

RESOLUTION NO. R-2022-0903

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2021-00122  
(CONTROL NO. 2005-00014)  
a Development Order Amendment  
APPLICATION OF Lake Worth Drainage District,  
and Boynton Beach Associates XXVI, LLLP  
BY G.L. Homes, AGENT  
(Monticello AGR-PUD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapters 125 and 163, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application PDD/DOA-2021-00122, submitted on behalf of Lake Worth Drainage District and Boynton Beach Associates XXVI, LLLP, by G.L. Homes, Agent, for an Official Zoning Map Amendment to allow a rezoning from Agricultural Reserve (AGR) Zoning District to Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, and a Development Order Amendment to add and delete land area; to modify or delete Conditions of Approval; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1; and to allow the Full Release of the Conservation Easement for Parcel 2 was presented to the Board of County Commissioners at a public hearing conducted on August 25, 2022;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application

PDD/DOA-2021-00122, the Application of Lake Worth Drainage District, Boynton Beach Associates XXVI, LLLP, by G.L. Homes, Agent, for a Development Order Amendment to add and delete land area; to modify or delete Conditions of Approval; and to allow the Partial Release of the Conservation Easement for Preserve Area No. 1; and to allow the Full Release of the Conservation Easement for Parcel 2, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on August 25, 2022, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Marino moved for the approval of the Resolution.

The motion was seconded by Commissioner Bernard and, upon being put to a vote, the vote was as follows:

Commissioner Robert S. Weinroth, Mayor	- Aye
Commissioner Gregg K. Weiss, Vice Mayor	- Aye
Commissioner Maria G. Marino	- Aye
Commissioner Dave Kerner	- Nay
Commissioner Maria Sachs	- Nay
Commissioner Melissa McKinlay	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on August 25, 2022.

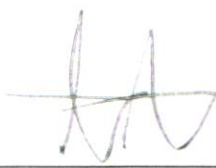
Filed with the Clerk of the Board of County Commissioners on August 25th, 2022.

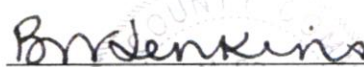
This resolution is effective when filed with the Clerk of the Board of County Commissioners.

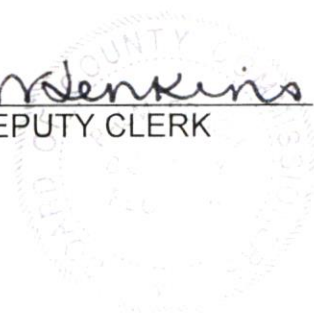
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

JOSEPH ABRUZZO,  
CLERK & COMPTROLLER

BY:   
COUNTY ATTORNEY

BY:   
DEPUTY CLERK





## EXHIBIT A

### LEGAL DESCRIPTION

#### DESCRIPTION: MONTICELLO AGR/PUD

##### DEVELOPMENT PARCEL

BEING ALL OF THE PLAT OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, AND A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 1529 AND OFFICIAL RECORDS BOOK 15669, PAGE 1685 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT 85, BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT OF DELRAY HOLDINGS 282; THENCE, ALONG THE WEST LINE OF SAID PLAT OF DELRAY HOLDINGS 282, NORTH 01°01'21" WEST, A DISTANCE OF 2399.70 FEET TO THE NORTHWEST CORNER OF SAID DELRAY HOLDINGS 282; THENCE, ALONG THE NORTH LINE OF SAID PLAT OF DELRAY HOLDINGS 282 THE FOLLOWING THIRTEEN (13) COURSES, NORTH 89°36'32" EAST, A DISTANCE OF 527.42 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 1980.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 360.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 660.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 0.36 FEET; THENCE NORTH 89°36'32" EAST, A DISTANCE OF 355.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°23'28" EAST, ALONG THE EAST LINE OF TRACT RW (LYONS ROAD) OF SAID PLAT OF DELRAY HOLDINGS 282, A DISTANCE OF 2353.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE SAID PLAT OF DELRAY HOLDINGS 282; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES, SOUTH 89°07'26" WEST, A DISTANCE OF 685.02 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 5.28 FEET; THENCE SOUTH 89°07'26" WEST, A DISTANCE OF 3990.14 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 0.84 FEET; THENCE SOUTH 89°07'26" WEST, A DISTANCE OF 501.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 283.371 ACRES, MORE OR LESS. AND:

##### PRESERVE #1 DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 46, BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF TRACTS 44 AND 45, OF SAID BLOCK 51, A DISTANCE OF 917.58 FEET TO A POINT ON A LINE 807.57 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL, AS RECORDED IN DEED BOOK 118, PAGE 518, OF SAID PUBLIC RECORDS; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO DESCRIBED COURSES, NORTH 89°03'05" EAST, A DISTANCE OF 679.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 400.00 FEET TO A POINT ON A LINE 400.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 46; THENCE SOUTH 00°57'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 308.73 FEET TO A POINT ON A LINE 1,116.30 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL; THENCE SOUTH 89°03'05" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 400.00 FEET TO A POINT ON SAID



WEST LINE OF TRACT 46; THENCE NORTH 00°57'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 308.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.835 ACRES MORE OR LESS.

**PRESERVE #2 DESCRIPTION:**

BEING A PORTION OF TRACTS 31 THROUGH 44, BLOCK 51 AND A PORTION OF THE ADJOINING ROAD, DYKE AND DITCH RESERVATIONS, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN DEED BOOK 118, PAGE 518 AND OFFICIAL RECORDS BOOK 1585, PAGE 505, ALL OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 44, THENCE NORTH 00°56'47" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°00'22" EAST, ALONG THE SOUTHERLY BOUNDARIES OF EQUUS AGR - PUD PHASE ONE, AS RECORDED IN PLAT BOOK 97, PAGE 11, EQUUS AGR - PUD PHASE TWO, AS RECORDED IN PLAT BOOK 102, PAGE 157 AND EQUUS AGR - PUD PHASE THREE, AS RECORDED IN PLAT BOOK 105, PAGE 145, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 5270.98 FEET; THENCE SOUTH 00°57'00" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 10416, PAGE 1789, SAID PUBLIC RECORDS, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°00'22" WEST ALONG A LINE 110.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 31 THROUGH 44, A DISTANCE OF 5270.99 FEET; THENCE NORTH 00°56'47" WEST ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.126 ACRES, MORE OR LESS. AND:

**PRESERVE #3 DESCRIPTION:**

(PARCEL 1 )TRACT 40, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH, (PARCEL 2)BEING THE EASTERLY 15.00 FEET OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ACCORDING TO PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WESTERLY OF AND ABUTTING TRACT 40, BLOCK 52, ACCORDING TO SAID PLAT, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 40 AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 40.

CONTAINING 10.239 ARES MORE OR LESS.AND:

**PRESERVE #4 DESCRIPTION:**

BEING A PORTION OF TRACTS 108 AND 109, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 109; THENCE NORTH 89°01'04" EAST ALONG THE SOUTH LINE OF SAID TRACT 109, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'10" WEST ALONG A LINE 145.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 109, A DISTANCE OF 300.61 FEET; THENCE NORTH 89°02'50" EAST, A DISTANCE OF 259.19 FEET; THENCE NORTH 00°57'10" WEST, A DISTANCE OF 360.02 FEET; THENCE NORTH 89°00'49" EAST, ALONG THE NORTH LINE OF SAID TRACT 109, A DISTANCE OF 276.60 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 109, A DISTANCE OF 660.52 FEET; THENCE SOUTH 89°01'04" WEST, ALONG THE NORTH LINE OF TRACT "B-4", EQUUS AGR - PUD PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 101 THROUGH 104,



SAID PUBLIC RECORDS, ALSO BEING THE SOUTH LINE OF SAID TRACTS 108 AND 109, A DISTANCE OF 536.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.985 ACRES, MORE OR LESS.AND:

**PRESERVE #5 DESCRIPTION:**

PRESERVE 5A-BEING A PORTION OF TRACTS 85 AND 86, BLOCK 45, TOGETHER WITH A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION, 30.00 FEET IN WIDTH LYING BETWEEN SAID TRACTS 85 AND 86, ALL IN BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 86, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 89°00'49" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 AND 86, A DISTANCE OF 479.61 FEET TO A POINT TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 00°59'11" WEST, ALONG A LINE 119.61 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID ROAD, DYKE & DITCH RESERVATION, A DISTANCE OF 318.37 FEET; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 119.29 FEET; THENCE NORTH 00°59'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 54.83 FEET; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 360.33 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 86, A DISTANCE OF 373.20 FEET TO THE POINT OF BEGINNING.TOGETHER WITH:

PRESERVE 5B BEING A PORTION OF TRACTS 69, 70, 71, 84, BLOCK 45, TOGETHER WITH THAT PORTION OF ROAD, DYKE & DITCH RESERVATION, 30.00 FEET IN WIDTH LYING BETWEEN SAID TRACTS 69 AND 70, ALL IN BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 89°00'49" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 84 AND 85, A DISTANCE OF 399.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°00'49" WEST, A DISTANCE OF 141.26 FEET; THENCE NORTH 00°59'11" WEST, ALONG THE WEST LINE OF SAID TRACTS 71 AND 84, A DISTANCE OF 1,275.94 FEET; THENCE NORTH 89°03'41" EAST, ALONG A LINE 45.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 69, 70 AND 71, A DISTANCE OF 1,020.00 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 69, A DISTANCE OF 58.94 FEET; THENCE SOUTH 89°03'41" WEST, ALONG A LINE 103.94 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 69, 70 AND 71, A DISTANCE OF 878.74 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 1,216.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.285 ACRES MORE OR LESS. AND:

**PRESERVE #6 DESCRIPTION:**

TRACT 62, LESS THE WEST 180 FEET THEREOF, AND ALL OF TRACT 63, BLOCK 50, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS THE NORTH 120 FEET THEREOF.AND FURTHER LESS RIGHT-OF-WAY CONVEYED IN OFFICIAL RECORDS BOOK 5273, PAGE 1121.AND FURTHER LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED TRACT 63; THENCE NORTH 00°56'08" WEST ALONG THE EAST LINE OF SAID TRACT 63, A DISTANCE OF 239.73 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 106.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°32'36" WEST, A DISTANCE OF 257.40 FEET; THENCE NORTH 03°24'05" WEST, A DISTANCE OF 132.71 FEET; THENCE NORTH 86°16'06" EAST, A DISTANCE OF 222.56 FEET; THENCE NORTH 05°27'52" WEST, A DISTANCE OF 117.77 FEET; THENCE NORTH 84°32'08" EAST, A DISTANCE OF 71.00 FEET; THENCE SOUTH 05°27'52" EAST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 11°02'27" WEST, A DISTANCE OF 143.73 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE SOUTH 60



FEET OF THE NORTH 150 FEET OF TRACTS 57 THROUGH 63 INCLUSIVE, OF SAID BLOCK 50; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.616 ACRES MORE OR LESS.AND:

**PRESERVE #7 DESCRIPTION:**

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14; THENCE SOUTH 88°06'49" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14, A DISTANCE OF 243.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 88°06'49" WEST, A DISTANCE OF 255.71 FEET; THENCE NORTH 01°53'11" WEST, A DISTANCE OF 170.36 FEET; THENCE NORTH 88°06'49" EAST, A DISTANCE OF 255.71 FEET; THENCE SOUTH 01°53'11" EAST, A DISTANCE OF 170.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE AFOREDESCRIBED PARCEL. TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 14. TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.AND,THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY ON WHICH FLORIDA POWER AND LIGHT COMPANY PRESENTLY HOLDS AN EASEMENT, SUBJECT HOWEVER TO THE EASEMENT RIGHTS OF FLORIDA POWER AND LIGHT COMPANY.TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.017 ACRES MORE OR LESS. AND:

**PRESERVE #8 DESCRIPTION:**

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°04'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 991.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 47.37 FEET; THENCE NORTH 01°55'45" WEST, A DISTANCE OF 97.92 FEET; THENCE NORTH 41°16'35" WEST, A DISTANCE OF 186.85 FEET; THENCE SOUTH 87°46'14" WEST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 00°56'49" EAST, A DISTANCE OF 241.96 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 63.43 FEET; THENCE NORTH 00°56'49" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 664.13 FEET; THENCE NORTH 88°04'37" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 328.01 FEET; THENCE SOUTH 00°56'49" EAST, A DISTANCE OF 664.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



PARCEL 3: NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 1012, AND IN OFFICIAL RECORDS BOOK 1965, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4: NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.00 ACRES MORE OR LESS.AND:

**PRESERVE #9 DESCRIPTION:**

TRACT 100, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE NORTHWEST CORNER OF TRACT 100, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°59'11" EAST ALONG THE WEST LINE OF SAID TRACT 100, A DISTANCE OF 155.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 229.98 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 128.25 FEET; THENCE SOUTH 89°00'49" WEST, A DISTANCE OF 130.12 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 140.85 FEET; THENCE SOUTH 89°00'49" WEST, A DISTANCE OF 99.86 FEET; THENCE NORTH 00°59'11" WEST ALONG SAID WEST LINE OF TRACT 100, A DISTANCE OF 269.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.005 ACRES MORE OR LESS. AND:

**PRESERVE #10 DESCRIPTION:**

TRACT 93 AND THE SOUTH 2 FEET OF TRACT 68, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 93, THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF SAID TRACT 93, A DISTANCE OF 185.86 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°02'57" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 212.49 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°57'03" EAST ALONG A LINE 38.00' WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE OF TRACT 93, A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING.ALSO LESS AND EXCEPTING THE RIGHT-OF-WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 5764, PAGE 780.

CONTAINING 3.788 ACRES MORE OR LESS. AND:

**PRESERVE #11 DESCRIPTION:**

TRACT 44, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF TRACT 44, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°13'17" EAST ALONG THE EAST LINE OF SAID TRACT 44, A DISTANCE OF 202.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°13'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 172.44 FEET; THENCE SOUTH 88°46'43"



WEST, A DISTANCE OF 252.56 FEET; THENCE NORTH 01°14'31" WEST, A DISTANCE OF 172.44 FEET; THENCE NORTH 88°46'43" EAST, A DISTANCE OF 252.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.025 ACRES MORE OR LESS. AND:

**PRESERVE #12 DESCRIPTION:**

TRACT 70, LESS THE WEST 110 FEET, AND THE WEST 165 FEET OF TRACT 69, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 32 FEET; AND ALSO LESS THE NORTH 45 FEET THEREOF; AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 70, LESS THE WEST 110 FEET THEREOF, BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°57'03" WEST ALONG THE WEST LINE OF SAID TRACT 70, LESS THE WEST 110 FEET THEREOF, A DISTANCE OF 220.78 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 63.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°05'53" WEST, A DISTANCE OF 372.58 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 64.96 FEET; THENCE SOUTH 23°26'45" EAST, A DISTANCE OF 251.57 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 131.95 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE NORTH 28 FEET OF TRACT 89 THROUGH 95, INCLUSIVE, AND THE SOUTH 32 FEET OF TRACT 66 THROUGH 72, INCLUSIVE, OF SAID BLOCK 50.

CONTAINING 4.151 ACRES MORE OR LESS. AND:

**PRESERVE #13 DESCRIPTION:**

TRACT 71 LESS THE WEST 55 FEET, AND THE WEST 110 FEET OF TRACT 70, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE SOUTH 2.0 FEET; AND ALSO LESS THE NORTH 45 FEET THEREOF. ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 71; THENCE NORTH 00°57'03" WEST, ALONG THE WEST LINE OF SAID TRACT 71, A DISTANCE OF 32.00 FEET; THENCE NORTH 89°02'37" EAST ALONG THE NORTH LINE OF 96TH COURT SOUTH ACCORDING TO OFFICIAL RECORDS BOOK 5764, PAGE 701, SAID PUBLIC RECORDS, A DISTANCE OF 55.00 FEET; THENCE NORTH 00°57'03" WEST, ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF TRACT 71, A DISTANCE OF 241.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 201.83 FEET; THENCE NORTH 04°01'41" EAST, A DISTANCE OF 207.39 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 219.83 FEET; THENCE SOUTH 00°57'03" EAST ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF TRACT 71, A DISTANCE OF 206.61 FEET TO THE POINT OF BEGINNING. AND ALSO LESS THE RIGHT-OF-WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5764, PAGE 701, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.152 ACRES MORE OR LESS. AND:

**PRESERVE #14 LEGAL DESCRIPTION:**

BEING A PORTION OF TRACTS 54 THROUGH 56, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 56; THENCE SOUTH 89°11'31" WEST, ALONG THE SOUTH LINE OF SAID TRACT 56, A DISTANCE OF 40.00 FEET; THENCE ALONG A LINE 40.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID



TRACT 56, NORTH 01°08'36" WEST, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°11'31" WEST, A DISTANCE OF 935.31 FEET; THENCE NORTH 00°48'29" WEST, A DISTANCE OF 147.10 FEET; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 480.93 FEET; THENCE NORTH 01°04'33" WEST, A DISTANCE OF 75.27 FEET TO A POINT TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 150.55 FEET; THENCE NORTH 01°07'33" WEST, A DISTANCE OF 146.90 FEET; THENCE NORTH 88°58'28" EAST, ALONG THE NORTH LINE OF SAID TRACT 56, A DISTANCE OF 302.83 FEET; THENCE SOUTH 01°08'36" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SMITH-SUNDY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 859, PAGE 565, SAID PUBLIC RECORDS, A DISTANCE OF 372.82 FEET TO THE POINT OF BEGINNING.LESS AND EXCEPT:BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 231.03 FEET; THENCE SOUTH 01°04'33" EAST, A DISTANCE OF 188.45 FEET; THENCE SOUTH 88°55'27" WEST, A DISTANCE OF 231.03 FEET; THENCE NORTH 01°04'33" WEST, A DISTANCE OF 188.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.000 ACRES, MORE OR LESS. AND:

**PRESERVE #15 DESCRIPTION:**

TRACT 30, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE SOUTH 00°23'26"EAST ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 281.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'34" EAST, A DISTANCE OF 237.48 FEET; THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 183.49 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 237.48 FEET; THENCE NORTH 00°23'26" WEST ALONG SAID WEST LINE OF TRACT 30, A DISTANCE OF 183.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.998 ACRES, MORE OR LESS. AND:

**PRESERVE #16 DESCRIPTION:**

TRACT 18, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 18; THENCE SOUTH 00°23'26"EAST ALONG THE WEST LINE OF SAID TRACT 18, A DISTANCE OF 289.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°56'21" EAST, A DISTANCE OF 255.19 FEET; THENCE SOUTH 08°30'15" WEST, A DISTANCE OF 204.34 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 221.31 FEET; THENCE NORTH 00°23'26" WEST ALONG SAID WEST LINE OF TRACT 18, A DISTANCE OF 167.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.999 ACRES, MORE OR LESS. AND:

**PRESERVE #17 DESCRIPTION:**

TRACT 61 LESS THE WEST 30 FEET THEREOF, AND THE WEST 180 FEET OF TRACT 62, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS THE NORTH 120 FEET THEREOF,ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 61; THENCE NORTH 89°03'06" EAST ALONG THE SOUTH LINE OF SAID TRACT 61, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF THE WEST 30.00 FEET OF SAID TRACT 61, A DISTANCE OF 421.69 FEET; THENCE SOUTH 89°50'06" EAST, A DISTANCE OF 131.39 FEET; THENCE SOUTH 00°09'54" WEST, A DISTANCE OF 74.16 FEET' THENCE SOUTH 25°36'09" WEST, A DISTANCE OF 111.59 FEET; THENCE SOUTH 09°37'27" EAST, A DISTANCE OF 130.58 FEET; THENCE SOUTH 01°19'11" EAST, A DISTANCE OF 116.08 FEET; THENCE SOUTH 89°03'06" WEST ALONG THE SOUTH LINE OF



SAID TRACT 61, A DISTANCE OF 100.48 FEET TO THE POINT OF BEGINNING.AND LESS THE NORTH 30 FEET THEREOF, AS CONVEYED TO PALM BEACH COUNTY, BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5165, PAGE 279, OF SAID PUBLIC RECORDS.

CONTAINING 4.616 ACRES, MORE OR LESS. AND:

**PRESERVE #18 DESCRIPTION:**

TRACT 58, LESS THE WEST 60 FEET THEREOF, AND THE WEST 210 FEET OF TRACT 59, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.LESS THE NORTH 120 FEET THEREOF.LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 60 FEET OF SAID TRACT 58; THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF SAID WEST 60 FEET OF TRACT 58, A DISTANCE OF 78.60 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 62.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'54" WEST, A DISTANCE OF 158.44 FEET; THENCE NORTH 89°03'06" EAST, A DISTANCE OF 274.93 FEET; THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 158.44 FEET; THENCE SOUTH 89°03'06" WEST, A DISTANCE OF 274.93 FEET TO THE POINT OF BEGINNING.SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE NORTH 30 FEET THEREOF, TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE SOUTH 60 FEET OF THE NORTH 150 FEET OF TRACTS 57 THROUGH 63, INCLUSIVE, OF SAID BLOCK 50.LESS AND EXCEPT THAT PORTION CONVEYED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5165, PAGE 277, MORE PARTICULARLY DESCRIBED AS FOLLOWS:THE SOUTH 30 FEET OF THE NORTH 150 FEET OF TRACT 58, LESS THE WEST 60 FEET THEREOF. ALSO, THE SOUTH 30 FEET OF THE NORTH 150 FEET OF THE WEST 210 FEET OF TRACT 59, ALL IN BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.618 ACRES MORE OR LESS. AND:

**PRESERVE #19 LEGAL DESCRIPTION:**

TRACTS 78 AND 79, OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE NORTH 35.64 FEET THEREOF. SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTH 20 FEET OF TRACTS 78 AND 79, AS RECORDED IN OFFICIAL RECORDS BOOK 4544, PAGE 1212, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.636 ACRES MORE OR LESS. AND:

**PRESERVE #20 LEGAL DESCRIPTION:**

BEING A PORTION OF TRACTS 71 AND 72, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 72; THENCE NORTH 89°04'42" EAST ALONG THE SOUTH LINE OF SAID TRACT 72, A DISTANCE OF 23.29 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF HALF MILE ROAD RIGHT-OF-WAY, ACCORDING TO THAT PALM BEACH COUNTY MAINTENANCE MAP, RECORDED IN ROAD PLAT BOOK 7, PAGE 169, SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, THENCE NORTH 00°52'56" WEST, A DISTANCE OF 92.53 FEET; THENCE NORTH 00°59'49" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°06'41" WEST, A DISTANCE OF 200.01 FEET; THENCE NORTH 00°59'49" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°44'30" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°42'56" WEST, A DISTANCE OF 39.78 FEET; THENCE ALONG A LINE 35.64 FEET



SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 72, NORTH 89°05'13" EAST, A DISTANCE OF 318.79 FEET; THENCE ALONG THE EAST LINE OF SAID TRACT 72, SOUTH 01°36'11" EAST, A DISTANCE OF 0.36 FEET; THENCE ALONG A LINE 36.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 71, NORTH 89°05'13" EAST, A DISTANCE OF 159.32 FEET; THENCE ALONG A LINE 159.30 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 72, SOUTH 01°36'11" EAST, A DISTANCE OF 631.91 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 71 AND 72, SOUTH 89°04'42" WEST, A DISTANCE OF 482.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.951 ACRES, MORE OR LESS. AND:

**PRESERVE #21 LEGAL DESCRIPTION: – RURAL PARKWAY**

A PORTION OF TRACT P2, DELRAY HOLDINGS 282, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 111, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT P2; THENCE SOUTH 89°07'26" WEST, ALONG THE SOUTH LINE OF SAID TRACT P2, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°23'28" WEST, ALONG A LINE 100.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT P2, A DISTANCE OF 2,161.01 FEET; THENCE NORTH 89°36'32" EAST, ALONG THE NORTH LINE OF SAID TRACT P2, A DISTANCE OF 62.30 FEET SOUTH 45°23'28" EAST, ALONG THE EASTERLY BOUNDARY OF TRACT P2, A DISTANCE OF 53.32 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°23'28" EAST, A DISTANCE OF 2,122.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.943 ACRES, MORE OR LESS. AND:

**PRESERVE #22 DESCRIPTION:**

BEING A PORTION OF TRACTS 36 AND 37, BLOCK 50 AND A PORTION OF THE ADJOINING ROAD, DYKE AND DITCH RESERVATION, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN DEED BOOK 118, PAGE 518 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, ALL OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 37, THENCE NORTH 00°57'03" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 37, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°03'05" EAST, ALONG A LINE 15.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 36 AND 37, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°57'03" EAST ALONG THE EAST LINE OF SAID TRACT 36 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°03'05" WEST ALONG A LINE 110.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 36 AND 37, A DISTANCE OF 660.00 FEET; THENCE NORTH 00°57'03" WEST ALONG THE WEST LINE OF SAID TRACT 37, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.894 ACRES, MORE OR LESS. AND:

**PRESERVE #23 DESCRIPTION:**

BEING A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER TRACT 49, BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1, PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°11'31" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 204.95 FEET; THENCE NORTH 00°48'41" WEST ALONG THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS, A DISTANCE OF 662.15



FEET; THENCE NORTH 88°58'28" EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 49, A DISTANCE OF 199.34 FEET; THENCE SOUTH 01°17'48" EAST ALONG THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 662.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.075 ACRES, MORE OR LESS. AND:

**PRESERVE #24 DESCRIPTION:**

BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF TRACT 49, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°40'39" EAST ALONG THE WEST LINE OF TRACTS 80, 81, 112 AND 113 OF SAID BLOCK 7, A DISTANCE OF 2696.07 FEET; THENCE SOUTH 01°17'48" EAST ALONG THE WEST LINE OF TRACT 16, BLOCK 18, SAID PALM BEACH FARMS CO. PLAT NO. 1, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°07'59" WEST, A DISTANCE OF 182.76 FEET; THENCE ALONG THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°51'05" WEST A DISTANCE OF 28.93 FEET; THENCE NORTH 00°58'09" WEST, A DISTANCE OF 720.26 FEET; THENCE NORTH 01°00' 32" WEST, A DISTANCE OF 1993.67 FEET; THENCE NORTH 88°47'07" EAST, A DISTANCE OF 197.74 FEET; THENCE SOUTH 00°40'39" EAST ALONG THE WEST LINE OF SAID TRACT 49, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.958 ACRES, MORE OR LESS. AND:

**PRESERVE #25 DESCRIPTION:**

BEING A PORTION OF SECTION 6 AND 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND A PORTION OF TRACT 85, BLOCK 62 AND A PORTION OF A ROAD, DYKE & DITCH RESERVATION 25 FEET IN WIDTH, BLOCK 62, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER TRACT 17, BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°31'36" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 17, A DISTANCE OF 206.40 FEET; THENCE NORTH 01°06'12" WEST ALONG THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS, A DISTANCE OF 280.74 FEET; THENCE NORTH 01°10'01" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL, A DISTANCE OF 1114.61 FEET; THENCE NORTH 89°07'26" EAST ALONG THE SOUTH LINE OF MONTICELLO AGR - PUD PLAT ONE AND ITS WESTERLY EXTENSION, AS RECORDED IN PLAT BOOK 128, PAGE 172, SAID PUBLIC RECORDS, A DISTANCE OF 217.99 FEET; THENCE SOUTH 00°40'39" EAST ALONG THE WEST LINE OF TRACTS 16 AND 17, SAID BLOCK 7 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 1393.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.788 ACRES, MORE OR LESS.

**PRESERVE #26 DESCRIPTION:**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID CORNER IS REFERENCED IN CERTIFIED CORNER RECORD NUMBERS 026622 AND 052319 AND AS PUBLISHED BY PALM BEACH COUNTY; THENCE ON A GRID BEARING OF N.62°30'19"E PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET., A DISTANCE OF 3.76 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID CORNER IS REFERENCED IN CERTIFIED CORNER RECORD NUMBER 081643; THENCE S.00°54'45"E. ALONG THE WEST LINE OF SAID



SECTION REFERENCED TO SAID CERTIFIED CORNER RECORD NUMBER 081643, A DISTANCE OF 149.13 FEET TO THE POINT OF BEGINNING; THENCE N.89°36'30"E ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF TRACT 85, BLOCK 60, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 114.95 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID E-1 CANAL; THENCE S.01°01'21"E. ALONG SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2149, PAGE 1488, AND A LINE 40.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 12, 13, 36 AND 37, BLOCK 62 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 2,720.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 37, BLOCK 62, AND NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-29 CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 1585, PAGE 505; THENCE S.89°36'32"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID E-1 CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 1585, PAGE 505; THENCE S.01°01'21"E. ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 68.00 FEET TO THE NORTHWEST CORNER OF MONTICELLO AGR - PUD PLAT ONE, AS RECORDED IN PLAT BOOK 128, PAGES 172 THROUGH 194 OF SAID PUBLIC RECORDS; THENCE S.89°36'32"W. ALONG THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID MONTICELLO AGR - PUD PLAT ONE, A DISTANCE OF 80.31 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 6; THENCE N.00°54'45"W. ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 2787.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. ENCOMPASSING A PORTION OF TRACTS 12, 13, 36 AND 37 OF BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 325,222 SQUARE FEET / 7.466 ACRES MORE OR LESS. AND:

**PRESERVE #27 DESCRIPTION:**

BEING A PORTION OF THE EAST HALF OF SECTION 25 TOWNSHIP 45 SOUTH, RANGE 41 EAST AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION, 25 FEET IN WIDTH, LYING WESTERLY OF AND ABUTTING TRACTS 12, 13, 36, 37 AND 60 AND A PORTION OF THE CANAL RESERVATION, ALL IN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LYONS WEST AGR P.U.D. - PLAT SIX, AS RECORDED IN PLAT BOOK 114, PAGE 25, SAID PUBLIC RECORDS; THENCE SOUTH 89°36'33" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LYONS WEST AGR P.U.D. - PLAT SIX, A DISTANCE OF 80.11 FEET TO A POINT ON THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, THENCE NORTH 01°03'42" WEST, A DISTANCE OF 332.71 FEET; THENCE NORTH 01°02'16" WEST, A DISTANCE OF 345.71 FEET; THENCE NORTH 00°55'36" WEST, A DISTANCE OF 356.74 FEET; THENCE NORTH 01°01'06" WEST, A DISTANCE OF 523.65 FEET; THENCE NORTH 01°00'00" WEST, A DISTANCE OF 480.86 FEET; THENCE NORTH 00°57'26" WEST, A DISTANCE OF 309.38 FEET; THENCE NORTH 01°00'25" WEST, A DISTANCE OF 514.59 FEET; THENCE NORTH 89°02'44" EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 11720, PAGE 1109, SAID PUBLIC RECORDS, A DISTANCE OF 74.58 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 12; THENCE, ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID TRACTS 12, 13, 36, 37 AND 60, SOUTH 01°06'47" EAST, A DISTANCE OF 2864.42 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED HEREON LIE WITHIN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 41 EAST AND SECTION 30, TOWNSHIP 45 SOUTH, RANGE 42 EAST.



CONTAINING 5.097 ACRES, MORE OR LESS. AND:

**PRESERVE #28 DESCRIPTION:**

BEING A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 25 FEET IN WIDTH AND A CANAL RESERVATION, ALL IN BLOCKS 45 AND 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF EQUUS AGR – PUD PHASE FOUR, AS RECORDED IN PLAT BOOK 107, PAGE 101, SAID PUBLIC RECORDS; THENCE SOUTH 01°00'04" EAST ALONG THE WEST LINE OF SAID EQUUS AGR – PUD PLAT FOUR AND THE WEST LINE OF EQUUS AGR – PUD PHASE THREE, AS RECORDED IN PLAT BOOK 105, PAGE 145, SAID PUBLIC RECORDS, A DISTANCE OF 2045.17 FEET TO THE SOUTHWEST CORNER OF SAID EQUUS AGR – PUD PHASE THREE; THENCE SOUTH 89°00'22" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID EQUUS AGR – PUD PHASE THREE, A DISTANCE OF 57.42 FEET TO A POINT ON THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES, NORTH 00°52'15" WEST, A DISTANCE OF 29.95 FEET; THENCE NORTH 00°49'46" WEST, A DISTANCE OF 339.15 FEET; THENCE NORTH 00°53'01" WEST, A DISTANCE OF 266.54 FEET; THENCE NORTH 00°55'46" WEST, A DISTANCE OF 236.42 FEET; THENCE NORTH 01°04'53" WEST, A DISTANCE OF 269.62 FEET; THENCE NORTH 00°58'24" WEST, A DISTANCE OF 361.21 FEET; THENCE NORTH 00°59'16" WEST, A DISTANCE OF 373.04 FEET; THENCE NORTH 00°54'35" WEST, A DISTANCE OF 169.25 FEET; THENCE NORTH 89°00'22" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID EQUUS AGR – PUD PHASE FOUR, A DISTANCE OF 55.34 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED HEREIN LIE WITHIN SECTION 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST.

CONTAINING 2.627 ACRES, MORE OR LESS. AND:

**PRESERVE #29 DESCRIPTION:**

BEING A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 25 FEET IN WIDTH AND A CANAL RESERVATION, ALL IN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF TRACT 44, BLOCK 51, OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 00°56'47" EAST ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 641.47 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 44; THENCE SOUTH 89°03'03" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 44, A DISTANCE OF 73.07 FEET TO A POINT ON THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 00°55'51" WEST, A DISTANCE OF 256.54 FEET; THENCE NORTH 00°56'40" WEST, A DISTANCE OF 304.09 FEET; THENCE NORTH 00°52'15" WEST, A DISTANCE OF 110.78 FEET; THENCE NORTH 89°00'22" EAST, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF EQUUS AGR – PUD PHASE THREE, AS RECORDED IN PLAT BOOK 105, PAGE 145, SAID PUBLIC RECORDS, A DISTANCE OF 72.84 FEET; THENCE SOUTH 00°56'47" EAST ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF TRACT 44, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED HEREIN LIE WITHIN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST. CONTAINING 1.125 ACRES, MORE OR LESS

**PRESERVE #30 DESCRIPTION:**

BEING A PORTION OF A ROAD, DYKE AND DITCH RESERVATION 25 FEET IN WIDTH AND A CANAL RESERVATION, LYING WEST OF TRACTS 77 AND 78, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC



RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF TRACT 77, BLOCK 45, SAID PALM BEACH FARMS CO. PLAT NO. 3, THENCE SOUTH 00°57'10" EAST ALONG THE WEST LINE OF SAID TRACTS 77 AND 78, A DISTANCE OF 1322.60 FEET; THENCE SOUTH 89°00'49" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 78, A DISTANCE OF 66.37 FEET TO A POINT ON THE WESTERLY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1 CANAL RIGHT-OF-WAY, ACCORDING TO THAT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6813, PAGE 1545, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, NORTH 00°52'42" WEST, A DISTANCE OF 228.14 FEET; THENCE NORTH 00°54'54" WEST, A DISTANCE OF 207.75 FEET; THENCE NORTH 00°54'46" WEST, A DISTANCE OF 430.18 FEET; THENCE NORTH 00°47'15" WEST, A DISTANCE OF 271.28 FEET; THENCE NORTH 01°18'36" WEST, A DISTANCE OF 68.98 FEET; THENCE NORTH 00°51'34" WEST, A DISTANCE OF 146.33 FEET; THENCE NORTH 89°03'41" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING NORTH OF AND ABUTTING SAID TRACT 77, A DISTANCE OF 65.05 FEET; THENCE SOUTH 00°57'10" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 77, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.039 ACRES, MORE OR LESS. AND:

**PRESERVE #31 DESCRIPTION:**

A PORTION OF BLOCK 67, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE N.88°51'16"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 90.00 FEET; THENCE S.00°42'35"E. ALONG A LINE 65.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACT 7, BLOCK 67, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 685.21 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF TRACT 8 OF SAID BLOCK 67; THENCE S.89°27'55"W. ALONG SAID NORTH LINE, A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8 A DISTANCE OF 65.00; THENCE S.00°42'35"E. ALONG THE WEST LINE OF SAID TRACT 8, BLOCK 67, A DISTANCE OF 659.52 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 8, BLOCK 67; THENCE N.89°41'54"E. ALONG THE SOUTH LINE OF SAID TRACT 8 BLOCK 67, A DISTANCE OF 60.72 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 65.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACT 8, BLOCK 67; THENCE S.00°42'35"E. ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE 30 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 8 AND 21 OF SAID BLOCK 67; THENCE N.89°41'54"E. ALONG SAID CENTERLINE, A DISTANCE OF 4.28 FEET; THENCE S.00°42'35"E. ALONG A LINE 65.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 21, BLOCK 67, A DISTANCE OF 674.53 FEET; THENCE S.89°42'33"W. ALONG THE SOUTH LINE OF SAID TRACT 21, BLOCK 67 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 67 AND SAID SECTION 24; THENCE N.00°42'35"W. ALONG THE WEST LINE OF SAID BLOCK 67 AND SAID SECTION 24, A DISTANCE OF 2,033.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 140,105 SQUARE FEET/3.216 ACRES MORE OR LESS. AND:

**PRESERVE PARCEL 32 LEGAL DESCRIPTION:**



A PORTION OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE S.88°54'31"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 25.00 FEET; THENCE N.01°12'33"W. ALONG THE EAST LINE OF TRACTS 1, 4, 5, 8, 9, 16, 17 AND 24 OF BLOCK 66, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5,375.49 FEET; THENCE N.89°03'26"E., A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 14 AND THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-1WN CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF SAID PUBLIC RECORDS; THENCE S.01°12'33"E. ALONG SAID SECTION LINE AND RIGHT-OF-WAY LINE, A DISTANCE OF 5375.42 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 134,384 SQUARE FEET/3.085 ACRES MORE OR LESS. AND:

**PRESERVE PARCEL 33 DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT E-1WN CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505, OFFICIAL RECORD BOOK 6495, PAGE 761, AND OFFICIAL RECORD BOOK 41, PAGE 121, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE N.00°33'24"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 56.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°33'24"W. SAID SECTION LINE, AND THE WEST RIGHT-OF-WAY LINE OF SAID E-1WN CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 1585, PAGE 505, A DISTANCE OF 5,234.61 FEET; THENCE N.89°37'57"E., A DISTANCE OF 100.00 FEET; THENCE S.00°33'24"E. ALONG A LINE 75.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 7 AND 8, BLOCK 65, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,260.45 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE 30 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 8 AND 21 OF SAID BLOCK 65; THENCE S.89°57'40"W. ALONG SAID CENTERLINE, A DISTANCE OF 30.12 FEET; THENCE S.00°33'24"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SAID E-1WN CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 6495, PAGE 761, AND A LINE 44.88 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 21 AND 22, BLOCK 65, A DISTANCE OF 1,335.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 22, BLOCK 65; THENCE S.10°31'21"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.51 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF TRACT 35, BLOCK 65; THENCE S.00°33'24"E. ALONG SAID RIGHT-OF-WAY LINE, AND A LINE 50.16 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 35, 36, 49 AND 50, BLOCK 65, A DISTANCE OF 2,609.38 FEET; THENCE S.89°44'03"W. ALONG A LINE 56.75 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 75.16 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 417,618 SQUARE FEET/9.587 ACRES MORE OR LESS. AND:

**PRESERVE #34 DESCRIPTION:**

A PORTION OF THAT CERTAIN 95 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT E2-W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, BEING A PORTION OF TRACTS 92 AND 93, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NW CORNER OF TRACT 92, SECTION 20 PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°23'19" EAST, ALONG THE NORTH LINE OF SAID TRACTS 92 AND 93, A DISTANCE OF 463.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°23'19" EAST, ALONG THE NORTH LINE OF SAID TRACT 93 TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 319, PAGE 275, OF SAID PUBLIC RECORDS, A DISTANCE OF 95.01 FEET; THENCE SOUTH 01°24'01" EAST, ALONG SAID EAST LINE TO THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 93, A DISTANCE OF 667.79 FEET; THENCE SOUTH 89°23'19" WEST, ALONG SAID SOUTH LINE OF SAID TRACT 93 TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY, A DISTANCE OF 95.01 FEET; THENCE NORTH 01°24'01" WEST, ALONG THE WEST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY, A DISTANCE OF 667.79 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 63,440 SQUARE FEET/1.456 ACRES MORE OR LESS. AND:

**PRESERVE #35 DESCRIPTION:**

A PORTION OF THAT CERTAIN 95 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT E2-W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275, BEING A PORTION OF TRACT 68, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 68, SECTION 20 PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°22'57" EAST ALONG THE NORTH LINE OF SAID TRACT 68, A DISTANCE OF 137.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°22'57" EAST ALONG THE NORTH LINE OF SAID TRACT 68, A DISTANCE OF 95.01 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID E2-W CANAL; THENCE SOUTH 01°24'01" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 458.56 FEET; THENCE SOUTH 89°23'19" WEST, A DISTANCE OF 95.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY; THENCE NORTH 01°24'01" WEST, ALONG THE WEST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY, A DISTANCE OF 458.55 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 43,562 SQUARE FEET/1.000 ACRES MORE OR LESS. AND:

**PRESERVE #36 LEGAL DESCRIPTION:**

BEING A PORTION OF TRACTS 2, 30, 31, 34, 35, 62, 67, 68, 93, 94, 100, 124, 125, BLOCK 8, AND A PORTION OF TRACTS 4, 5, 28, 29, 36, 37, 60, 61, 68 AND 69 BLOCK 17, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 57, SAID BLOCK 17, THENCE NORTH 89°01'50" EAST, ALONG THE SOUTH LINE OF TRACTS 57 THROUGH 60, SAID BLOCK 17, A DISTANCE OF 1292.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'02" WEST, A DISTANCE OF 1,824.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,709.16 FEET AND A CENTRAL ANGLE OF 11°07'32"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2,273.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°36'30" EAST, A DISTANCE OF 1,917.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11,209.16 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,956.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 206.22 FEET; THENCE NORTH 89°00'54" EAST ALONG THE SOUTH LINE OF TRACT 120, BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 95.01 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 207.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF



11,304.16 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,972.95 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°36'30" WEST, A DISTANCE OF 1,917.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,614.16 FEET AND A CENTRAL ANGLE OF 11°07'32"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2,255.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°31'02" EAST, A DISTANCE OF 1,863.24 FEET; THENCE SOUTH 89°01'50" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 01°31'02" WEST, A DISTANCE OF 38.28 FEET TO THE POINT OF BEGINNING. LANDS DESCRIBED HEREON LIE WITHIN SECTIONS 5, 8 AND 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 17.919 ACRES, MORE OR LESS. AND:

**PRESERVE #37 DESCRIPTION:**

A PORTION OF THAT CERTAIN 95 FOOT WIDE LAKE WORTH DRAINAGE DISTRICT E2-W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL A, PALM MEADOWS ESTATES, AS RECORDED IN PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°00'59"W. ALONG THE EAST LINE OF SAID PALM MEADOWS PUD, AND WEST RIGHT-OF-WAY LINE OF SAID E2-W CANAL, A DISTANCE OF 2,685.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE CONTINUE N.01°00'59"W., A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-21 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°00'17"E., A DISTANCE OF 95.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID E2-W CANAL; THENCE S.01°00'59"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2699.98 FEET; THENCE S.88°59'16"W., A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 256,500 SQUARE FEET/5.888 ACRES MORE OR LESS. AND:

**PRESERVE #38 DESCRIPTION:**

BEING A PORTION OF TRACTS 64 THROUGH 77, BLOCK 45 AND A PORTION OF THE ADJOINING ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF TRACT J, EQUUS AGR - PUD PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 11, SAID PUBLIC RECORDS; THENCE SOUTH 01°00'18" EAST, ALONG THE WEST LINE OF SAID TRACT J, A DISTANCE OF 54.60 FEET; THENCE SOUTH 89°03'41" WEST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-21 CANAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, FOR THE FOLLOWING FIVE (5) COURSES, A DISTANCE OF 1995.47 FEET; THENCE NORTH 00°59'11" WEST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 89°03'41" WEST, A DISTANCE OF 2325.00 FEET; THENCE NORTH 00°59'11" WEST, A DISTANCE OF 0.28 FEET; THENCE SOUTH 89°03'41" WEST, A DISTANCE OF 350.02 FEET; THENCE NORTH 00°57'10" WEST, ALONG THE WEST LINE OF SAID TRACT 77 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°03'41" EAST, ALONG THE SOUTH LINE OF MELROSE PARK SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 22, SAID PUBLIC RECORDS, A DISTANCE OF 5299.94 FEET; THENCE SOUTH 00°54'13" EAST, ALONG THE WEST LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6685, PAGE 795, SAID PUBLIC RECORDS, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°03'41" WEST, ALONG THE NORTH LINE OF SAID TRACT J, A DISTANCE OF 629.49 FEET TO THE POINT OF BEGINNING.



CONTAINING 7.596 ACRES, MORE OR LESS. AND:

**PRESERVE #39 DESCRIPTION:**

**DESCRIPTION:**

BEING THE NORTH 15.00 FEET OF THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING SOUTH OF AND ABUTTING TRACTS 39 THROUGH 53, BLOCK 46, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LYONS RANCHES, AS RECORDED IN PLAT BOOK 114, PAGE 3, SAID PUBLIC RECORDS; THENCE NORTH 89°02'44" EAST, ALONG THE SOUTH LINE OF SAID LYONS RANCHES AND ALONG THE SOUTH LINE OF MELROSE P.U.D. (VENETIAN ISLES), AS RECORDED IN PLAT BOOK 85, PAGE 9 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTH LINE OF SAID ROAD, DYKE AND DITCH RESERVATION, A DISTANCE OF 4951.21 FEET; THENCE SOUTH 01°00'59" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 53, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°02'44" WEST, ALONG A LINE 15.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF THE ROAD, DYKE AND DITCH RESERVATION, A DISTANCE OF 4951.24 FEET; THENCE NORTH 00°54'13" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD, ACCORDING TO ROAD PLAT BOOK 6, PAGE 121, SAID PUBLIC RECORDS, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.705 ACRES, MORE OR LESS. AND:

**PRESERVE #40 DESCRIPTION:**

BEING A PORTION OF TRACTS 67 THROUGH 69 AND A PORTION OF THE ADJOINING ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 1, FAITH FARM MINISTRIES BOYNTON BEACH CAMPUS, AS RECORDED IN PLAT BOOK 113, PAGE 57, SAID PUBLIC RECORDS; THENCE NORTH 89°05'44" EAST ALONG THE SOUTH LINE OF TRACTS 46 THROUGH 48, BLOCK 51, SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1040.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°05'44" EAST ALONG THE SOUTH LINE OF TRACTS 48 THROUGH 50 AND THEIR EASTERLY EXTENSION, SAID BLOCK 51, A DISTANCE OF 949.73 FEET; THENCE SOUTH 00°54'16" EAST ALONG THE CENTERLINE OF SAID ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, A DISTANCE OF 70.00 FEET; THENCE ALONG THE NORTH LINE OF PARCEL 2 OF SAID FAITH FARM MINISTRIES BOYNTON BEACH CAMPUS, AND ITS EASTERLY EXTENSION FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; THENCE SOUTH 89°05'44" WEST, A DISTANCE OF 340.05 FEET; THENCE NORTH 00°54'16" WEST, A DISTANCE OF 0.40 FEET; THENCE SOUTH 89°05'44" WEST, A DISTANCE OF 609.68 FEET; THENCE NORTH 00°54'16" WEST, A DISTANCE OF 69.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.521 ACRES, MORE OR LESS. AND:

**PRESERVE #41 DESCRIPTION:**

BEING THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, WHICH ABUTS THE NORTH LINE OF TRACTS 66 THROUGH 72, ALL LYING WITHIN BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 72; THENCE NORTH 00°57'03" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 72, A DISTANCE OF 30.00 FEET; THENCE ALONG THE NORTH LINE OF SAID ROAD, DYKE AND DITCH RESERVATION, NORTH 89°03'06" EAST, A DISTANCE OF 2310.20 FEET; THENCE SOUTH 00°57'03" EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 66, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°03'06" WEST ALONG THE NORTH LINE OF SAID TRACTS 66 THROUGH 72, A DISTANCE OF 2310.20 FEET; THENCE NORTH 00°57'03" WEST ALONG THE NORTHERLY EXTENSION OF SAID TRACT 72, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.



CONTAINING 1.591 ACRES, MORE OR LESS. AND:

**PRESERVE #42 DESCRIPTION:**

BEING A PORTION OF TRACTS 26 THROUGH 29, AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING SOUTHERLY OF AND ABUTTING TRACTS 19 THROUGH 23, AND BEING A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 28 AND 29, ALL IN BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 23; THENCE SOUTH 00°58'53" EAST ALONG THE EAST LINE OF SAID TRACT 26 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 76.00 FEET; THENCE ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-23W CANAL RIGHT-OF-WAY ACCORDING TO OFFICAL RECORDS BOOK 6495, PAGE 761, OFFICIAL RECORDS BOOK 1585, PAGE 505, DEED BOOK 129, PAGE 217 AND DEED BOOK 129, PAGE 206, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING NINE (9) DESCRIBED PARCELS, SOUTH 89°01'07" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°58'53"EAST, A DISTANCE OF 0.20 FEET; THENCE SOUTH 89°01'07" WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 00°58'53" WEST, A DISTANCE OF 0.20 FEET; THENCE SOUTH 89°01'07" WEST, A DISTANCE OF 675.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE CENTERLINE OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING BETWEEN SAID TRACTS 28 AND 29, A DISTANCE OF 9.70 FEET; THENCE SOUTH 89°01'07" WEST, A DISTANCE OF 675.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 36.30 FEET; THENCE SOUTH 89°01'07" WEST ALONG THE NORTH LINE OF TRACT 30 OF SAID BLOCK 52, ALSO BEING THE NORTH LINE OF TRACT "F" ACCORDING TO THE PLAT OF SUSSMAN - PLAT FOUR, AS RECORDED IN PLAT BOOK 91, PAGE 55, SAID PUBLIC RECORDS, A DISTANCE OF 580.00 FEET; THENCE NORTH 00°58'53" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE TRACT 19, OF SAID BLOCK 52, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°01'07" EAST ALONG THE SOUTH LINE OF TRACTS 19 THROUGH 23 OF SAID BLOCK 52, ALSO BEING THE SOUTH LINE OF TRACTS "D" AND "E" ACCORDING TO SAID PLAT OF SUSSMAN - PLAT FOUR, AND THE SOUTH LINE OF TRACT "B" ACCORDING TO THE PLAT OF CANYON LAKES PRESERVE AREA NO. 4, AS RECORDED IN PLAT BOOK 101, PAGE 170, SAID PUBLIC RECORDS, A DISTANCE OF 3250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.911 ACRES, MORE OR LESS. AND:

**PRESERVE #43 DESCRIPTION:**

BEING A PORTION OF TRACT 12 AND THAT ROAD, DYKE & DITCH RESERVATION, 50 FEET IN WIDTH, ABUTTING SAID TRACT 12, ALL IN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 12; THENCE, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 12, NORTH 01°06'46" WEST, A DISTANCE OF 21.00 FEET; THENCE NORTH 89°02'44" EAST ALONG THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 11720, PAGE 1109, SAID PUBLIC RECORDS, A DISTANCE OF 680.72 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 12; THENCE, ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SAID TRACT 12, SOUTH 00°23'27" EAST, A DISTANCE OF 115.18 FEET; THENCE SOUTH 89°02'44" WEST ALONG A LINE 94.17 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 679.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 12; THENCE, ALONG SAID WEST LINE, NORTH 01°06'46" WEST, A DISTANCE OF 94.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.798 ACRES, MORE OR LESS. AND:

**PRESERVE #44 DESCRIPTION:**

BEING A PORTION OF TRACT 9 AND THAT ROAD, DYKE & DITCH RESERVATION, 50 FEET IN WIDTH, NORTH OF AND ABUTTING SAID TRACT 9, ALL IN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE



PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 00°23'27" EAST ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 95.05 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°02'44" WEST ALONG A LINE 95.04 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 330.02 FEET, TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID TRACT 9; THENCE, ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, NORTH 00°23'27" WEST, A DISTANCE OF 116.05 FEET; THENCE NORTH 89°02'44" EAST ALONG THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL RIGHT-OF-WAY, ACCORDING TO OFFICIAL RECORDS BOOK 11720, PAGE 1109, SAID PUBLIC RECORDS, A DISTANCE OF 330.02 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 9; THENCE, ALONG SAID NORTHERLY EXTENSION, SOUTH 00°23'27" EAST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.879 ACRES, MORE OR LESS. AND:

**PRESERVE #45 DESCRIPTION:**

BEING A PORTION OF TRACTS 9, 10, 11 AND 12, BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWEST CORNER OF TRACT "D", CANYON TOWN CENTER TMD, AS RECORDED IN PLAT BOOK 111, PAGES 17 THROUGH 19, SAID PUBLIC RECORDS; THENCE NORTH 00°57'16" WEST, A DISTANCE OF 88.85 FEET TO A POINT ON THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-24 CANAL; THENCE ALONG THE NORTH LINE OF SAID L-24 CANAL RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 8064, PAGE 1068, OFFICIAL RECORDS BOOK 15760, PAGE 712, OFFICIAL RECORDS BOOK 22684, PAGE 1745 AND OFFICIAL RECORDS BOOK 30240, PAGE 1866, ALL OF SAID PUBLIC RECORDS FOR THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES, SOUTH 85°24'10" EAST, A DISTANCE OF 55.67 FEET; THENCE SOUTH 71°04'12" EAST, A DISTANCE OF 65.35 FEET; THENCE SOUTH 85°42'32" EAST, A DISTANCE OF 109.13 FEET; THENCE SOUTH 88°22'42" EAST, A DISTANCE OF 268.20 FEET; THENCE NORTH 76°42'43" EAST, A DISTANCE OF 18.11 FEET; THENCE NORTH 89°02'44" EAST, A DISTANCE OF 102.99 FEET; THENCE NORTH 00°57'16" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 89°02'44" EAST, A DISTANCE OF 258.47 FEET; THENCE NORTH 00°57'16" WEST, A DISTANCE OF 0.40 FEET; THENCE NORTH 89°02'44" EAST, A DISTANCE OF 184.84 FEET; THENCE SOUTH 88°05'31" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 89°02'44" EAST, A DISTANCE OF 60.86 FEET; THENCE NORTH 83°54'48" EAST, A DISTANCE OF 24.59 FEET; THENCE SOUTH 00°57'16" EAST, A DISTANCE OF 45.08 FEET; THENCE SOUTH 89°02'44" WEST, ALONG THE NORTH LINE OF TRACT "B", BOYNTON -LYONS, AS RECORDED IN PLAT BOOK 110, PAGES 5 THROUGH 8, SAID PUBLIC RECORDS AND THE NORTH LINE OF SAID TRACT "D", CANYON TOWN CENTER TMD, A DISTANCE OF 1174.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.316 ACRES, MORE OR LESS. . AND:

**PRESERVE #46 DESCRIPTION:**

BEING A PORTION TRACTS 54 THROUGH 60 AND A PORTION OF THE ROAD, DYKE & DITCH RESERVATIONS 30 FEET IN WIDTH, ABUTTING SAID TRACTS 54 THROUGH 60, ALL IN BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 43 OF SAID BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 00°23'27" EAST, A DISTANCE OF 66.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL RIGHT-OF-WAY; THENCE, ALONG SAID SOUTH LINE AS RECORDED IN DEED BOOK 113, PAGE 261 AND DEED BOOK 147, PAGE 474, ALL OF SAID PUBLIC RECORDS, SOUTH 89°36'33" WEST, A DISTANCE OF 659.84 FEET; THENCE ALONG SAID SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-25 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, NORTH 00°23'27" WEST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'33" WEST, A DISTANCE OF 344.92 FEET; THENCE SOUTH 00°23'27" EAST, A DISTANCE OF 2.64 FEET; THENCE SOUTH 89°36'33" WEST, A DISTANCE OF 1995.00 FEET; THENCE SOUTH 00°23'27" EAST, A DISTANCE OF 0.21 FEET; THENCE SOUTH 89°36'33" WEST, A DISTANCE OF 645.91 FEET TO A POINT OF INTERSECTION



WITH THE WEST LINE OF TRACT 37, OF SAID BLOCK 53; THENCE, ALONG SAID WEST LINE, NORTH 01°06'47" WEST, A DISTANCE OF 68.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 37, BLOCK 53; THENCE ALONG THE SOUTH LINE OF TRACTS 37 THROUGH 43 OF SAID BLOCK 53, PALM BEACH FARMS CO. PLAT NO. 3, NORTH 89°36'33" EAST, A DISTANCE OF 3646.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.663 ACRES, MORE OR LESS. AND:

**PRESERVE #47 DESCRIPTION:**

**DESCRIPTION:**

BEING A PORTION TRACTS 73 THROUGH 76 AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30 FEET IN WIDTH, LYING NORTHERLY OF AND ABUTTING SAID TRACTS 73 THROUGH 76, ALL IN BLOCK 54, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF LANDS LYING IN OFFICIAL RECORDS BOOK 1585, PAGE 505, OFFICIAL RECORDS BOOK 6495, PAGE 761, DEED BOOK 113, PAGE 155, DEED BOOK 113, PAGE 200 AND DEED BOOK 148, PAGE 313, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "OS11", CANYON LAKES - PLAT SIX, AS RECORDED IN PLAT BOOK 103, PAGE 27 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°36'22" WEST ALONG THE NORTH LINE OF SAID TRACT "OS11", A DISTANCE OF 50.30 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 00°23'24" WEST, ALONG THE WEST LINE OF SAID TRACT 76 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 66.00 FEET; THENCE, ALONG THE NORTH LINE OF SAID ROAD, DYKE AND DITCH RESERVATION, NORTH 89°36'22" EAST, A DISTANCE OF 1270.00 FEET; THENCE, DEPARTING SAID NORTH LINE, ALONG THE WEST RIGHT-OF-WAY LINE OF ACME DAIRY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 16665, PAGE 1533 OF SAID PUBLIC RECORDS, SOUTH 00°23'24" EAST, A DISTANCE OF 65.64 FEET TO THE NORTHEAST CORNER OF CANYON LAKES - PLAT ONE, AS RECORDED IN PLAT BOOK 101, PAGES 191 THROUGH 207 OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH LINE OF SAID PLAT OF CANYON LAKES - PLAT ONE FOR THE FOLLOWING TWO DESCRIBED COURSES, SOUTH 89°36'22" WEST, A DISTANCE OF 610.00 FEET; THENCE SOUTH 00°23'24" EAST, A DISTANCE OF 0.36 FEET; THENCE ALONG THE NORTH LINE OF SAID CANYON LAKES - PLAT ONE AND THE NORTH LINE OF SAID CANYON LAKES - PLAT SIX, SOUTH 89°36'22" WEST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.919 ACRES, MORE OR LESS. AND:

**PRESERVE #48 DESCRIPITON:**

A PARCEL OF LAND BEING PORTION OF TRACTS 66 THROUGH 70 AND A ROAD, DYKE AND DITCH RESERVATION, 30.00 FEET IN WIDTH, LYING NORTH OF AND ADJACENT TO SAID TRACTS, BLOCK 59, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF VALENCIA COVE AGR-PUD - PLAT EIGHT, AS RECORDED IN PLAT BOOK 119, PAGE 146, SAID PUBLIC RECORDS; THENCE NORTH 10°41'03" WEST, ALONG THE EAST LINE OF ACME DAIRY ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 18673, PAGE 7, SAID PUBLIC RECORDS, A DISTANCE OF 69.40 FEET; THENCE NORTH 89°36'33" EAST, ALONG THE SOUTH LINE OF TRAILS AT CANYON - PLAT SIX, AS RECORDED IN PLAT BOOK 116, PAGE 29, SAID PUBLIC RECORDS, A DISTANCE OF 1409.23 FEET; THENCE SOUTH 00°26'28" EAST ALONG THE EAST LINE OF SAID TRACT 66 AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 68.28 FEET; THENCE SOUTH 89°36'33" WEST, ALONG THE NORTH LINE OF SAID VALENCIA COVE AGR-PUD - PLAT EIGHT, A DISTANCE OF 1396.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.199 ACRES, MORE OR LESS.

**PRESERVE PARCEL 49 DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 AND OFFICIAL RECORD BOOK 2149, PAGE 1488, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE



NORTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, SAID CORNER IS REFERENCED IN CERTIFIED CORNER RECORD NUMBERS 026622 AND 052319 AND AS PUBLISHED BY PALM BEACH COUNTY; THENCE ON A GRID BEARING OF N.62°30'19"W PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET, A DISTANCE OF 3.76 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID CORNER IS REFERENCED IN CERTIFIED CORNER RECORD NUMBER 081643; THENCE S.00°54'45"E. ALONG THE WEST LINE OF SAID SECTION REFERENCED TO SAID CERTIFIED CORNER RECORD NUMBER 081643, A DISTANCE OF 149.13 FEET; THENCE N.89°36'30"E ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF TRACT 85, BLOCK 60, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 114.95 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE THE E-1 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2149, PAGE 1488 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°36'30"E ALONG THE SOUTH LINE OF TRACTS 85 THROUGH 96 OF SAID, BLOCK 60, A DISTANCE OF 5,138.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2209, PAGE 563 OF SAID PUBLIC RECORDS; THENCE S.01°07'35"E., ALONG SAID WEST LINE, A DISTANCE OF 80.00 FEET; THENCE S.89°36'30"W., ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID L-28 CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2149, PAGE 1488, AND A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF TRACTS 1 THROUGH 12, BLOCK 62 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 5,138.29 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID E-1 CANAL; THENCE N.01°01'21"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. ENCOMPASSING A PORTION OF TRACTS 1 THROUGH 12 OF BLOCK 62, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 411,049 SQUARE FEET/9.436 ACRES MORE OR LESS. AND:

**PRESERVE #50 DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-28 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1585, PAGE 505 AND OFFICIAL RECORD BOOK 6495, PAGE 761, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "P", VALENCIA COVE AGR-P.U.D. - PLAT SEVEN, AS RECORDED IN PLAT BOOK 118, PAGES 36 THROUGH 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°36'30"W., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 300.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "P"; THENCE N.00°13'13"W., A DISTANCE OF 85.64 FEET TO THE SOUTHWEST CORNER OF PARCEL "P", VALENCIA COVE AGR-P.U.D. - PLAT EIGHT, AS RECORDED IN PLAT BOOK 119, PAGES 146 THROUGH 159 OF SAID PUBLIC RECORDS; THENCE N.89°36'30"E., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 300.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "P"; THENCE S.00°26'28"E., A DISTANCE OF 85.64 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 5, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 25,708 SQUARE FEET/0.590 ACRES MORE OR LESS. AND:

**MONTICELLO PRESERVE #51 DESCRIPTION:**

BEING A PORTION OF TRACTS 49 THROUGH 60 AND A PORTION OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, LYING NORTHERLY OF AND ABUTTING SAID TRACTS 49 THROUGH 60, ALL IN BLOCK 62, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TRACT RW OF DELRAY HOLDINGS 282, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°36'32" WEST, ALONG THE NORTH LINE OF SAID TRACT RW, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINE OF



MONTICELLO AGR - PUD PLAT ONE, AS RECORDED IN PLAT BOOK 128, PAGE 172, OF SAID PUBLIC RECORDS, THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES, SOUTH 89°36'32" WEST, A DISTANCE OF 299.98 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 660.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 360.00 FEET; THENCE SOUTH 00°23'28" EAST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 1980.00 FEET; THENCE NORTH 00°23'28" WEST, A DISTANCE OF 0.28 FEET; THENCE SOUTH 89°36'32" WEST, A DISTANCE OF 527.42 FEET; THENCE NORTH 01°01'21" WEST, A DISTANCE OF 68.00 FEET TO A POINT ON THE NORTH LINE OF SAID ROAD, DYKE AND DITCH RESERVATION; THENCE NORTH 89°36'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5148.15 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°23'30" EAST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.925 ACRES, MORE OR LESS. AND:

**PRESERVE #52 DESCRIPTION:**

BEING A PORTION OF TRACTS 66 THROUGH 80 AND A PORTION OF THE ADJOINING ROAD, DYKE AND DITCH RESERVATIONS 30 FEET IN WIDTH, ALL IN BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF VALENCIA COVE AGR-P.U.D. - SOUTH PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID PLAT OF VALENCIA COVE AGR-P.U.D. - SOUTH PLAT FOUR AND IT'S WESTERLY EXTENSION, SOUTH 89°36'30" WEST, A DISTANCE OF 1979.99 FEET; THENCE ALONG THE NORTH LINE OF TRACT C-2, CANYON ISLES PRESERVE PLAT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 152 OF SAID PUBLIC RECORDS FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 00°23'29" WEST, A DISTANCE OF 0.28 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 345.00 FEET; THENCE NORTH 00°23'29" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG THE NORTH LINE OF TRACT C-1 OF SAID CANYON ISLES PRESERVE PLAT TWO FOR THE FOLLOWING NINE (9) DESCRIBED COURSES SOUTH 89°36'30" WEST, A DISTANCE OF 675.00 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°23'30" WEST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 00°23'30" EAST, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 300.07 FEET; THENCE DEPARTING SAID NORTH LINE OF CANYON ISLES PRESERVE PLAT TWO, NORTH 00°23'30" WEST, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH LINE OF SAID ROAD, DYKE AND DITCH RESERVATION; THENCE NORTH 89°36'30" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 4952.33 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°30'40" WEST, A DISTANCE OF 68.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.611 ACRES, MORE OR LESS. AND:

**PRESERVE #53 DESCRIPITON:**

BEING A PORTION OF THE NORTH 87.95 FEET OF TRACT 1, BEING ALL OF THE NORTH 82.67 FEET OF TRACT 2, THE NORTH 75.98 FEET OF TRACTS 3, 5, 7, 11, 13 AND 15, THE NORTH 76.00 FEET OF TRACT 4, 6, 10, 12, 14 AND 16, THE NORTH 75.52 FEET OF TRACT 8 AND THE NORTH 74.83 FEET OF TRACT 9, ALL IN BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23982, PAGE 1703, SAID PUBLIC RECORDS. ALL IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST. TOGETHER WITH: BEING THE SOUTH 25.26 FEET OF TRACT 85, THE SOUTH 24.42 FEET OF TRACTS 86 THROUGH 91 AND THE SOUTH 29.70 FEET OF TRACT 92, ALL IN BLOCK 62, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND



EXCEPT THE EASTERLY 30.00 FEET OF TRACT 92, ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID TRACT 85: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 85; THENCE NORTH 89°07'28" EAST ALONG THE NORTH LINE OF SAID TRACT 85, A DISTANCE OF 140.39 FEET; THENCE SOUTH 00°40'39" EAST, A DISTANCE OF 25.26 FEET; THENCE SOUTH 89°07'28" WEST, A DISTANCE OF 140.24 FEET; THENCE NORTH 01°01'20" WEST ALONG THE WEST LINE OF SAID TRACT 85, A DISTANCE OF 25.26 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT ROAD, DYKE AND DITCH RESERVATION 25.00 FEET IN WIDTH, LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF SAID TRACTS 85 THROUGH 92, ACCORDING TO SAID PALM BEACH FARMS CO. PLAT NO. 3, LESS AND EXCEPT THE EASTERLY 30.00 FEET THEREOF.

CONTAINING 14.438 ACRES, MORE OR LESS. AND:

**PRESERVE #54 DESCRIPITON:**

BEING A PORTION OF THE NORTH 90.64 FEET OF TRACTS 2, 4, 6, 7, 9, 11, 13 AND 15, THE NORTH 90.67 FEET OF TRACTS 3, 5, 10, 12 AND 14, THE NORTH 90.11 FEET OF TRACT 8 AND THE NORTH 90.11 FEET OF TRACT 16, ALL IN BLOCK 8, THE NORTH 87.95 FEET OF TRACT 1, BLOCK 7, ALL ACCORDING TO PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23982, PAGE 1703, SAID PUBLIC RECORDS. ALL IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND BOUNDED ON THE EAST BY THE WEST LINE OF THE SUNSHINE STATE PARKWAY ACCORDING TO THAT RIGHT-OF-WAY MAP, CONTRACT NO. 3.1 AND DATED 5-18-55, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS. ALL LYING IN SECTIONS 7 AND 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST. TOGETHER WITH: BEING THE SOUTH 40.26 FEET OF TRACTS 113 THROUGH 120, BLOCK 63, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 30.00 FEET OF SAID TRACT 113. TOGETHER WITH THAT PORTION OF THE ROAD, DYKE AND DITCH RESERVATION 25.00 FEET IN WIDTH, LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF SAID TRACTS 113 THROUGH 120, ACCORDING TO SAID PALM BEACH FARMS CO. PLAT NO. 3, LESS THE WEST 30.00 FEET THEREOF, ALL BEING BOUNDED ON THE EAST BY THE WEST LINE OF THE SUNSHINE STATE PARKWAY ACCORDING TO THAT RIGHT-OF-WAY MAP, CONTRACT NO. 3.1 AND DATED 5-18-55, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS.

CONTAINING 17.415 ACRES, MORE OR LESS. AND:

**PRESERVE #55 DESCRIPITON:**

BEING A PORTION OF TRACTS 1 THROUGH 4 AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION HAVING A VARYING WIDTH, LYING NORTHERLY OF AND ABUTTING SAID TRACTS 1 THROUGH 4 AND A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION 30.00 FEET IN WIDTH, LYING WESTERLY OF AND ABUTTING SAID TRACT 4, ALL IN BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE NORTH 89°38'00" EAST ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID ROAD, DYKE & DITCH RESERVATION, ALSO BEING THE SOUTH LINE OF DUBOIS AGR - PRESERVE PLAT FOUR, AS RECORDED IN PLAT BOOK 112, PAGE 134, SAID PUBLIC RECORDS, A DISTANCE 2402.56 FEET; THENCE SOUTH 01°12'55" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 93210-2524), A DISTANCE OF 74.48 FEET; THENCE ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-30W CANAL RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, SOUTH 89°51'02" WEST, A DISTANCE OF 1113.85 FEET; THENCE NORTH 00°03'00" WEST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 660.01 FEET; THENCE SOUTH 00°02'44" EAST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE SOUTH 89°51'02" WEST, A DISTANCE OF 675.01 FEET; THENCE NORTH 00°02'27" WEST ALONG THE CENTERLINE OF SAID ROAD, DYKE & DITCH RESERVATION 30.00 FEET IN WIDTH, A DISTANCE OF 69.14 FEET; THENCE



NORTH 89°38'00" EAST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 44.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.976 ACRES MORE OR LESS. AND:

**PRESERVE #56 DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-30W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 151, PAGE 285, OFFICIAL RECORD BOOK 1585, PAGE 505 AND OFFICIAL RECORD BOOK 6495, PAGE 761, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE N.89°37'57"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2,590.72 FEET; THENCE S.00°02'58"E. ALONG THE CENTERLINE OF THE 30 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 4 AND 5, BLOCK 65, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 100.00 FEET; THENCE S.89°37'57"W. ALONG A LINE 100.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 2,589.84 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 12; THENCE N.00°33'24"W. ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ENCOMPASSING A PORTION OF TRACTS 5, 6 AND 7, BLOCK 65, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 259,034 SQUARE FEET/5.947 ACRES MORE OR LESS. AND:

**PRESERVE #57 DESCRIPTION:**

BEING ALL OF THE NORTH 38.28 FEET OF TRACTS 73 THROUGH 80, ALL IN BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT EAST 15.00 FEET OF SAID TRACT 73, ALL LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.318 ACRES, MORE OR LESS AND:

**PRESERVE #58 DESCRIPTION:**

BEING A PORTION OF THE NORTH 39.60 FEET OF TRACTS 65 THROUGH 72, ALL IN BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23982, PAGE 1703, SAID PUBLIC RECORDS AND BOUNDED ON THE WEST BY A LINE 15.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 72, ALL LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.266 ACRES, MORE OR LESS. AND:

**PRESERVE #59 DESCRIPTION:**

BEING A PORTION OF THE NORTH 39.60 FEET OF TRACT 65, ALL IN BLOCK 7, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23982, PAGE 1703, SAID PUBLIC RECORDS, BOUNDED ON THE EAST BY THE EAST LINE OF SAID TRACT 65.

TOGETHER WITH: THE NORTH 31.68 FEET OF TRACTS 73 THROUGH 77, THE NORTH 32.00 FEET OF TRACTS 78 AND 79, AND THE NORTH 31.68 FEET OF TRACT 80, ALL IN BLOCK 8, SAID PALM BEACH FARMS CO. PLAT NO. 1, LESS AND EXCEPT THE EASTERLY 30.00 FEET OF SAID TRACT 73. ALL LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST.



CONTAINING 1.907 ACRES, MORE OR LESS.

**PRESERVE #60 DESCRIPTION:**

BEING A PORTION OF THE NORTH 46.20 FEET OF TRACTS 67 THROUGH 71 AND A PORTION OF THE NORTH 38.28 FEET OF TRACT 72, BLOCK 8, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY A LINE 30.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 72 AND BOUNDED ON THE EAST BY THE WEST LINE OF THE SUNSHINE STATE PARKWAY ACCORDING TO THAT RIGHT-OF-WAY MAP, CONTRACT NO. 3.1 AND DATED 5-18-55, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS. ALL LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.711 ACRES, MORE OR LESS. AND:

**PRESERVE #61 DESCRIPTION:**

BEING THE NORTH 33.00 FEET OF TRACTS 9, 13 THROUGH 16 AND THE NORTH 33.18 FEET OF TRACTS 10 AND 11 AND THAT PORTION OF TRACT 12 LYING NORTH OF THE NORTH LINE OF EAGLE PLANTS PRESERVE, AS RECORDED IN PLAT BOOK 107, PAGE 89, SAID PUBLIC RECORDS, ALL IN BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, SAID PUBLIC RECORDS, LESS AND EXCEPT THE EAST 15.00 FEET OF SAID TRACT 9. ALL LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.937 ACRES, MORE OR LESS. AND:

**PRESERVE #62 DESCRIPTION:**

BEING THE NORTH 31.68 FEET OF TRACTS 1 THROUGH 8, BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 15.00 FEET OF SAID TRACT 8, LESS AND EXCEPT THE EAST 112.08 FEET OF SAID TRACT 1. ALL LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.836 ACRES, MORE OR LESS. AND:

**PRESERVE #63 DESCRIPTION:**

BEING THE NORTH 30.36 FEET OF TRACTS 9 THROUGH 16, BLOCK 17, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 15.00 FEET OF SAID TRACT 16, LESS AND EXCEPT THE EAST 30.00 FEET OF SAID TRACT 9. ALL LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.810 ACRES, MORE OR LESS. AND:

**PRESERVE #64 DESCRIPTION:**

BEING A PORTION OF THE NORTH 60.00 FEET OF TRACTS 5 THROUGH 8, BLOCK 17, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY A LINE 30.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 8 AND BOUNDED ON THE EAST BY THE WEST LINE OF THE SUNSHINE STATE PARKWAY ACCORDING TO THAT RIGHT-OF-WAY MAP, CONTRACT NO. 3.1 AND DATED 5-18-55, ALSO BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, ALL LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.753 ACRES, MORE OR LESS. AND:

**PRESERVE #65 DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT L-32W CANAL RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 452, PAGE 496, DEED BOOK 463, PAGE 1, OFFICIAL



RECORD BOOK 41, PAGE 121, OFFICIAL RECORD BOOK 130, PAGE 569, OFFICIAL RECORD BOOK 133, PAGE 231, OFFICIAL RECORD BOOK 1585, PAGE 505, AND OFFICIAL RECORD BOOK 6495, PAGE 761, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST; THENCE N.00°33'24"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 56.75 FEET; THENCE N.89°44'03"E. ALONG A LINE 31.75 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF TRACT 50, BLOCK 65, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1205.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 50, BLOCK 65; THENCE S.00°02'58"E. ALONG SAID EAST LINE, A DISTANCE OF 1.39 FEET; THENCE N.89°44'03"E. ALONG A LINE 30.36 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF TRACTS 51 THROUGH 54, BLOCK 65 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 2671.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 54, BLOCK 65; THENCE S.00°02'29"E. ALONG SAID EAST LINE, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 59.32 FEET; THENCE S.89°44'03"W. ALONG A LINE 3.96 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 65, A DISTANCE OF 1,220.33 FEET; THENCE S.00°59'20"E., A DISTANCE OF 96.05 FEET; THENCE S.89°44'03"W. ALONG A LINE 100.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 65, A DISTANCE OF 2,656.28 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 13; THENCE N.01°12'33"W. ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. ENCOMPASSING A PORTION OF TRACTS 50 THROUGH 54, BLOCK 65, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 486,805 SQUARE FEET/11.153 ACRES MORE OR LESS. AND:

**PRESERVE #66 DESCRIPTION:**

BEING ALL OF THE NORTH 38.28 FEET OF TRACTS 73 THROUGH 78, BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 40.00 FEET OF SAID TRACT 73, ALL LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.701 ACRES, MORE OR LESS. AND:

**PRESERVE #67 DESCRIPTION:**

BEING ALL OF THE NORTH 35.64 FEET OF TRACTS 65 THROUGH 72, BLOCK 18, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 95.00 FEET OF SAID TRACT 65, ALSO LESS AND EXCEPT THE WEST 25.00 FEET OF SAID TRACT 72, ALL LYING IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.067 ACRES, MORE OR LESS. AND:

**PRESERVE #68 DESCRIPTION:**

BEING ALL OF THE NORTH 35.64 FEET OF TRACTS 73 THROUGH 80, BLOCK 17, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 40.00 FEET OF SAID TRACT 73, ALSO LESS AND EXCEPT THE WEST 15.00 FEET OF SAID TRACT 80, ALL LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 2.120 ACRES, MORE OR LESS. AND:

**PRESERVE #69 DESCRIPTION:**

BEING A PORTION OF THE NORTH 38.28 FEET OF TRACTS 69 THROUGH 71 AND THE NORTH 36.96 FEET OF TRACT 72, ALL IN BLOCK 17, PALM BEACH FARMS CO. PLAT NO. 1, AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM



BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE WEST LINE OF THE SUNSHINE STATE PARKWAY ACCORDING TO THAT RIGHT-OF-WAY MAP, CONTRACT NO. 3.1 AND DATED 5-18-55, ALSO BEING THE WEST LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, LESS AND EXCEPT WEST 30.00 FEET OF SAID TRACT 72, ALL LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

CONTAINING 1.101 ACRES, MORE OR LESS. AND:

**PRESERVE #70 DESCRIPTION:**

A PORTION OF BLOCK 44, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", SUSSMAN - PLAT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 57 AND 58 OF SAID PUBLIC RECORDS; THENCE, SOUTH 88°53'55" WEST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 2411.62 FEET TO THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°03'36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 60.00 FEET TO POINT "A"; THENCE NORTH 88°53'55" EAST ALONG A LINE 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 29 OF SAID BLOCK 44; THENCE SOUTH 01°03'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29, BLOCK 44; THENCE NORTH 88°53'55" EAST ALONG THE SOUTH LINE OF TRACTS 29 THROUGH 32 OF SAID BLOCK 44, A DISTANCE OF 2386.53 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, AS RECORDED IN OFFICIAL RECORDS BOOK 10425, PAGE 1873 OF SAID PUBLIC RECORDS; THENCE, SOUTH 01°15'49" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 01°03'36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 646.80 FEET TO POINT OF BEGINNING NO. 2 AND A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF TRACT "G", LIPTON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 52 AND 53 OF SAID PUBLIC RECORDS; THENCE CONTINUING NORTH 01°03'36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 660.09 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT "G" THENCE, NORTH 88°03'42" EAST, ALONG SAID WESTERLY PROJECTION, A DISTANCE OF 80.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT "G"; THENCE, SOUTH 01°03'36" EAST ALONG THE WEST LINE OF SAID TRACT "G", A DISTANCE OF 660.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "G"; THENCE, SOUTH 88°03'42" WEST ALONG THE WESTERLY PROJECT OF THE SOUTH LINE OF SAID TRACT "G", A DISTANCE OF 80.01 FEET TO POINT OF BEGINNING NO. 2. SAID LANDS SITUATE IN OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 113,971 SQUARE FEET/2.616 ACRES MORE OR LESS. AND:

**PRESERVE #71 DESCRIPTION:**

BEING A PORTION OF TRACTS 71 AND 72, SECTION 19, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 72 AND THE EAST RIGHT-OF-WAY LINE OF HALF MILE ROAD, ACCORDING TO THAT PALM BEACH COUNTY MAINTENANCE MAP, RECORDED IN ROAD PLAT BOOK 7, PAGE 169, SAID PUBLIC RECORDS, THENCE ALONG THE NORTH LINE SAID TRACTS 71 AND 72, NORTH 89°05'13" EAST, A DISTANCE OF 478.80 FEET; THENCE SOUTH 01°36'11" EAST, A DISTANCE OF 36.00 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-



35 CANAL RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 148, PAGE 309 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTH 89°05'13" WEST ALONG A LINE 36.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACT 71, A DISTANCE OF 159.32 FEET; THENCE NORTH 01°36'11" WEST ALONG THE WEST LINE OF TRACT 71, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°05'13" WEST ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACT 72, A DISTANCE OF 318.79 FEET; THENCE NORTH 02°42'56" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF HALF MILE ROAD, A DISTANCE OF 35.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.393 ACRES, MORE OR LESS. AND:

**PRESERVE #72 DESCRIPTION:**

BEING A PORTION OF TRACTS 71 THROUGH 79, SECTION 20, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER SAID TRACT 79; THENCE ALONG THE NORTH LINE OF SAID TRACTS 71 THROUGH 79, NORTH 89°22'57" EAST, A DISTANCE OF 3020.22 FEET; THENCE SOUTH 01°54'41" EAST, A DISTANCE OF 38.29 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-35 RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 148, PAGE 309 AND OFFICIAL RECORDS BOOK 6495, PAGE 761, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, SOUTH 89°22'57" WEST ALONG A LINE 38.28 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACTS 71 AND 72, A DISTANCE OF 678.91 FEET; THENCE NORTH 01°53'16" WEST ALONG THE WEST LINE OF SAID TRACT 72, A DISTANCE OF 2.64 FEET; THENCE SOUTH 89°22'57" WEST ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACTS 73 AND 74, A DISTANCE OF 679.34 FEET; THENCE SOUTH 01°52'25" EAST ALONG THE WEST LINE OF SAID TRACT 74, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°22'57" WEST ALONG A LINE 36.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACT 75, A DISTANCE OF 332.18 FEET; THENCE NORTH 01°52'00" WEST ALONG THE WEST LINE OF SAID TRACT 75, A DISTANCE OF 0.36 FEET; THENCE SOUTH 89°22'57" WEST ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACTS 76 THROUGH 79, A DISTANCE OF 1329.82 FEET; THENCE NORTH 01°51'47" WEST ALONG THE WEST LINE OF SAID TRACT 72, A DISTANCE OF 35.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.515 ACRES, MORE OR LESS. AND:

**PRESERVE #73 DESCRIPTION:**

BEING A PORTION OF TRACTS 68 AND 69, SECTION 20, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER SAID TRACT 69; THENCE NORTH 89°22'57" EAST ALONG THE NORTH LINE OF SAID TRACTS 68 AND 69, A DISTANCE OF 469.78 FEET; THENCE SOUTH 01°24'01" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 319, PAGE 275, SAID PUBLIC RECORDS, A DISTANCE OF 38.28 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-35 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, SOUTH 89°22'57" WEST ALONG A LINE 38.28 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACTS 69 AND 68, A DISTANCE OF 469.43 FEET; THENCE NORTH 01°55'15" WEST ALONG THE WEST LINE OF SAID TRACT 69, A DISTANCE OF 38.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.413 ACRES, MORE OR LESS. AND:

**PRESERVE #74 DESCRIPTION:**



BEING A PORTION OF THE NORTH 125 FEET OF THE SOUTH THREE-QUARTERS OF SECTION 25, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE L-36 1/2 W CANAL RIGHT-OF-WAY AS SHOWN ON THE PLAT OF RIO POCO, AS RECORDED IN PLAT BOOK 36, PAGES 39 THROUGH 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE WEST LINE OF SAID SECTION 25; THENCE SOUTH 00°54'18" EAST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 82.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°28'25" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF, OF THE NORTH ONE-HALF OF SAID SECTION 25, A DISTANCE OF 5038.64 FEET; THENCE SOUTH 01°43'57" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT NO. 93210-2515), A DISTANCE OF 125.03 FEET; THENCE SOUTH 89°28'25" WEST ALONG A LINE 125.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SECTION 25, A DISTANCE OF 5040.45 FEET; THENCE NORTH 00°54'18" WEST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14.461 ACRES MORE OR LESS. AND:

**PRESERVE #75 LEGAL DESCRIPTION:**

BEING A PORTION OF TRACT G, LIPTON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 88°06'43" WEST ALONG THE SOUTH LINE OF SAID TRACT G, A DISTANCE OF 1058.02 FEET TO A POINT DESIGNATED AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 01°56'19" WEST ALONG A LINE 135.45 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT G, A DISTANCE OF 660.01 FEET; THENCE NORTH 88°06'43" EAST ALONG THE NORTH LINE OF SAID TRACT G, A DISTANCE OF 1072.85 FEET; THENCE SOUTH 00°39'05" EAST ALONG THE EAST LINE OF SAID TRACT G, A DISTANCE OF 660.16 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 01°56'19" WEST ALONG SAID LINE 135.45 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT G, A DISTANCE OF 225.65 FEET; THENCE NORTH 88°06'43" EAST, A DISTANCE OF 55.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°53'17" WEST, A DISTANCE OF 208.71 FEET; THENCE NORTH 88°06'43" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 01°53'17" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 88°06'43" WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 15.143 ACRES, MORE OR LESS. AND:

**PRESERVE # 76 DESCRIPTION:**

A PORTION OF BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "B", ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 78 THROUGH 81 OF SAID PUBLIC RECORDS THENCE, SOUTH 00°56'38" EAST, ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF TRACT "B", A DISTANCE OF 30.36 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THAT 25' ROAD, DYKE & DITCH RESERVATION, AS SHOWN ON SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE, SOUTH 89°03'22" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 895.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE SAID BLOCK 52; THENCE, NORTH 00°55'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 36.05 FEET TO A POINT OF INTERSECTION WITH A LINE A LINE 61.05 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 52; THENCE, NORTH 89°03'22" EAST, ALONG SAID PARALLEL LINE AND THE SOUTH LINE OF TRACT A, NANAK PLAT-



PRESERVE AREA 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 87 OF SAID PUBLIC RECORDS, A DISTANCE OF 525.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A" AND A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT "B", ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 78 THROUGH 81 OF SAID PUBLIC RECORDS; THENCE, SOUTH 00°55'41" EAST, ALONG THE WEST LINE OF SAID TRACT "B", A DISTANCE OF 5.69 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE, NORTH 89°03'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT "B", A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 30,160 SQUARE FEET/0.692 ACRES MORE OR LESS. AND:

**PRESERVE #77 DESCRIPTION:**

A PORTION OF BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 1585, PAGE 505 AND DEED BOOK 129, PAGE 203, ALL OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°56'17" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 1322.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°56'17" EAST, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 3733.95 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7/US 441 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 93210-2525; THENCE SOUTH 00°55'08" EAST, A DISTANCE OF 61.30 FEET TO THE NORTHEAST CORNER OF TRACT "A", CANYON SPRINGS PRESERVE PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 108 AND 109 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°56'17" WEST, WESTERLY ALONG THE NORTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF CANYON SPRINGS PRESERVE AREA NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 170 THROUGH 172 OF SAID PUBLIC RECORDS, A DISTANCE OF 1121.10 FEET; THENCE NORTH 00°58'57" WEST, ALONG THE EAST LINE OF TRACT "A", SUSSMAN - PLAT FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 55 AND 56 OF SAID PUBLIC RECORDS, A DISTANCE OF 36.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°56'17" WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°58'57" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 19.80 FEET TO A POINT OF INTERSECTION WITH A LINE 44.80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF AFORESAID SECTION 24; THENCE SOUTH 88°56'17" WEST, WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 1307.54 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 5 OF AFORESAID BLOCK 52; THENCE SOUTH 00°57'43" EAST, SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 0.48 FEET TO A POINT OF INTERSECTION WITH A LINE 45.28 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 24; THENCE SOUTH 88°56'17" WEST, WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 600.26 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 129, PAGE 203 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'57" EAST, SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 34.72 FEET TO A POINT OF INTERSECTION WITH A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 24; THENCE, SOUTH 88°56'17" WEST, WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 52; THENCE NORTH 00°57'57" WEST ALONG SAID WEST LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



CONTAINING 174,588 SQUARE FEET/4.008 ACRES MORE OR LESS. AND:

**PRESERVE #78 DESCRIPTION:**

A PARCEL OF LAND BEING ALL OF LOTS 3, 4, 45 AND 46 AND A PORTION OF LOTS 2, 5, 44 AND 47, BLOCK 2, ALL OF LOTS 3, 4, 45 AND 46 AND A PORTION OF LOTS 2, 5, 44 AND 47, BLOCK 3, ALL OF LOTS 3, 4, 45 AND 46 AND A PORTION OF LOTS 2, 5, 44 AND 47, BLOCK 4, AND A PORTION OF 3RD STREET AND 4TH STREET RIGHTS-OF-WAY, ALL OF ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 29, IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 26, 27 AND 28, SAID PUBLIC RECORDS; THENCE NORTH 01°45'58" WEST, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 668.22 FEET; THENCE NORTH 89°20'01" EAST, ALONG THE NORTH LINE OF TRACTS 29 AND 30, IN SAID SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF SAID PALM BEACH FARMS CO. PLAT NO. 1, A DISTANCE OF 460.70 FEET; THENCE NORTH 01°50'43" WEST ALONG THE WEST LINE OF SAID LOTS 47 AND 48, OF SAID BLOCK 4, ATLANTIC PARK, A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°50'43" WEST ALONG THE WEST LINE OF SAID LOTS 44 THROUGH 47, BLOCK 4, ATLANTIC PARK, A DISTANCE OF 72.02 FEET; THENCE NORTH 89°20'01" EAST, A DISTANCE OF 653.29 FEET; THENCE SOUTH 01°57'53" EAST ALONG THE EAST LINE OF SAID LOTS 2 THROUGH 5, BLOCK 2, ATLANTIC PARK, A DISTANCE OF 72.02 FEET; THENCE SOUTH 89°20'01" WEST, A DISTANCE OF 653.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.080 ACRES, MORE OR LESS AND:

**PRESERVE #79 DESCRIPTION:**

A PORTION OF BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 1585, PAGE 505 AND DEED BOOK 129, PAGE 135, ALL OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A", NANAK PLAT-PRESERVE AREA 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE, SOUTH 89°03'21" WEST, ALONG A LINE 61.05 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 52, ALSO BEING THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 50.13 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 52; THENCE, NORTH 00°55'41" WEST, ALONG THE WEST LINE OF SAID BLOCK 52, A DISTANCE OF 554.46 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°06'16" EAST, ALONG THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT "A", NANAK PLAT-PRESERVE AREA 5, PLAT, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", NANAK PLAT-PRESERVE AREA 5, PLAT; THENCE, SOUTH 00°55'41" EAST, ALONG THE WEST LINE OF SAID TRACT "A", NANAK PLAT-PRESERVE AREA 5, A DISTANCE OF 554.42 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF BLOCK 52, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH ARE A PORTION OF THOSE LANDS LYING IN OFFICIAL RECORD BOOK 6495, PAGE 761, OFFICIAL RECORD BOOK 1585, PAGE 505 AND DEED BOOK 129, PAGE 135, ALL OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", NANAK PLAT-PRESERVE AREA 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE, SOUTH 89°03'21" WEST, ALONG A LINE 61.05 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 52, ALSO BEING THE WESTERLY PROJECTION OF THE SOUTH LINE



OF SAID TRACT "A", A DISTANCE OF 50.13 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 52; THENCE, NORTH 00°55'41" WEST, ALONG THE WEST LINE OF SAID BLOCK 52, A DISTANCE OF 554.46 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID BLOCK 52, NORTH 00°59'06" WEST, A DISTANCE OF 589.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID BLOCK 52, NORTH 00°59'06" WEST, A DISTANCE OF 689.96 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID BLOCK 52, NORTH 00°58'53" WEST, A DISTANCE OF 3329.43 FEET TO A POINT OF INTERSECTION WITH A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 88°56'20" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION OF THE EAST LINE OF THAT 25' ROAD, DYKE & DITCH RESERVATION, AS SHOWN ON SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE, SOUTH 00°58'53" EAST, ALONG SAID EAST LINE AND THE WEST LINE OF TRACT 6 OF SAID BLOCK 52, A DISTANCE OF 629.47 FEET; TO THE SOUTHWEST CORNER OF SAID TRACT 6, BLOCK 52; THENCE, NORTH 88°01'07" EAST, ALONG THE SOUTH LINE OF SAID TRACT 6, BLOCK 52, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH A LINE 19.80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 7 OF SAID BLOCK 52; THENCE, SOUTH 00°58'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 675.00 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 7, BLOCK 52; THENCE, SOUTH 89°01'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF THAT 25' ROAD, DYKE & DITCH RESERVATION; THENCE, SOUTH 00°58'53" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2025.00 FEET TO THE NORTHWEST CORNER OF TRACT 31, BLOCK 52; THENCE, NORTH 89°01'07" EAST, ALONG THE NORTH LINE OF SAID TRACT 31, BLOCK 52, A DISTANCE OF 19.80 FEET TO A POINT OF INTERSECTION WITH A LINE 19.80 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 31 OF SAID BLOCK 52; THENCE, SOUTH 00°59'06" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 690.03 FEET; TO A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT "A", NANAK PLAT-PRESERVE AREA 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE, SOUTH 89°06'16" WEST, ALONG SAID WESTERLY PROJECTION, A DISTANCE OF 44.80 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 155,442 SQUARE FEET/3.569 ACRES MORE OR LESS. AND:

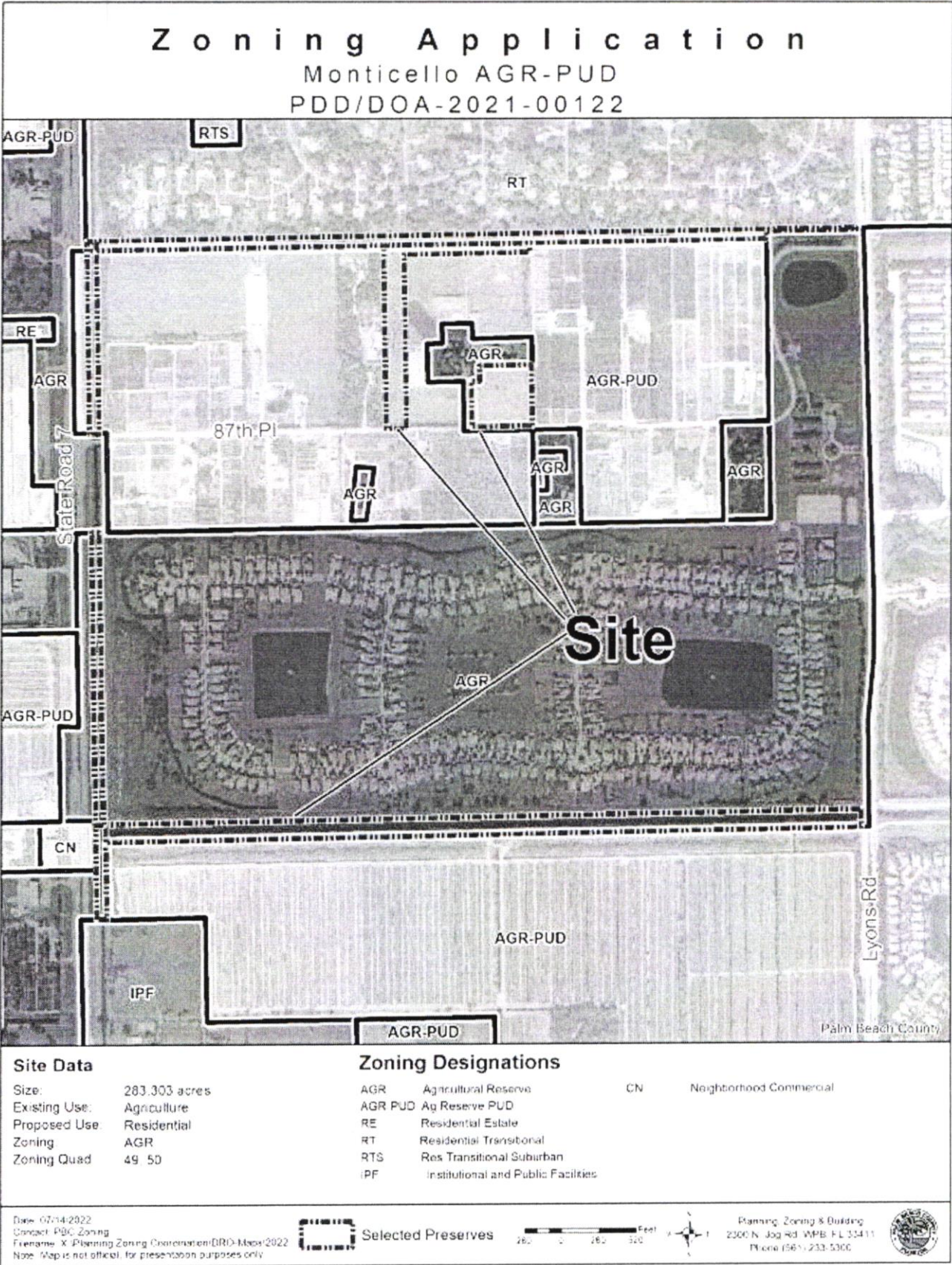
**TOTAL AGR/PUD CONTAINING 658.639 ACRES MORE OR LESS.**



EXHIBIT B

VICINITY SKETCH

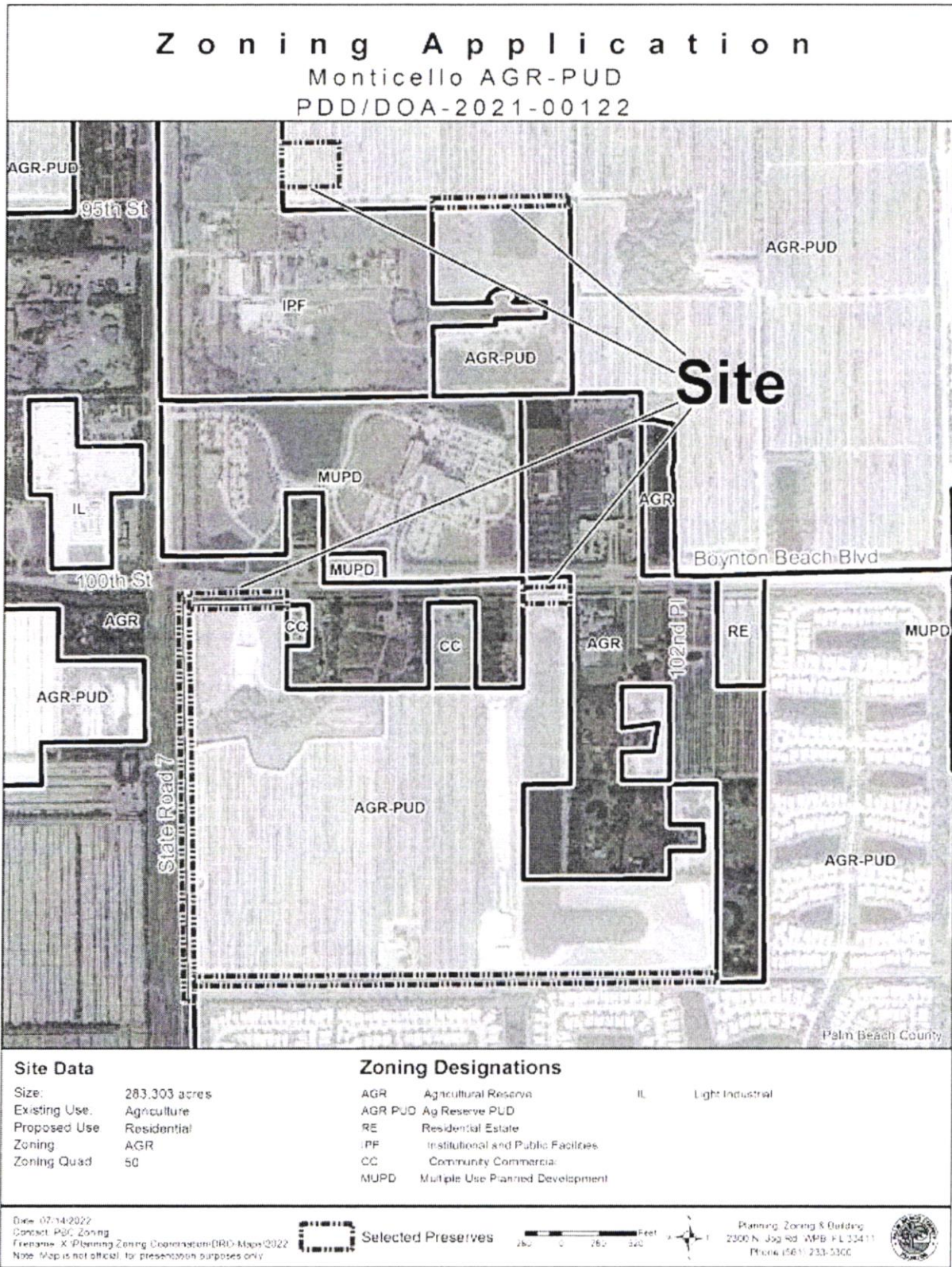
Zoning Map (page 1 of 9)



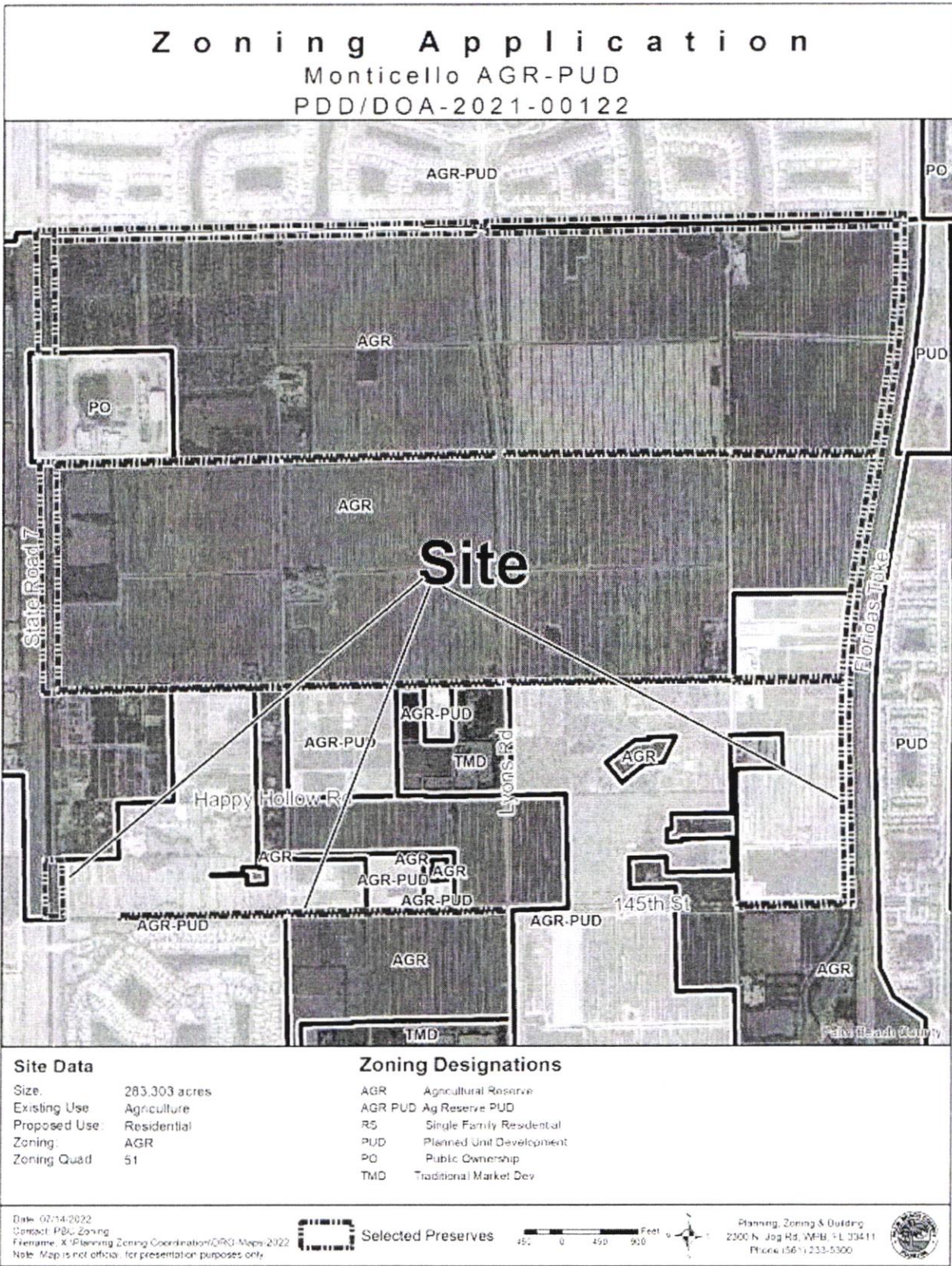




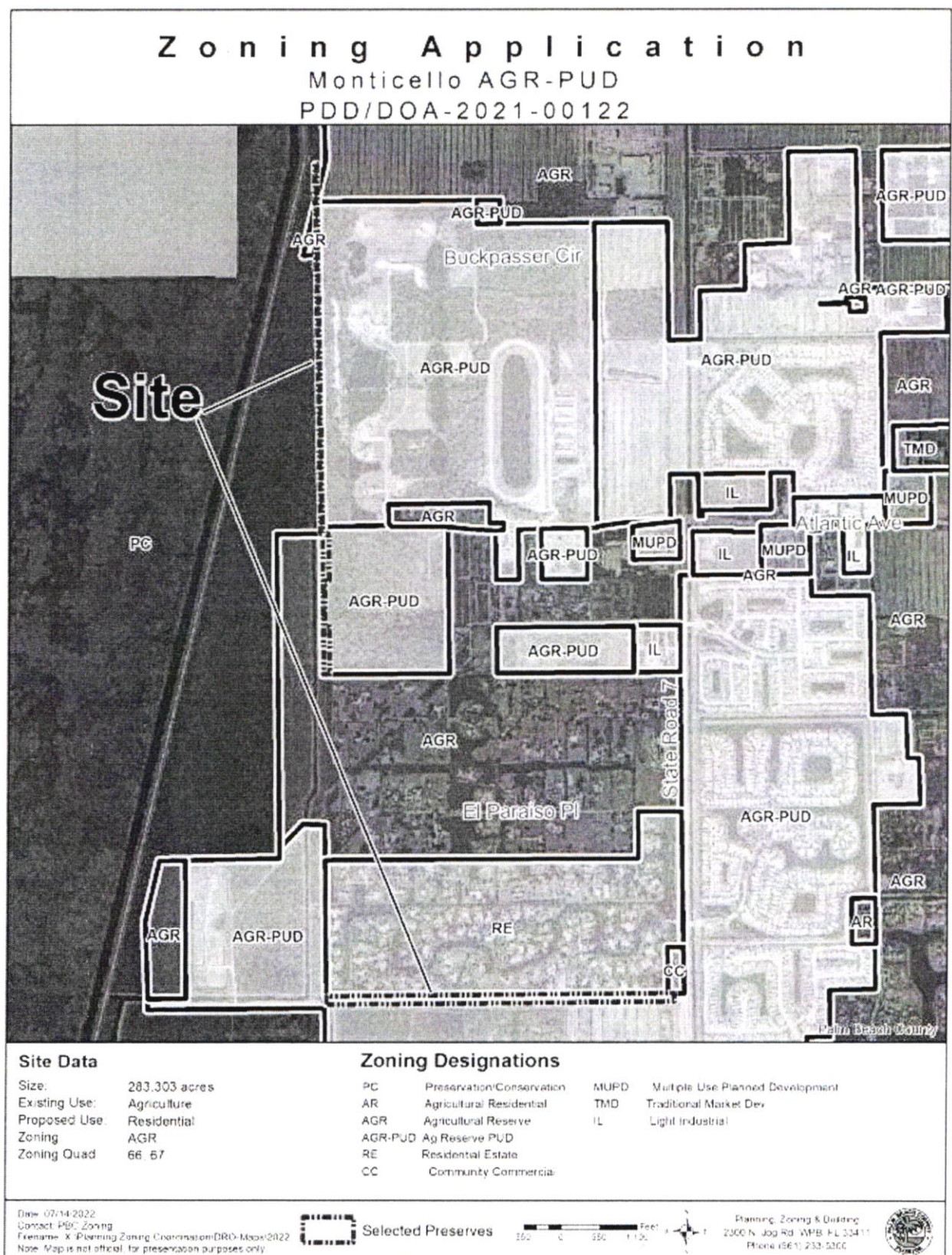




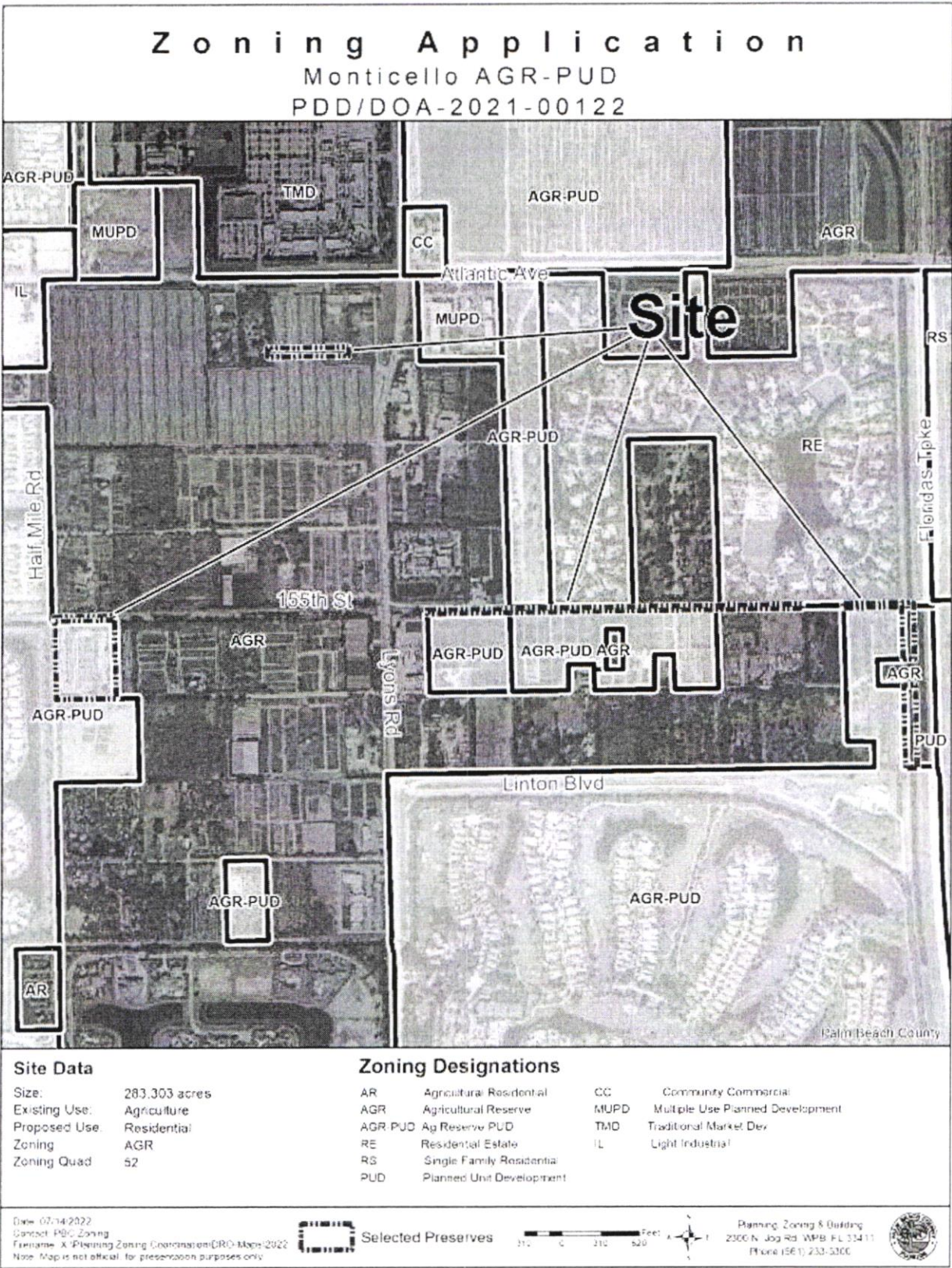




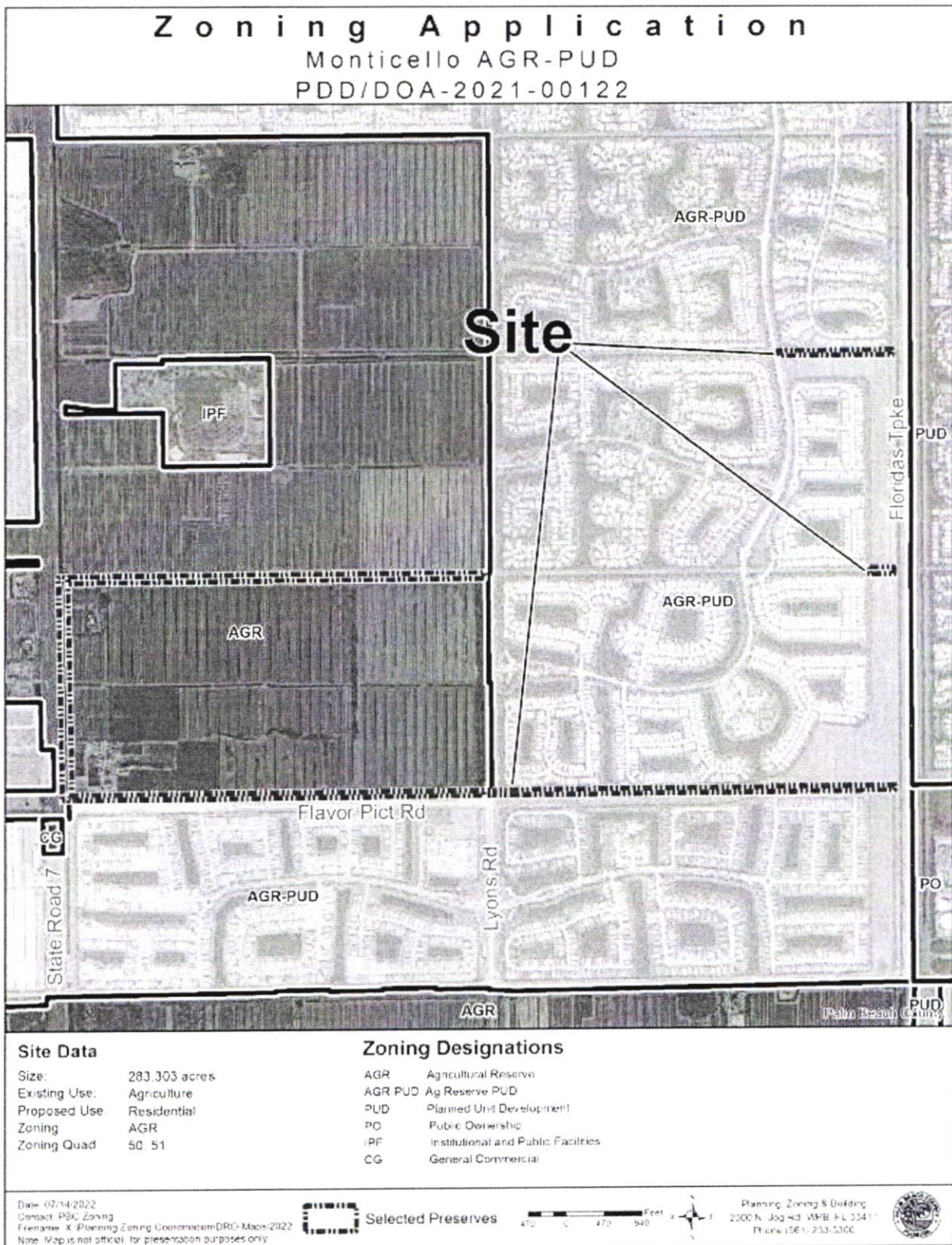




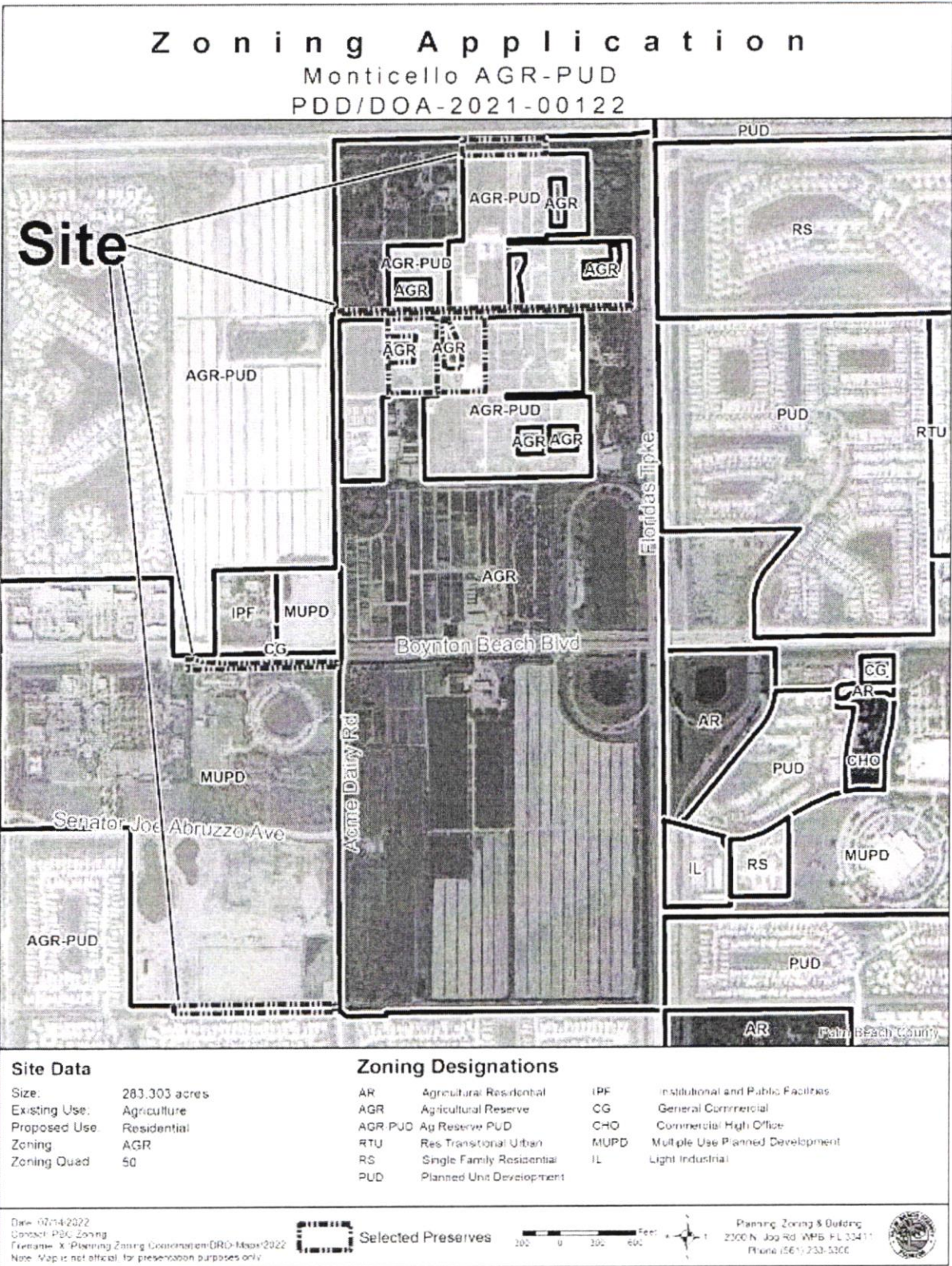




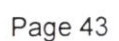














## EXHIBIT C

### CONDITIONS OF APPROVAL

#### Development Order Amendment

##### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2018-1703, Control No.2005-00014, which currently states:

The approved Preliminary Master Plan is dated July 23, 2018. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

##### Is hereby amended to read:

The approved Preliminary Master Plan is dated March 28, 2022 for pages 1 and 2 and June 9, 2022 for page 3. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2018-1703, Control No.2005-00014, which currently states:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-2005-1135 (Control No. 2005-014), R-2005-1136 (Control No. 2005-014) R-2005-1418, (Control No. 2005-014), and Resolution 2012-0776 (Control No. 2005-014) have been consolidated as contained herein. The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners or Zoning Commission, unless expressly modified.

##### Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolutions R-2018-1703 (Control No. 2005-014) have been consolidated as contained herein. The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners unless expressly modified. (ONGOING: MONITORING - Zoning)

3. Based on Article 2.E of the Unified Land Development Code, this Development Order meets the requirements to receive a new three (3) year review date from Date of Approval of this Resolution. (DATE: MONITORING - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2018-1703, Control No.2005-00014)

##### ENGINEERING

1. In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after October 22, 2026. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering) (Previous ENGINEERING Condition 1 of Resolution R-2018-1703, Control No.2005-00014)



2. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 2 of Resolution R-2018-1703, Control No.2005-00014)
3. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 3 of Resolution R-2018-1703, Control No.2005-00014)
4. Previously deleted per R-2018-1703. (Previous ENGINEERING Condition 4 of Resolution R-2018-1703, Control No.2005-00014)
5. The concurrency approval is subject to the project aggregation rule set forth in the Traffic Performance Standards Ordinance. (BLDG/PMT/ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 5 of Resolution R-2018-1703, Control No.2005-00014)
6. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 6 of Resolution R-2018-1703, Control No.2005-00014)
7. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 7 of Resolution R-2018-1703, Control No.2005-00014)
8. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 8 of Resolution R-2018-1703, Control No.2005-00014)
9. Previously deleted per R-2012-0776. (Previous ENGINEERING Condition 9 of Resolution R-2018-1703, Control No.2005-00014)
10. CORRIDOR CONVEYANCE OF RIGHT OF RIGHT OF WAY - LYONS ROAD AND FLAVOR PICT ROAD

The property owner shall convey to Palm Beach County Land Development Division by road right of way warranty deed for:

- i. Lyons Road 55 feet from centerline [Note: COMPLETED];
- ii. Flavor Pict Road 120 feet of right of way [Note: COMPLETED];
- iii. Sufficient Right of way to provide for an Expanded Intersection at Flavor Pict Road and Lyons Road [Note: COMPLETED]

All right of way shall be dedicated prior to July 1, 2006. All Right of way conveyances shall be free of all encumbrances and encroachments on an alignment approved by the County Engineer. Developer shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. The Grantor also agrees to provide Palm Beach County an environmental report, subject to the approval of County Engineer, demonstrating that this property meets all appropriate and applicable environmental agency requirements. In the event the report makes a determination of contamination which requires remediation or clean up on the property now owned by the Grantor, the Grantor agrees to hold the Grantee harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, Engineering or other expert witness fees including Attorney's fees as well as the actual cost of the clean up prior to dedication. Thoroughfare Plan Road right-of-way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include where appropriate as determined by the County Engineer provisions for Expanded Intersection Details and "Corner Clips." (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2018-1703, Control No.2005-00014)

11. Prior to issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by warranty deed additional right of way for the construction of a right turn lane on Flavor Pict Road at the project's entrance road. This right of way shall be a minimum of 280 feet in length, twelve feet in width, and a taper length of 50 feet or as approved by the County Engineer. This additional right of way



shall be free of all encumbrances and encroachments and shall include corner clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2018-1703, Control No.2005-00014)

12. Previously deleted per R-2018-1703. (Previous ENGINEERING Condition 12 of Resolution R-2018-1703, Control No.2005-00014)

13. Prior to July 1, 2006 the property owner shall convey a temporary roadway construction easement along Lyons Road and Flavor Pict Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County Standards and Codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2018-1703, Control No.2005-00014)

14. On or before July 1, 2006, the property owner shall convey to Palm Beach County sufficient road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Lyons Road and Flavor Pict Road along the property frontage; and up to a maximum of an additional 800 feet of these adjacent roadway(s). The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient retention/detention, Compensating storage within this projects retention system as required by all permitting agencies, and conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County and the applicable Drainage District, as well as the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. If required and approved by the County Engineer the property owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County, which at its discretion may use this fill material. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 14 of Resolution R-2018-1703, Control No.2005-00014)

15. Prior to the recordation of the first plat, the petitioner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans a disclosure statement identifying both Lyons Road and Flavor Pict Road as a planned thoroughfare roadway adjacent to or through this property . This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 15 of Resolution R-2018-1703, Control No.2005-00014)

16. The property owner shall submit documentation of compliance with the notice condition on an annual basis to the Monitoring Section of Planning, Zoning and the Building Department. The next report shall be submitted on or before May 24, 2019 and shall continue on an annual basis until all units within the development have been sold or the developer relinquishes control to the homeowners association. (DATE: MONITORING - Engineering) (Previous ENGINEERING Condition 16 of Resolution R-2018-1703, Control No.2005-00014)



17. The subject property shall be appropriately signed by the developer to reflect Lyons Road and Flavor Pict Road as thoroughfares. Sign shall be installed prior to the issuance of the first building permit. Sign locations shall be indicated both on the Master Plan and appropriate Site Plans. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 17 of Resolution R-2018-1703, Control No.2005-00014)

18. Provided the public interest in 130th Street (aka Bob West Road) is abandoned, The property owner shall accept and be responsible for maintenance of the bridge over the LWDD E-1 Canal to allow for an access to the subdivision. The property owner shall also be responsible for transferring any existing permits for the bridge into the property owner's name or his successors or assigns. The property owner shall have any and all permits for the bridge transferred within sixty (60) of recordation of an abandonment of the public's interest in this area or prior to the recordation of the plat utilizing the bridge for access, whichever shall occur first. (ONGOING/PLAT: ENGINEERING - Engineering) (Previous ENGINEERING Condition 18 of Resolution R-2018-1703, Control No.2005-00014)

19. Prior to issuance of the first building permit for residential units for sale, the property owner shall abandon and/or re-plat the project (or phase of project subject to plat recordation) in accordance with Article 11. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 19 of Resolution R-2018-1703, Control No.2005-00014)

20. Prior to recordation of a plat, the property owner shall abandon and relocate, as necessary as determined by the County Engineer, the drainage easements required per Engineering Condition 14. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 20 of Resolution R-2018-1703, Control No.2005-00014)

21. The Property Owner shall construct;  
i. right turn lane west approach on Flavor Pict Rd at Project entrance.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the two hundredth (200) building permit. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]  
b. Construction shall be completed prior to the issuance of the three hundredth (300) Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 21 of Resolution R-2018-1703, Control No.2005-00014)

22. No Certificate of Occupancy shall be issued for the project until Flavor Pict Road has been constructed as a 2-lane facility from SR-7 to Lyons Rd. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 22 of Resolution R-2018-1703, Control No.2005-00014)

23. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Project Driveway on Lyons Rd. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. No Building Permits for residential units for sale shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal



warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: MONITORING - Engineering) (Previous ENGINEERING Condition 23 of Resolution R-2018-1703, Control No.2005-00014)

24. Prior to the recordation of the first plat, the Property Owner shall abandon any portion of Flavor Pict Road right-of-way that will no longer be required for the new proposed Flavor Pict Road alignment. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 24 of Resolution R-2018-1703, Control No.2005-00014)

25. The Property Owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right of way and all associated documents as required by the County Engineer for Flavor Pict Road 120 feet in width on an alignment approved by the County Engineer plus any additional right-of-way for the expanded intersections of Flavor Pict Road and Lyons Road and Flavor Pict Road and SR7.

All warranty deed(s) and associated documents, including a title policy naming Palm Beach County as an insured, shall be provided and approved prior to any abandonment of Flavor Pict Road or within ninety (90) days of a request by the County Engineer, whichever shall occur first. Right of way conveyance shall be along the entire frontage and shall be free and clear of all encroachments and encumbrances. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and shall include, where appropriate as determined by the County Engineer, additional right of way for Expanded Intersections and Corner Clips. The Property Owner shall not record these required deeds or related documents. The Property Owner shall provide to the Right of Way Section a tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach County shall record all appropriate deeds and documents. (ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 25 of Resolution R-2018-1703, Control No.2005-00014)

26. The Property Owner shall fund the construction plans and the construction of Flavor Pict Road as a two (2) lane road from Lyons Road to SR7 plus the appropriate tapers and turn lanes at the intersection of Flavor Pict Road and Lyons Road and Flavor Pict Road and SR7. These construction plans shall be approved by the County Engineer based upon Palm Beach County's minimum Construction Plan Standards as they presently exist or as they may from time to time be amended. These construction plans shall be completed on or before the recordation of the first plat. Construction plan costs shall be approved by the County Engineer. All canal crossings (bridges and/or culverts) within the project limits shall be constructed to their ultimate configuration. Required utility relocations shall be coordinated through the Engineering Department, Roadway Production Division. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 26 of Resolution R-2018-1703, Control No.2005-00014)

## 27. MAJOR THOROUGHFARE ROAD DISCLOSURE



a. Prior to the recordation of the first plat, the Property Owner shall include in the homeowners documents and all sales contracts, as well as all sales brochures, Master Plans and related Site Plans or Subdivision Plans, a disclosure statement identifying Flavor Pict Road and Lyons Road as planned thoroughfare roadways adjacent to or through this property. This shall also include the ultimate number of lanes for the road(s). Information which appears in written form shall appear in bold print. (PLAT: MONITORING - Engineering) [Note: COMPLETED]

b. The Property Owner shall submit documentation of compliance with this condition prior to the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 27 of Resolution R-2018-1703, Control No.2005-00014)

28. Prior to issuance of the first building permit for residential units for sale, the Property Owner shall provide to Palm Beach County sufficient public road drainage easement(s) through the project's internal drainage system, as required by and approved by the County Engineer, to provide legal positive outfall for runoff from those segments of Flavor Pict Road and Lyons Road along the property frontage; and a maximum of an additional 800 feet of these adjacent roadway(s), with an assumed impervious area of 95-percent, unless otherwise approved by the County Engineer. The limits of this additional 800 feet of drainage shall be determined by the County Engineer. Said easements shall be no less than 20 feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20 foot drainage easement from the point of origin, to the point of legal positive outfall. The drainage system within the project shall have sufficient water quality, water quantity and, when necessary, compensating storage capacity within this project's system as required by all permitting agencies, as well as conveyance capacity to meet the storm water discharge and treatment requirements of Palm Beach County, the applicable Drainage District, and the South Florida Water Management District, for the combined runoff from the project to accommodate the ultimate Thoroughfare Plan Road Section(s) of the included segment. Specifically, one through lane must be open during the 25-year, 3-day storm and the elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for efficient roadway drainage system design. If required and approved by the County Engineer, the Property Owner shall construct within the proposed drainage easements a minimum of 24 inch closed piping system and appropriate wingwall or other structures as required by and approved by the County Engineer. Elevation and location of the entire drainage system shall be approved by the County Engineer. Any and all excess fill material from excavation by Palm Beach County within said easements shall become the property of Palm Beach County which at its discretion may use this fill material. The Property Owner shall not record these required easements or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 28 of Resolution R-2018-1703, Control No.2005-00014)

29. The Property Owner shall construct;

- i. a right turn lane north approach on Lyons Road at the project entrance.
- ii. a left turn lane south approach on Lyons Road at the project entrance.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit for residential units for sale. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED]

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 29 of Resolution R-2018-1703, Control No.2005-00014)

30. Prior to the issuance of the first building permit for residential units for sale, or within



ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Flavor Pict Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 30 of Resolution R-2018-1703, Control No.2005-00014)

31. Prior to the issuance of the first building permit for residential units for sale, or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of a right turn lane on Lyons Road at the project's entrance road. This right of way shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDGPM/ONGOING: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 31 of Resolution R-2018-1703, Control No.2005-00014)

32. Upon execution of the agreement between the Developer and Palm Beach County Engineering, conditions 22, 24, 25, 26 and 28 can be marked complete as approved by the County Engineer. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 32 of Resolution R-2018-1703, Control No.2005-00014)

## **ENVIRONMENTAL**

1. An Exotic Removal Management Plan, covering all of the conservation parcels, shall be approved by ERM prior to final DRC site plan approval. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note:



COMPLETED] (Previous ENVIRONMENTAL Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

2. All Restricted Covenant Agreements and Conservation Easements for all of the Conservation Parcels, shall be submitted to ERM for review and approval prior to recordation. (BLDGPM: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 2 of Resolution R-2018-1703, Control No.2005-00014)

3. A disclosure statement shall be drafted by the petitioner and approved by ERM prior to final site plan approval. The disclosure statement shall reveal to the potential home buyer that the uses of properties surrounding their Planned Unit Development may include, but are not limited to, active agriculture, a potential solid waste facility and all other uses that may be permitted within the conservation parcels. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management) [Note: COMPLETED] (Previous ENVIRONMENTAL Condition 3 of Resolution R-2018-1703, Control No.2005-00014)

#### **LANDSCAPE - GENERAL-LANDSCAPING ALONG THE EAST PROPERTY LINE (FRONTAGE OF LYONS ROAD)**

1. In addition to the proposed landscaping and buffering program and code requirements, landscaping within the Rural Parkway easement along the east property line shall be upgraded to include:

- a. a minimum one hundred (100) foot wide landscape buffer strip. No width reduction or easement encroachment shall be permitted;
- b. a minimum eight (8) foot wide meandering equestrian trail shall be provided;
- c. a minimum eight (8) foot wide meandering pedestrian walkway shall be provided; and
- d. one (1) palm or pine for each thirty (30) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters.

(ONGOING: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

#### **LAKE WORTH DRAINAGE DISTRICT**

1. Prior to Final DRO Approval: It appears that there is a dirt road located within LWDD's exclusive easement along the L-30 Canal starting from the bridge crossing at LWDD's E-1 Canal (southwest corner of property). LWDD will require this road to be removed from the Preliminary Master Plan and Preliminary Subdivision Plan prior to Final Master and Final Subdivision Plan approval or a notation needs to be made that reads "to be removed". (DRO: LAKE WORTH DRAINAGE DISTRICT - Lake Worth Drainage District) [Note: COMPLETED] (Previous LAKE WORTH DRAINAGE DISTRICT Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

2. Prior to Platting, the Petitioner needs to convey an exclusive 40 foot easement to LWDD for the Equalizer 1 (E-1) Canal. Said easement will be the west 40 feet of the north 60 feet of the south 120 feet of Tract 85, Block 62, PBFCP3, PB 2 PG 45. (PLAT: ENGINEERING - Lake Worth Drainage District) [Note: COMPLETED] (Previous LAKE WORTH DRAINAGE DISTRICT Condition 2 of Resolution R-2018-1703, Control No.2005-00014)

#### **PLANNED DEVELOPMENT-PLANNED UNIT DEVELOPMENT**

1. Prior to recordation of the first plat, all property included in the legal description of the petition shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office which shall include the following:

- a. Formation of a single "master" property owner's association, automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas.
- b. All recreation parcels shall be deed restricted to recreation for the use of the residents of the development. At the time of turnover of the POA/HOA, the recreation parcel shall



be turned over to the association at no cost to the residents.

c. The property shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first plat for any portion of the planned development. This Declaration shall be amended when additional units are added to the PUD. (PLAT: COUNTY ATTORNEY - Zoning) (Previous PLANNED DEVELOPMENT Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

#### **PLANNING**

1. Prior to final site plan approval by the Development Review Officer (DRO), the Applicant shall provide a Rural Parkway Landscape Plan, for the entire Monticello AGR-PUD Rural Parkway Preserve area, subject to approval by the Planning Division, to include a minimum of 60% native shrubs and a minimum of 90% native trees and palms for the minimum required trees, palms and shrubs. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

2. Prior to final approval by the Development Review Officer, submit a signed copy of the AGR Rural Parkway/Preserve Management Plan approved by Planning and ERM for both the rural Parkway and Agricultural Preserve areas.

(DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2018-1703, Control No.2005-00014)

3. The Master Plans shall contain the following "Preservation Area/Proposed Uses" notes section and include the following:

a. The preservation areas shall be restricted to preservation uses as follows, with the exception of areas designated as environmentally sensitive in the conservation easement:

#### **PERMITTED USES:**

- 1) Crop production, pasture, or equestrian purposes or may be retained as fallow land;
- 2) Accessory structures such as barns and pump structures are permitted;
- 3) Regional water storage areas to serve as water management functions or to serve as a Water Preserve Area if designated by the South Florida Water Management District: to serve regional water management purposes as certified by either Lake Worth Drainage District or South Florida Water management District, or for water management purposes not directly related to the 60/40 AgR-PDD if approved by the Department of Environmental Resources Management and managed for environmental resource values;
- 4) Wetland or bona fide agricultural uses per the ULDC;
- 5) Other uses as permitted by the required conservation easements;
- 6) Other uses as may be permitted within the protected area of an AGR-PDD consistent with the Comprehensive Plan and the Unified Land Development Code,

#### **NOT PERMITTED:**

7) Agricultural support uses such as processing facilities, farmworker housing and the like shall not be accommodated in the protected or preservation area of the AGR-PUD; nor shall new residential uses, other than security/caretakers quarters and grooms quarters, be accommodated thereon.

8) No residential units or farm residences (whether existing or proposed) shall be allowed within the preserve area.

(ONGOING: PLANNING - Planning) (Previous PLANNING Condition 3 of Resolution R-2018-1703, Control No.2005-00014)

4. Prior to plat recordation for the development area, the conservation easements for all of the Preservation parcels shall be recorded, as approved by the County Attorney's Office, the Department of Environmental Resources Management, and the Planning Division.

a. The conservation easements for all of these preserve parcels shall contain:



- 1) a legal description, site location, including the address of the parcel and a sketch including the area subject to the easement depicting reference points such as main streets and showing the location of the preserve within the context of the Ag Reserve;
- 2) a list of permitted uses, uses not permitted, and prohibited activities.

b. Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division. (PLAT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 4 of Resolution R-2018-1703, Control No.2005-00014)

5. Should conservation easements not be recorded for the Preservation properties in a form acceptable to the County Attorney prior to December 1st, 2021, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. No administrative time extension for this condition shall be allowed. (DATE: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 5 of Resolution R-2018-1703, Control No.2005-00014)

6. Prior to the issuance of a building permit for the 100th unit, not including sales models, the property owner shall commence construction of the Rural Parkway. (BLDG/PMT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 6 of Resolution R-2018-1703, Control No.2005-00014)

7. Prior to Certificate of Occupancy for the 250th unit, the property owner shall complete construction of the Rural Parkway. (CO: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 7 of Resolution R-2018-1703, Control No.2005-00014)

8. Prior to the recordation of the first Plat for the Development area, the conservation easement for the 100-foot Lyons Road Rural Parkway Preserve Area shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation easement for the 100-foot Lyons Road Rural Parkway Preserve Area shall contain:

a. A Rural Parkway Landscape Plan that conforms with the approved Rural Parkway Landscape Plan, but not be limited to the following items:

- 1) 90% percent native trees and palms, and 60 percent native shrubs for the minimum required trees, palms and shrubs;
- 2) A multipurpose path and an equestrian path;
- 3) Undulating berms, no taller than five feet;
- 4) Benches/pedestrian gathering area. At least one (1) pedestrian gathering area shall be provided within the 100-foot wide Lyons Road Rural Parkway along this project frontage.

b. The Rural Parkway easement shall not include:

- 1) Walls;
- 2) Structures, with the exception of a bus shelter, benches/pedestrian gathering area, and water fountains.

c. The Rural Parkway easement may include:

- 1) A ten (10) foot utility easement located adjacent to Lyons Road Right of Way and a bus stop easement,
- 2) Other drainage/utility easements may only be permitted which transverse (run perpendicular to) the Lyons Road Rural Parkway Easement to place drainage/utilities in the developable portion of the PUD, and
- 3) Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division.



d. A maintenance agreement for continual maintenance of the Rural Parkway that will contain language allowing for the transfer of maintenance to the Homeowners Association or a deed to the County for the County's ownership and maintenance.

e. Title insurance for this easement shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Department of Environmental Resources Management and the Planning Division.

f. Should the 100-foot wide Lyons Road Rural Parkway conservation easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to December 1, 2021, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE/PLAT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 10 of Resolution R-2018-1703, Control No.2005-00014)

9. Prior to the recordation of the first Plat of the Development Area or recordation of the Conservation Easement for Preserve 20, known as Paradise Palms, the structures and septic tanks shall be removed or submit the appropriate permits confirming a permitted use to Planning. Provide the Planning Division with written confirmation from the Health Department that the septic tank(s) has been removed if applicable. (PLAT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 11 of Resolution R-2018-1703, Control No.2005-00014)

10. Prior to the release of the 250th Certificate of Occupancy, an "as-built" Rural Parkway Landscape Plan shall be submitted to Planning. These plans may only be modified from the plans approved at Final DRO with prior written permission from Planning. (CO: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 12 of Resolution R-2018-1703, Control No.2005-00014)

11. Previous PLANNING Condition 13 of Resolution R-2018-1703, Control No.2005-00014, which currently states:

Prior to the recordation of the 1st Plat of the Development Area, or Conservation Easement for Preserve 2, known as Swaney, the St. Joseph's School Plat recorded in Plat Book 101, Page 89 shall be abandoned. The abandonment shall include the release of all platted easements and water management tracts except those water management tracts providing drainage to Boynton Beach Boulevard, Lyons Road and the Florida Turnpike. (PLAT: MONITORING - Planning)

**Is hereby deleted.** [REASON: No longer applicable.]

12. Prior to the recordation of the first Plat of the Development Area or recordation of the Conservation Easement for Preserve 4, known as McGrath, the trailer and septic tanks shall be removed or provide permit for their use. Provide the Planning Division with written confirmation from the Health Department that the septic tank(s) has been removed if applicable. (PLAT: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 14 of Resolution R-2018-1703, Control No.2005-00014)

13. Prior to Final Approval by the Development Review Officer (DRO), the conservation easements for the new Preservation parcels shall be recorded, as approved by the County Attorney's Office and the Planning Division.

The conservation easement shall contain:

a) a legal description, site location, including the address of the parcel and a sketch including the area subject to the easement depicting reference points such as main streets and showing the location of the preserve within the context of the Ag Reserve;

b) a list of permitted uses, uses not permitted, and prohibited activities.



c) Title insurance for these easements shall be provided to Palm Beach County subject to approval by the County Attorney and in an amount acceptable to the Planning Division. (DRO: PLANNING - Planning)

14. Prior to final approval by the Development Review Officer, submit a signed copy of the AGR Preserve Management Plans approved by ERM for the new Agricultural Preserve parcels. (DRO: PLANNING - Planning)

15. Prior to final approval by the Development Review Officer, submit a recorded copy of the partial release for P1 Amestoy and the full release of Conservation Easement for P2 Swaney. (DRO: PLANNING - Planning)

#### **PROPERTY & REAL ESTATE MANAGEMENT-CIVIC**

1. The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed on 5.06 acres of public civic land in locations and form acceptable to Facilities, Development & Operations Department (FD&O) by February 28, 2020. Property Owner to plat and dedicate the civic site to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.

##### **a) Title**

Property Owner to provide a title policy insuring marketable title to Palm Beach County for the civic site and any easements that service the civic site as required by the County Attorney's office. All title exception documentation to be provided to County. Policy is subject to Property & Real Estate Management (PREM) and County Attorney's approval. The title policy to be insured to Palm Beach County for a dollar value based on current market appraisal of the proposed civic site or the Contract purchase price on a per acre basis if the contract purchase was concluded within the previous 24 month period. If an appraisal is required it shall be obtained by the Property Owner. The Property Owner shall release the County from all Declarations of Covenants and Conditions of the P.U.D. or other restrictive covenants as they may apply to the civic site.

##### **b) Concurrency**

Property Owner to assign sufficient traffic trip capacity such that the traffic volume associated with a County facility shall be attached to the civic site and recorded on the concurrency reservation for the entire PUD. The Property Owner shall be provided with input as to the size of a structure (and proposed use) which the civic site would support and the corresponding amount of trips. If no County use is applied to the civic site, Property Owner shall assign sufficient traffic trip capacity equivalent to the number of units the civic would support if it were a residential pod.

##### **c) Taxes**

All ad valorem real estate taxes and assessments for the year of acceptance shall be prorated to include the day of acceptance.

##### **d) Site condition**

Civic site to be free and clear of all trash and debris at the time of acceptance of the Statutory Warranty Deed.

##### **e) Retention and Drainage**

Property Owner shall provide all retention, detention, and drainage required for any future development of the proposed civic site by the County. Property Owner shall specifically address the following issues:

1) The discharge of surface water from the proposed civic site into the Property Owner's water retention basins.

2) As easement across Property Owner's property from the proposed civic site to the retention basins, if required.

##### **f) On-Site Inspections**



By acceptance of these conditions Property Owner agrees to allow the County to perform any on site inspections and testing deemed appropriate to support the acquisition of the civic site.

g) Vegetation Permit

Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is determined by PREM that clearing is not required at time of conveyance, the cost of such clearing shall be paid to the County.

h) Buildable Grade

Prepare civic site to buildable grade under the direction of the FDO Department. Site shall be stabilized with 1) sod and watered or, 2) seeded, mulched and watered (at the discretion of FDO), all of which shall be to the satisfaction of FDO.

i) Water & Sewer

Property Owner to provide water, sewer, reclaim water stubbed out to the property line and other required utilities as determined by PREM.

j) Irrigation

Property Owner to provide an easement across Property Owner s property, from the proposed Civic Sites to available retention basins, if requested by PREM.

(DATE/ONGOING/PLAT/TC: PROPERTY REAL ESTATE MANAGEMENT - Monitoring)  
[Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

**PROPERTY & REAL ESTATE MANAGEMENT**

2. The Property Owner shall provide the County with a survey certified to Palm Beach County of the proposed civic site by January 31, 2020. Survey shall reflect the boundary and topographical areas of the site and the surveyor shall use the following criteria:

a) The survey shall meet Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050-.052 for a Boundary Survey pursuant to section 472.027, Florida Statutes.

b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical overlay should be provided.

c) The survey should include a location of any proposed water retention area that will border the civic site.

Survey is also subject to the County's approval of any proposed or existing easements within the proposed civic site and all title exceptions are to be shown on the survey.

(DATE/ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Monitoring) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 2 of Resolution R-2018-1703, Control No.2005-00014)

3. The Property Owner shall provide PREM with an Environmental Assessment certified to Palm Beach County of the proposed civic site by January 31, 2020. The minimum assessment which is required is commonly called a "Phase I Audit". The audit shall describe the environmental conditions of the property and identify the past and current land use.

The assessment will include but not be limited to the following:

a) Review of property abstracts for all historical ownership data for evidence of current and past land use of the proposed civic site.

b) Review of local, state, and federal regulatory agency's enforcement and permitting records for indication of prior groundwater or soil contamination. Also, a review of the neighboring property that borders the proposed civic site will be required. The review shall include, but not be limited to, Palm Beach County Environmental Resources Management Department Records, and Florida Department of Regulation Records.



The assessment shall reflect whether the civic site or any bordering property is on the following lists:

- 1) EPA's National Priorities list (NPL)
  - 2) Comprehensive Environmental Response Compensation and Liability Act System List (CERCLA)
  - 3) Hazardous Waste Data Management System List (HWDMS).
- c) Review of current and historical aerial photographs of the proposed civic site. Provide a recent aerial showing site and surrounding properties.
- d) The results of an on-site survey to describe site conditions and to identify potential area of contamination.
- e) Review of Wellfield Protection Zone maps to determine if property is located in a Wellfield Zone.

If the Phase I audit indicates that a Phase II is necessary, then the property owner shall be required to provide that audit as well.

(DATE/ONGOING: PROPERTY REAL ESTATE MANAGEMENT - Monitoring) [Note: COMPLETED] (Previous PROPERTY & REAL ESTATE MANAGEMENT Condition 3 of Resolution R-2018-1703, Control No.2005-00014)

#### **SCHOOL BOARD**

1. The Property Owner shall provide a Declaration and Restrictive Covenant which prohibits children less than nineteen years of age from residing in the community NO LATER THAN SIX (6) MONTHS AFTER DRO Approval. This declaration shall be recorded in the public records for Palm Beach County in a form and manner acceptable to the School Board and the County Attorney. (DRO: COUNTY ATTORNEY - School Board) [Note: COMPLETED] (Previous SCHOOL BOARD Condition 1 of Resolution R-2018-1703, Control No.2005-00014)

#### **COMPLIANCE**

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning



Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

**DISCLOSURE**

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.