEET~~

272 ~~WEST OF, NORMAL TO, AND PARALLEL WITH THE EAST~~  
273 ~~BOUNDARY LINE OF SAID TRACT 620;~~

274  
275 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
276 ~~APPROXIMATELY 0.25 MILES, ACROSS SAID TRACT 620, TRACT~~  
277 ~~520 AND "DITCH AND ROAD 29" OF SAID "PLAT OF FELLSMERE~~  
278 ~~FARMS COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32~~  
279 ~~SOUTH, RANGE 36 EAST" TO THE INTERSECTION WITH A LINE~~  
280 ~~BEING 640 FEET SOUTH OF, NORMAL TO, AND PARALLEL WITH~~  
281 ~~THE NORTH BOUNDARY LINE OF SAID TRACT 520;~~

282  
283 ~~THENCE RUN WESTERLY ALONG SAID PARALLEL LINE,~~  
284 ~~APPROXIMATELY 0.46 MILES, ACROSS SAID TRACT 520, TRACT~~  
285 ~~519, 50 FEET WIDE ROAD RIGHT OF WAY AND TRACT 518 OF~~  
286 ~~SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
287 ~~UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST" TO THE~~  
288 ~~INTERSECTION WITH A LINE BEING 680 FEET WEST OF,~~  
289 ~~NORMAL TO, AND PARALLEL WITH THE EAST BOUNDARY LINE OF~~  
290 ~~SAID TRACT 518;~~

291  
292 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
293 ~~APPROXIMATELY 0.38 MILES, ACROSS SAID TRACT 518, TRACT~~  
294 ~~418, "DITCH AND ROAD 28" AND "DITCH AND ROAD NO 27 OF~~  
295 ~~SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
296 ~~UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST" TO THE~~

~~NORTH RIGHT OF WAY LINE OF SAID "DITCH AND ROAD NO.  
27", SAID NORTH RIGHT OF WAY LINE ALSO BEING THE SOUTH  
BOUNDARY LINE OF TRACT 318 OF SAID "PLAT OF FELLSMERE  
FARMS COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32  
SOUTH, RANGE 36 EAST";~~

~~THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY LINE OF  
TRACT 318, APPROXIMATELY 0.06 MILES TO THE  
INTERSECTION WITH A LINE BEING 1,021 FEET WEST OF,  
NORMAL TO, AND PARALLEL WITH THE EAST BOUNDARY LINE OF  
SAID TRACT 318;~~

~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 0.25 MILES, ACROSS SAID TRACT 318 AND  
"DITCH AND ROAD 26" TO THE NORTH RIGHT OF WAY LINE OF  
SAID "DITCH AND ROAD 26", SAID NORTH RIGHT OF WAY LINE  
ALSO BEING THE SOUTH BOUNDARY LINE OF TRACT 218 OF  
SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST";~~

~~THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY LINE OF  
TRACT 218 AND TRACT 217 OF SAID "PLAT OF FELLSMERE  
FARMS COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32  
SOUTH, RANGE 36 EAST", APPROXIMATELY 0.19 MILES TO THE  
INTERSECTION WITH A LINE BEING 680 FEET WEST OF,~~

322 ~~NORMAL TO, AND PARALLEL WITH THE EAST BOUNDARY LINE OF~~  
323 ~~SAID TRACT 217;~~

324  
325 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
326 ~~APPROXIMATELY 0.25 MILES, ACROSS SAID TRACT 217 AND~~  
327 ~~"DITCH AND ROAD 25" TO THE NORTH RIGHT OF WAY LINE OF~~  
328 ~~SAID "DITCH AND ROAD 25", SAID NORTH RIGHT OF WAY LINE~~  
329 ~~ALSO BEING THE SOUTH BOUNDARY LINE OF TRACT 117 OF~~  
330 ~~SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
331 ~~UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST";~~

332  
333 ~~THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY LINE OF~~  
334 ~~TRACT 117, APPROXIMATELY 0.06 MILES TO THE~~  
335 ~~INTERSECTION WITH A LINE BEING 1,021 FEET WEST OF,~~  
336 ~~NORMAL TO, AND PARALLEL WITH THE EAST BOUNDARY LINE OF~~  
337 ~~SAID TRACT 117;~~

338  
339 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
340 ~~APPROXIMATELY 0.25 MILES, ACROSS SAID TRACT 117 AND~~  
341 ~~THE SOUTH ONE-HALF RIGHT OF WAY OF "DITCH AND ROAD 24"~~  
342 ~~(60' WIDE R.O.W.) TO THE NORTH BOUNDARY LIMITS OF THE~~  
343 ~~"PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
344 ~~UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 36 EAST, IN ST.~~  
345 ~~LUCIE COUNTY, STATE OF FLORIDA" AS RECORDED IN PLAT~~  
346 ~~BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE~~

COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, SAID NORTH  
BOUNDARY LIMITS ALSO BEING THE SOUTH BOUNDARY LIMITS  
OF THE "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION  
OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36 EAST, IN ST.  
LUCIE COUNTY, STATE OF FLORIDA" AS RECORDED IN PLAT  
BOOK 2, PAGE 9 OF THE PUBLIC RECORDS OF ST. LUCIE  
COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA;

THENCE CONTINUE NORTHERLY ALONG THE PARALLEL LINE  
BEING 1,021 FEET WEST OF, NORMAL TO, AND PARALLEL WITH  
THE EAST BOUNDARY LINES OF TRACTS 2417, 2317, 2217,  
2117, 2017 OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S  
SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36  
EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA",  
APPROXIMATELY 1.08 MILES, ACROSS SAID TRACTS 2417,  
2317, 2217, 2117, 2017, THE NORTH ONE-HALF RIGHT OF  
WAY OF "DITCH AND ROAD 24" (60' WIDE R.O.W.), "DITCH  
AND ROAD 23", "DITCH AND ROAD 22", "DITCH AND ROAD 21"  
AND "DITCH AND ROAD 20" TO A LINE BEING APPROXIMATELY  
573 FEET NORTH OF, NORMAL TO, AND PARALLEL WITH THE  
SOUTH BOUNDARY LINE OF SAID TRACT 2017;

THENCE RUN WESTERLY ALONG SAID PARALLEL LINE AND THE  
NORTH LINE OF THAT CERTAIN SOUTHERLY BOUNDARY PORTION  
OF PARCEL OF THE ST. JOHNS RIVER WATER MANAGEMENT "LA

~~2001-58 B", HAVING A PARCEL ID NO. OF  
31360000001141800001.0 BY THE INDIAN RIVER COUNTY  
PROPERTY APPRAISER'S, ACROSS SAID TRACT 2017 AND TRACT  
2016, OF SAID PLAT OF FELLSMERE FARMS COMPANY'S  
SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36  
EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA,  
APPROXIMATELY 0.13 MILES TO A POINT OF CURVATURE;~~

~~THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO  
THE SOUTHEAST OF SAID NORTH LINE OF THAT CERTAIN  
SOUTHERLY BOUNDARY PORTION OF PARCEL OF THE ST. JOHNS  
RIVER WATER MANAGEMENT "LA 2001-58 B", A RADIUS OF  
2,125.25 FEET AND AN ARC LENGTH OF APPROXIMATELY 0.63  
MILES ACROSS SAID TRACT 2016, 2015, 2115, 2215, "DITCH  
AND ROAD 20" AND "DITCH AND ROAD 21" OF SAID "PLAT OF  
FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED  
TOWNSHIP 31 SOUTH, RANGE 36 EAST" TO A POINT OF CUSP  
ON THE AFORESAID EAST LINE OF THAT CERTAIN PARCEL OF  
LAND DESCRIBED AS "L-75 LEVEE", OFFICIAL RECORDS BOOK  
1472, PAGE 547, PUBLIC RECORDS OF INDIAN RIVER COUNTY,  
FLORIDA;~~

~~THENCE RUN NORTHERLY ALONG SAID EAST LINE OF CERTAIN  
PARCEL OF LAND DESCRIBED AS "L-75 LEVEE", BEING 230  
FEET EAST OF, NORMAL TO, AND PARALLEL WITH THE WEST~~



~~BOUNDARY LINE OF SAID TRACTS 2215 AND 2115,  
APPROXIMATELY 0.28 MILES ACROSS SAID TRACTS 2215,  
2115, AND "DITCH AND ROAD 21", OF SAID "PLAT OF  
FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED  
TOWNSHIP 31 SOUTH, RANGE 36 EAST" TO A LINE BEING 10  
FEET NORTH OF, NORMAL TO, AND PARALLEL WITH THE NORTH  
LINE OF SAID TRACT 2115, ALSO BEING THE SOUTH LINE OF  
SAID "DITCH AND ROAD 20";~~

~~THENCE RUN EASTERLY ALONG SAID PARALLEL LINE  
APPROXIMATELY 0.02 MILES ACROSS "DITCH AND ROAD 20" TO  
A LINE BEING 380 FEET EAST OF, NORMAL TO, AND PARALLEL  
WITH THE WEST BOUNDARY LINE OF SAID TRACT 2015 AND  
TRACT 1915 OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S  
SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36  
EAST";~~

~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE  
APPROXIMATELY 0.35 MILES ACROSS SAID TRACT 2015, 1915,  
"DITCH AND ROAD 20" AND "DITCH AND ROAD 19" TO A LINE  
BEING APPROXIMATELY 450 FEET NORTH OF, NORMAL TO, AND  
PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID TRACT  
1915;~~

421 ~~THENCE RUN WESTERLY ALONG SAID PARALLEL LINE~~  
422 ~~APPROXIMATELY 0.04 MILES ACROSS SAID TRACT 1915 TO A~~  
423 ~~LINE BEING 150 FEET EAST OF SAID WEST BOUNDARY LINE OF~~  
424 ~~TRACT 1915, SAID LINE ALSO BEING THE EAST LINE OF~~  
425 ~~AFORESAID CERTAIN PARCEL OF LAND DESCRIBED AS "L-75~~  
426 ~~LEVEE";~~

427  
428 ~~THENCE RUN NORTHERLY ALONG SAID EAST LINE OF CERTAIN~~  
429 ~~PARCEL OF LAND DESCRIBED AS "L-75 LEVEE" APPROXIMATELY~~  
430 ~~0.22 MILES ACROSS SAID TRACT 1915, TRACT 1815 AND~~  
431 ~~"DITCH AND ROAD 18" TO A POINT OF CUSP;~~

432  
433 ~~THENCE RUN SOUTHEASTERLY ALONG THE CURVE CONCAVE TO~~  
434 ~~THE NORTHEAST OF THE SOUTH LINE OF THAT CERTAIN~~  
435 ~~NORTHERLY BOUNDARY PORTION OF PARCEL OF THE ST. JOHNS~~  
436 ~~RIVER WATER MANAGEMENT "LA 2001-58 B", A RADIUS OF~~  
437 ~~2,125.25 FEET AND AN ARC LENGTH OF APPROXIMATELY 0.63~~  
438 ~~MILES ACROSS SAID TRACT 1915, 2015, 2016, "DITCH AND~~  
439 ~~ROAD 18" AND "DITCH AND ROAD 19" OF SAID "PLAT OF~~  
440 ~~FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED~~  
441 ~~TOWNSHIP 31 SOUTH, RANGE 36 EAST" TO A POINT OF~~  
442 ~~CURVATURE;~~

443  
444 ~~THENCE RUN EASTERLY ALONG A LINE BEING 457 FEET SOUTH~~  
445 ~~OF THE NORTH BOUNDARY LINE OF TRACT 2016 AND 2017 OF~~

446 ~~SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF~~  
447 ~~UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36 EAST"~~  
448 ~~APPROXIMATELY 0.15 MILES TO A LINE BEING 1021 FEET~~  
449 ~~WEST OF THE EAST BOUNDARY LINE OF SAID TRACT 2017;~~

450  
451 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE~~  
452 ~~APPROXIMATELY 0.09 MILES ACROSS SAID TRACT 2017 TO THE~~  
453 ~~NORTH BOUNDARY LINE OF SAID TRACT 2017, SAID LINE ALSO~~  
454 ~~BEING THE SOUTH RIGHT OF WAY LINE OF "DITCH AND ROAD~~  
455 ~~19", ALL OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S~~  
456 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36~~  
457 ~~EAST";~~

458  
459 ~~THENCE RUN EASTERLY ALONG SAID NORTH BOUNDARY LINE OF~~  
460 ~~TRACT 2017 AND TRACT 2018 OF SAID "PLAT OF FELLSMERE~~  
461 ~~FARMS COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 31~~  
462 ~~SOUTH, RANGE 36 EAST", APPROXIMATELY 0.32 MILES TO THE~~  
463 ~~INTERSECTION WITH A LINE BEING 680 FEET WEST OF,~~  
464 ~~NORMAL TO, AND PARALLEL WITH THE EAST BOUNDARY LINE OF~~  
465 ~~SAID TRACT 2018;~~

466  
467 ~~THENCE RUN NORTHERLY ALONG THE LINE BEING 680 FEET~~  
468 ~~WEST OF, NORMAL TO, AND PARALLEL WITH THE EAST~~  
469 ~~BOUNDARY LINES OF TRACTS 1918, 1818, 1718 AND 1618,~~  
470 ~~APPROXIMATELY 0.89 MILES, ACROSS SAID TRACTS 1918,~~

~~1818, 1718, 1618, "DITCH AND ROAD 19", "DITCH AND ROAD  
18", "DITCH AND ROAD 17", AND "DITCH AND ROAD 16" OF  
SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36 EAST" TO THE  
INTERSECTION WITH A LINE BEING 640 FEET NORTH OF,  
NORMAL TO AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF  
SAID TRACT 1618, TRACTS 1619, 1620, 1621 AND 1622;~~

~~THENCE RUN EASTERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 1.17 MILES, ACROSS SAID TRACT 1618, A 50  
FEET WIDE ROAD RIGHT OF WAY, SAID TRACT 1619, 1620,  
1621 AND 1622 TO THE WEST RIGHT OF WAY LINE OF LATERAL  
"S" CANAL (225' WIDE RIGHT OF WAY) OF SAID "PLAT OF  
FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED  
TOWNSHIP 31 SOUTH, RANGE 36 EAST";~~

~~THENCE RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE  
OF LATERAL "S" CANAL, APPROXIMATELY 0.02 MILES TO THE  
INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH  
BOUNDARY LINES OF TRACTS 1692, 1691, 1690, 1689, 1688  
AND 1687 OF THE "PLAT OF FELLSMERE FARMS COMPANY'S  
SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37  
EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA" AS  
RECORDED IN PLAT BOOK 2, PAGES 1 AND 2 OF THE PUBLIC~~

RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
FLORIDA;

THENCE RUN EASTERLY ALONG SAID WESTERLY PROJECTION AND  
NORTH BOUNDARY LINES, APPROXIMATELY 0.83 MILES, ACROSS  
SAID LATERAL "S" CANAL (225' WIDE RIGHT OF WAY), TRACT  
1600 AND ALONG SAID NORTH BOUNDARY LINES OF TRACT  
1692, 1691, 1690, 1689, 1688 AND 1687 TO THE  
INTERSECTION WITH A LINE BEING 170 FEET WEST OF,  
NORMAL TO AND PARALLEL WITH THE EAST BOUNDARY LINES OF  
TRACTS 1606, 1587, 1506, 1487, 1406, 1387, 1306, 1287,  
1206, 1187, 1106, 1087, 1006, 987, 906, 887, 806, 787,  
706, 687, 606, 587, 506, 487 AND 406 OF SAID "PLAT OF  
FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED  
TOWNSHIP 31 SOUTH, RANGE 37 EAST";

THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 3.13 MILES, ACROSS SAID TRACTS 1606,  
1587, 1506, 1487, 1406, 1387, 1306, 1287, 1206, 1187,  
1106, 1087, 1006, 987, 906, 887, 806, 787, 706, 687,  
606, 587, 506, 487, 406, "DITCH AND ROAD 15", "DITCH  
AND ROAD 14", NORTH AND SOUTH "DITCH AND ROAD 13",  
FELLSMERE RAILROAD (100' WIDE RIGHT OF WAY), "DITCH  
AND ROAD 12", "DITCH AND ROAD 11", "DITCH AND ROAD  
10", "DITCH AND ROAD 9", "DITCH AND ROAD 8", "DITCH

520 ~~AND ROAD 7", "DITCH AND ROAD 6", "DITCH AND ROAD 5",~~  
521 ~~"DITCH AND ROAD 4" AND "DITCH AND ROAD 3" TO THE NORTH~~  
522 ~~RIGHT OF WAY LINE OF SAID "DITCH AND ROAD 3", SAID~~  
523 ~~NORTH RIGHT OF WAY LINE ALSO BEING THE SOUTH BOUNDARY~~  
524 ~~LINE OF TRACT 384 OF SAID "PLAT OF FELLSMERE FARMS~~  
525 ~~COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH,~~  
526 ~~RANGE 37 EAST";~~

527  
528 ~~THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY LINE,~~  
529 ~~APPROXIMATELY 0.06 MILES TO A LINE BEING 510 FEET WEST~~  
530 ~~OF, NORMAL TO AND PARALLEL WITH THE EAST BOUNDARY LINE~~  
531 ~~OF SAID TRACT 384;~~

532  
533 ~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,~~  
534 ~~APPROXIMATELY 0.12 MILES TO THE NORTH BOUNDARY LINE OF~~  
535 ~~SAID TRACT 384;~~

536  
537 ~~THENCE RUN WESTERLY ALONG SAID NORTH BOUNDARY LINE,~~  
538 ~~APPROXIMATELY 0.03 MILES TO THE NORTHWEST CORNER OF~~  
539 ~~SAID TRACT 384, ALSO BEING THE SOUTHWEST CORNER OF~~  
540 ~~TRACT 306 OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S~~  
541 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37~~  
542 ~~EAST";~~

544 ~~THENCE RUN NORTHERLY ON THE WEST BOUNDARY LINE OF SAID~~  
545 ~~TRACT 306, APPROXIMATELY 0.03 MILES TO THE~~  
546 ~~INTERSECTION WITH A LINE BEING 480 FEET SOUTH OF,~~  
547 ~~NORMAL TO AND PARALLEL WITH THE NORTH BOUNDARY LINES~~  
548 ~~OF TRACTS 305, 304, 303, 302 AND 301 OF SAID "PLAT OF~~  
549 ~~FELLSMERE FARMS COMPANY'S SUBDIVISION OF UNSURVEYED~~  
550 ~~TOWNSHIP 31 SOUTH, RANGE 37 EAST";~~

551  
552 ~~THENCE RUN WESTERLY ALONG SAID PARALLEL LINE,~~  
553 ~~APPROXIMATELY 0.71 MILES, ACROSS SAID TRACTS 305, 304,~~  
554 ~~303, 302, 301, 300 AND A PORTION OF THE LATERAL "S"~~  
555 ~~CANAL (225' WIDE RIGHT OF WAY) TO THE WEST BOUNDARY~~  
556 ~~LIMITS OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S~~  
557 ~~SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37~~  
558 ~~EAST";~~

559  
560 ~~THENCE CONTINUE WESTERLY ALONG SAID PARALLEL LINE,~~  
561 ~~APPROXIMATELY 0.09 MILES, ACROSS REMAINING SAID~~  
562 ~~LATERAL "S" CANAL (225' WIDE RIGHT OF WAY) AND TO THE~~  
563 ~~INTERSECTION WITH A LINE BEING 340 FEET WEST OF,~~  
564 ~~NORMAL TO AND PARALLEL WITH THE EAST BOUNDARY LINE OF~~  
565 ~~TRACTS 322, AND 222 OF THE "PLAT OF FELLSMERE FARMS~~  
566 ~~COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH,~~  
567 ~~RANGE 36 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA"~~  
568 ~~AS RECORDED IN PLAT BOOK 2, PAGE 9 OF THE PUBLIC~~

~~RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
FLORIDA;~~

~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 0.39 MILES, ACROSS SAID TRACTS 322, 222,  
"DITCH AND ROAD 2", "DITCH AND ROAD 1" TO THE NORTH  
RIGHT OF WAY LINE OF SAID "DITCH AND ROAD 1", SAID  
RIGHT OF WAY LINE ALSO BEING THE SOUTH BOUNDARY LINE  
OF TRACT 122 OF SAID "PLAT OF FELLSMERE FARMS  
COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 31 SOUTH,  
RANGE 36 EAST";~~

~~THENCE RUN WESTERLY ALONG SAID SOUTH BOUNDARY LINE OF  
TRACT 122, APPROXIMATELY 0.06 MILES TO THE  
INTERSECTION WITH A LINE BEING 680 FEET WEST OF,  
NORMAL TO AND PARALLEL WITH THE EAST BOUNDARY LINE OF  
SAID TRACT 122;~~

~~THENCE RUN NORTHERLY ALONG SAID PARALLEL LINE,  
APPROXIMATELY 0.16 MILES, ACROSS SAID TRACT 122 AND  
THE "MAIN CANAL" RIGHT OF WAY TO THE NORTH LIMITS OF  
SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF  
UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 36 EAST", SAID  
LIMITS ALSO BEING THE COMMON TOWNSHIP LINE OF TOWNSHIP~~



~~30 AND 31 SOUTH AND THE NORTH LIMITS OF INDIAN RIVER  
COUNTY, FLORIDA;~~

~~THENCE RUN EASTERLY ALONG SAID COMMON TOWNSHIP LINE  
AND NORTH COUNTY LINE, APPROXIMATELY 5.29 MILES TO THE  
INTERSECTION WITH THE SOUTHWESTERLY LINE OF FLEMING  
GRANT;~~

~~THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE  
OF FLEMING GRANT, APPROXIMATELY 1.21 MILES TO THE  
INTERSECTION WITH THE EAST LINE OF TOWNSHIP 31 SOUTH,  
RANGE 37 EAST, ALSO BEING THE COMMON RANGE LINE OF  
RANGE 37 AND 38 EAST;~~

~~THENCE RUN SOUTHERLY ALONG SAID EAST LINE OF TOWNSHIP  
31 SOUTH, RANGE 37 EAST AND THE EAST LINE OF TOWNSHIP  
32 SOUTH, RANGE 37 EAST, APPROXIMATELY 7.71 MILES TO  
THE INTERSECTION WITH A LINE BEING 200 FEET SOUTH OF,  
NORMAL TO AND PARALLEL WITH THE NORTH BOUNDARY LINE OF  
SAID TRACT 1123 OF THE "PLAT OF FELLSMERE FARMS  
COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH,  
RANGE 37 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA"  
AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
FLORIDA;~~

618  
619 ~~THENCE RUN WESTERLY ALONG SAID PARALLEL LINE~~  
620 ~~APPROXIMATELY 6.00 MILES, ACROSS SAID TRACT 1123,~~  
621 ~~TRACTS 1122, 1121, 1120, A 30 FEET WIDE ROAD RIGHT OF~~  
622 ~~WAY, TRACTS 1119, 1118, 1117, 1116, A 60 FEET WIDE~~  
623 ~~ROAD RIGHT OF WAY; TRACT 1115, PARK LATERAL CANAL~~  
624 ~~(92.25' WIDE RIGHT OF WAY), TRACTS 1114, 1113, 1112, A~~  
625 ~~30 FEET WIDE ROAD RIGHT OF WAY, TRACTS 1111, 1110,~~  
626 ~~1109, 1108, LATERAL "U" CANAL (156' WIDE RIGHT OF~~  
627 ~~WAY), TRACTS 1107, 1106, 1105, 1104, A 30 FEET WIDE~~  
628 ~~ROAD RIGHT OF WAY, TRACTS 1103, 1102, 1101, 1100 AND A~~  
629 ~~PORTION OF LATERAL "S" CANAL (225' WIDE RIGHT OF WAY)~~  
630 ~~OF SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION~~  
631 ~~OF UNSURVEYED TOWNSHIP 32 SOUTH, RANGE 37 EAST" TO THE~~  
632 ~~WEST LIMITS OF SAID PLAT;~~

633  
634 ~~THENCE CONTINUE WESTERLY ALONG SAID PARALLEL LINE,~~  
635 ~~APPROXIMATELY 0.02 MILES, ACROSS REMAINING SAID~~  
636 ~~LATERAL "S" CANAL (225' WIDE RIGHT OF WAY) TO THE~~  
637 ~~INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID~~  
638 ~~LATERAL "S" CANAL, ALSO BEING THE EAST LINE OF~~  
639 ~~AFORESAID TRACT 1122 OF THE "PLAT OF FELLSMERE FARMS~~  
640 ~~COMPANY'S SUBDIVISION OF UNSURVEYED TOWNSHIP 32 SOUTH,~~  
641 ~~RANGE 36 EAST, IN ST. LUCIE COUNTY, STATE OF FLORIDA"~~  
642 ~~AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC~~

~~RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY,  
FLORIDA, AND POINT OF BEGINNING.~~

SAID DESCRIBED DISTRICT LIMITS CONTAINING 11,652  
~~34,441~~ ACRES MORE OR LESS.

Section 2. Minimum charter requirements.—In accordance with s. 189.031(3), Florida Statutes, the following are the minimum requirements for the charter of the Fellsmere Water Control District:

(1) The district is organized and exists for all purposes set forth in this act and chapter 298, Florida Statutes, as may be amended from time to time.

(2) The district's charter may be amended only by special act of the Legislature.

(3) The governing body of the Fellsmere Water Control District shall be the members of the Board of County Commissioners of Indian River County. As soon as practicable after the County Commissioners of Indian River County have assumed office, the commissioners shall meet to organize as the governing board of the Fellsmere Water Control District. The Clerk of the Circuit Court of Indian River County shall act as secretary and treasurer without right to vote as a member of the board or hold other office thereon without additional compensation for his or her services, exercising all powers and

668 performing all duties as provided by this act. At this meeting,  
669 the board shall elect a chair from among their number. In  
670 ~~accordance with chapter 189, Florida Statutes, this act, and ss.~~  
671 ~~298.11 and 298.12, Florida Statutes, as may be amended from time~~  
672 ~~to time, the governing board of the district shall be designated~~  
673 ~~the "Board of Supervisors of the Fellsmere Water Control~~  
674 ~~District" and shall be composed of three persons, who shall be~~  
675 ~~qualified to hold such office if they are landowners within the~~  
676 ~~district, residents of the state, and citizens of the United~~  
677 ~~States, elected on a 1-acre, one-vote basis by the landowners in~~  
678 ~~the district; however, landowners owning less than 1 acre in the~~  
679 ~~aggregate shall be entitled to one vote. Landowners with more~~  
680 ~~than 1 acre shall be entitled to one additional vote for any~~  
681 ~~fraction of an acre greater than 1/2 acre owned when a~~  
682 ~~landowner's acreage has been aggregated for purposes of voting.~~  
683 ~~The membership and organization of the governing board shall be~~  
684 ~~as set forth in this charter and chapter 298, Florida Statutes,~~  
685 ~~as may be amended from time to time, provided this charter~~  
686 ~~controls with respect to any inconsistency.~~

687 ~~(4) The compensation of the governing board members shall~~  
688 ~~be governed by this act and chapter 298, Florida Statutes, as~~  
689 ~~may be amended from time to time.~~

690 ~~(5) The administrative duties of the governing board shall~~  
691 ~~be as set forth in this act and chapters 189 and 298, Florida~~  
692 ~~Statutes, as may be amended from time to time.~~

~~(6) Requirements for financial disclosure, meeting notices, reporting, public records maintenance, and per diem expenses for district officers and employees shall be as set forth in chapters 112, 189, 190, 286, and 298, Florida Statutes, and all other applicable general laws of the state, as may be amended from time to time.~~

(4)~~(7)~~ The procedures and requirements governing the issuance of bonds, notes, and other evidence of indebtedness by the district shall be as set forth in chapters 189 and 298, Florida Statutes, and applicable general laws, as may be amended from time to time.

(5)~~(8)~~ The procedures for conducting district elections or referenda and for qualification of electors shall be pursuant to chapters 189 and 298, Florida Statutes, as may be amended from time to time; however, a quorum for purposes of holding the annual meeting or any special meetings shall consist of those landowners present in person or represented by proxy at said meeting.

(6)~~(9)~~ The district may be financed by any method established in this act, chapter 298, Florida Statutes, and other applicable general laws of the state, as may be amended from time to time.

(7)~~(10)~~ The methods for collecting non-ad valorem assessments, fees, or service charges shall be as set forth in chapters 197 and 298, Florida Statutes, and other applicable

718 general laws of the state, as may be amended from time to time.

719 (8)~~(11)~~ The district's planning requirements shall be as  
720 set forth in chapters 189 and 298, Florida Statutes, as may be  
721 amended from time to time.

722 (9)~~(12)~~ The district's geographic boundary shall be as set  
723 forth in this act.

724 Section 3. Maintenance and use of the Lateral "U" Canal,  
725 Park Lateral Canal, and Main Canal.

726 (1) Lateral "U" Canal.—As described in section 1, the  
727 western boundary of the Fellsmere Water Control District is the  
728 centerline of the Lateral "U" Canal. The Fellsmere Water Control  
729 District shall be responsible for the maintenance of the eastern  
730 bank of the Lateral "U" Canal for the portion within the  
731 district boundary and shall retain the right to utilize the full  
732 width of said canal for all purposes permitted under applicable  
733 water control laws and regulations. The district shall share  
734 responsibility for the maintenance and aquatic vegetation of the  
735 canal with the landowners bordering the west of the Lateral "U"  
736 Canal until such time as a new water control district,  
737 Headwaters Water Control District, is established west of and  
738 adjacent to the Fellsmere Water Control District, at which time  
739 the maintenance and aquatic vegetation management will transfer  
740 to the Headwaters Water Control District as described below.

741  
742 In the event Headwaters Water Control District is duly

743 established to the west of and adjacent to the Fellsmere Water  
744 Control District, such newly established Headwaters Water  
745 Control District shall assume full responsibility for all  
746 maintenance and aquatic vegetation management within the entire  
747 Lateral "U" Canal. The canal shall be maintained to the designed  
748 level of service. The Fellsmere Water Control District shall  
749 bear no further responsibility or liability for such maintenance  
750 activities. The newly established Headwaters Water Control  
751 District shall have the right to utilize the full width of the  
752 Lateral "U" Canal for all purposes permitted under applicable  
753 water control laws and regulations.

754 (2) Main Canal.—Upon the establishment of the Headwaters  
755 Water Control District to the west of and adjacent to the  
756 Fellsmere Water Control District, the Headwaters Water Control  
757 District shall assume responsibility for the maintenance and  
758 aquatic vegetation management of the Main Canal, from the  
759 centerline of the Lateral "U" Canal eastward for a distance of  
760 one mile. The canal shall be maintained to the designed level of  
761 service. The Headwaters Water Control District shall have no  
762 recourse to the Fellsmere Water Control District for such  
763 responsibilities.

764 (3) Park Lateral Canal.—The Fellsmere Water Control  
765 District shall be solely responsible for the maintenance  
766 dredging and aquatic vegetation management of the Park Lateral  
767 Canal located within the Fellsmere Water Control District

768 boundary without recourse to the Headwaters Water Control  
769 District. The Headwaters Water Control District shall retain the  
770 historic drainage rights through the Park Lateral Canal to the  
771 Main Canal.

772  
773 The Headwaters Water Control District shall have the right to  
774 access, travel over, and cross all Fellsmere Water Control  
775 District property as reasonably necessary to fulfill the  
776 maintenance and management duties outlined in this section.  
777 Additionally, the Headwaters Water Control District shall have  
778 the right to utilize the full length of the Main Canal for all  
779 purposes permitted under applicable water control laws and  
780 regulations.

781  
782 The Fellsmere Water Control District shall retain responsibility  
783 for the maintenance and aquatic vegetation management of the  
784 remaining portion of the Main Canal and shall have no recourse  
785 to the Headwaters Water Control District for such  
786 responsibilities. The canal shall be maintained to the designed  
787 level of service.

788  
789 Unless otherwise noted, all facilities lying within each  
790 district boundary are the responsibility of that particular  
791 district. Each district indemnifies and holds harmless the other  
792 for any obstruction, interference, or other activity by each



793 district or its landowners that adversely impacts the flow and  
794 drainage of water in the Lateral Canals or the Main Canal. To  
795 the extent either district fails to maintain the Lateral Canals  
796 or the Main Canal as set forth herein, the other district shall  
797 have the right but not the obligation to perform such necessary  
798 corrective action and seek reimbursement of costs, including  
799 attorneys fees, from the non-complying district. In the event  
800 that one district intends to undertake repairs or corrective  
801 actions due to another district's non-compliance, the initiating  
802 district shall provide the non-complying district with no less  
803 than 30 days' written notice of its intent to perform such  
804 corrective action. The non-complying district shall have the  
805 opportunity to cure the non-compliance within this notice  
806 period. If the non-complying district commences and diligently  
807 pursues the necessary corrective actions within the 30-day  
808 period, it shall not be held liable under this section.

809 Section 4. Public records.—Upon the establishment of the  
810 Headwaters Water Control District to the west of and adjacent to  
811 the Fellsmere Water Control District, the Headwaters Water  
812 Control District may request and obtain copies of any public  
813 records held by the Fellsmere Water Control District, in  
814 accordance with applicable public records laws. The newly  
815 established district shall be solely responsible for any costs  
816 permitted under ch. 119, Florida Statutes, associated with the  
817 retrieval, assembly, reproduction, and delivery of such public

records.

Section ~~5.3~~. Provisions of chapter 298, Florida Statutes, made applicable.—The Fellsmere Water Control District is a dependent ~~an independent~~ water control district and a public corporation of this state. The provisions of state law applicable to water control districts or subdistricts which are embodied in chapter 298, Florida Statutes, as may be amended from time to time, so far as not inconsistent with this act, are declared to be applicable to the Fellsmere Water Control District. The Fellsmere Water Control District shall have all of the powers and authority conferred in this act and chapter 298, Florida Statutes, as may be amended from time to time.

Section ~~6.4~~. Severability.—If any provision of this act or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are declared severable.

Section ~~7.5~~. Construction.—This act shall be construed as a remedial act and shall be liberally construed to promote the purpose for which it is intended.

**Section 2.** This act shall take effect October 1, 2026.