

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 09/11/07 [ ] Consent [X] Regular [ ] Workshop [ ] Public Hearing

Department: Planning, Zoning and Building and the County Attorney

Submitted By: Planning Division

Submitted For: Planning, Zoning and Building and the County Attorney

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends a motion to approve on preliminary reading and advertise for Public Hearing on October 16, 2007 at 9:30 a.m.: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA REPEALING ORDINANCE 2005-006 IN ITS ENTIRETY AND REPLACING IT WITH THE FOLLOWING: REVISED ANNEXATION CHARTER AMENDMENT IMPLEMENTATION ORDINANCE; PROVIDING FOR PURPOSE; PROVIDING FOR AUTHORITY; PROVIDING FOR TERRITORY EMBRACED; PROVIDING FOR NOTICE TO COUNTY; PROVIDING FOR PROCEDURE IN CHARTER REGARDING VOLUNTARY ANNEXATION BY MUNICIPALITIES; PROVIDING FOR DESIGNATION OF UNINCORPORATED RURAL NEIGHBORHOODS; PROVIDING FOR APPLICABILITY OF STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CAPTIONS; AND PROVIDING AN EFFECTIVE DATE.

Summary: The voters of Palm Beach County approved the Annexation Charter Amendment in November 2004. On April 19, 2005, the Board of County Commissioners adopted Ordinance 2005-006 to implement the charter amendment. Subsequently, several municipalities challenged the legality of the charter amendment and implementing ordinance. Several provisions in the implementing ordinance were stricken by the circuit court in an order dated June 6, 2005 that was upheld by the Fourth District Court of Appeal in November 2006. The Florida Supreme Court denied review of the case in March 2007. This ordinance repeals Ordinance 2005-006 in its entirety and replaces it with a new ordinance establishing notice for procedures for all voluntary annexations and designating an Unincorporated Protection Area and Unincorporated Rural Neighborhoods. County staff presented the proposed ordinance to the League of Cities on January 10, 2007 and August 8, 2007. In response to concerns raised by the League, Subsection 5(3) of the ordinance has been revised to state that the provisions of this section may be the basis for a cause of action invalidating the voluntary annexation. Countywide (RB)

Background and Policy Issues: Chapter 171.044(4), F.S., provides authority for a charter county to provide for an exclusive method of voluntary annexation in its charter. On November 2, 2004, the electors of Palm Beach County approved a charter amendment to establish an exclusive method of voluntary annexation. The charter amendment requires municipalities to provide notice to the County regarding all voluntary annexations as established by the implementing ordinance. Further, voluntary annexations outside the urban service area require approval by the Board of County Commissioners. Annexations in Unincorporated Rural Neighborhoods require approval by the Board of County Commissioners and approval by the registered voters within the rural neighborhood.

Attachments: Proposed Ordinance with Exhibits
1. Unincorporated Protection Area Map
2. Unincorporated Rural Neighborhoods List

Recommended by: [Signature] Executive Director Date
Approved By: [Signature] Deputy County Administrator Date 8/30/07

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>20 07</u>	<u>20 08</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included In Current Budget? Yes _____ No _____					
Budget Account No.: Fund _____ Department _____ Unit _____ Object _____					
Program _____					

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:** Pat. D. Agostino

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**  
*There is no fiscal impact associated with this agenda item.*

Jim Doherty 8-23-07      Pat. D. Agostino 8/24/07  
 OFMB      Contract Dev. and Control  
*8/23/07*      *8/24/07*

**B. Legal Sufficiency:**  
Robert P. O'Neil  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA REPEALING ORDINANCE 2005-006 IN ITS ENTIRETY AND REPLACING IT WITH THE FOLLOWING; REVISED ANNEXATION CHARTER AMENDMENT IMPLEMENTATION ORDINANCE; PROVIDING FOR PURPOSE; PROVIDING FOR AUTHORITY PROVIDING FOR TERRITORY EMBRACED; PROVIDING FOR NOTICE TO COUNTY; PROVIDING FOR PROCEDURE IN CHARTER REGARDING VOLUNTARY ANNEXATION BY MUNICIPALITIES; PROVIDING FOR DESIGNATION OF UNINCORPORATED RURAL NEIGHBORHOODS; PROVIDING FOR APPLICABILITY OF STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CAPTIONS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Section 1(c), Article VIII of the Constitution of the State of Florida provides that by general law a county government may be established by charter; and

**WHEREAS**, the voters of Palm Beach County adopted the Charter of Palm Beach County on November 6, 1984, effective January 1, 1985; and

**WHEREAS**, the Charter of Palm Beach County provides that the Board of County Commissioners may propose a charter amendment by ordinance subject to voter approval; and

**WHEREAS**, Sec. 171.044(4), Florida Statutes provides authority for a charter county to provide for an exclusive method of voluntary annexation in its charter; and

**WHEREAS**, on November 2, 2004 the electors of Palm Beach County approved a charter amendment that authorized the County to establish by ordinance the exclusive method for voluntary annexation of property by a municipality within Palm Beach County, Florida; and

**WHEREAS**, court rulings have limited the scope of the annexation charter amendment and limited the scope of the implementation ordinance to notification procedures and designation of unincorporated rural neighborhoods; and

**WHEREAS**, it is the intent of the Board of County Commissioners that this Ordinance shall be harmonized with the state law regarding voluntary annexation and that the state law shall control voluntary annexation except as specifically spelled out in this Ordinance and the Palm Beach County Charter.

**NOW, THEREFORE, BE IT ORDAINED BY** the Board of County Commissioners of Palm Beach County, Florida that:

**Section 1. Repeal of Ordinance 2005-006**

Ordinance 2005-006 is hereby repealed in its entirety.

**Section 2. Purpose**

The purposes of this Ordinance are to set forth notice requirements to the County for voluntary annexation and to designate Unincorporated Rural Neighborhoods as authorized by the Palm Beach County Charter. Section 7 of the Palm Beach County Charter is included in this Ordinance for informational purposes.

**Section 3. Authority**

This ordinance is promulgated pursuant to Article VIII, Section 1 of the Florida Constitution, the home rule powers of Palm Beach County, Florida, and section 171.044(4), F.S. (2006).

**Section 4. Territory Embraced**

This ordinance shall be effective countywide. To the extent that this ordinance conflicts with a municipal ordinance, this ordinance shall prevail.

**Section 5. Notification to County**

- (1) Within ten (10) calendar days of receipt of a voluntary annexation petition that bears the signatures of all owners of property in the area proposed to be annexed, the annexing municipality shall submit a copy of the said petition to the County Administrator and the County Planning Director.
- (2) Not fewer than (10) days prior to publishing or posting the ordinance required under subsection 171.044(2), Florida Statutes, the governing body of the municipality must provide a copy of the notice, via certified mail, to the County Administrator and the County Planning Director.
- (3) Failure to comply with the notice provisions of this section may be the basis for a cause of action invalidating the voluntary annexation.

**Section 6. Procedure in Charter Regarding Voluntary Annexation By Municipalities**

Section 7 of the Palm Beach County Charter reads as follows:

- (1) Nothing in this Charter shall prevent a municipality from annexing an unincorporated area into its municipal boundaries, except that: Voluntary annexation in

an unincorporated protection area requires approval by an affirmative vote of at least five members of the board of county commissioners. Voluntary annexation in an unincorporated rural neighborhood requires approval by an affirmative vote of at least five members of the board of county commissioners and a majority of the registered electors residing within the boundaries of the unincorporated rural neighborhood voting on the question. All voluntary annexations shall require prior notice to the county as established by ordinance. The unincorporated protection area is defined as all unincorporated lands located outside of the urban service area established in the Palm Beach County Comprehensive Plan. Areas eligible to be designated by ordinance as unincorporated rural neighborhoods must be located in the unincorporated protection area and are limited to recorded subdivisions and antiquated subdivisions as defined in the Palm Beach County Comprehensive Plan located in the exurban or rural tiers of the Palm Beach County Comprehensive Plan and other residential neighborhoods located in the exurban and rural tiers with at least 25 dwelling units as of the effective date of this charter amendment.

#### **Section 7. Designation of Unincorporated Rural Neighborhoods**

(1) Areas Eligible for Designation as Unincorporated Rural Neighborhoods are recorded subdivisions and antiquated subdivisions as defined in the Palm Beach County Comprehensive Plan located in the exurban or rural tiers of the Palm Beach County Comprehensive Plan and other residential neighborhoods located in the exurban and rural tiers with at least 25 dwelling units as of January 1, 2005.

(2) The following communities are designated Unincorporated Rural Neighborhoods:

Palm Beach Country Estates, Caloosa, Jupiter Farms, Stonewal Estates (AKA- Bayhill Estates), The Acreage, Kramer's U/R (AKA - Rustic Lakes), Deer Run, Sunny Urban Meadows, Fox Trail, Deer Run Plat 2, Las Flores Ranchos, Entrada Acres, Mandell, Santa Rosa Groves, Tall Pine Acres U/R, Waite Sub U/R, Canal Pine Acres, Dellwood Estates, White Fence Estates, Homeland, Indian Lakes Estates, Oak Wood Lands.

(3) A map identifying the locations of the Unincorporated Rural Neighborhoods is attached to this Ordinance as Exhibit 1.

(4) Descriptions of the locations of the Unincorporated Rural Neighborhoods are attached to this ordinance as Exhibit 2.

**Section 8. Applicability of State Law**

Except as specifically provided for in this Ordinance and the Palm Beach County Charter, the procedures and criteria spelled out in state law apply regarding all voluntary annexations in Palm Beach County, Florida.

**Section 9. Severability**

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

**Section 10. Inclusion In The Code Of Laws And Ordinances**

The provisions of this Ordinance shall become and be made a part of the Palm Beach County Code. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and the word ordinance may be changed to section, article, or other appropriate word.

**Section 11. Enforcement**

This Ordinance is enforceable by all means provided by law. Additionally, the County may choose to enforce this Ordinance by seeking injunctive relief in the Circuit Court of Palm Beach County.

**Section 12. Captions**

The captions, section headings, and section designations used in this Ordinance are for convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

**Section 13. Effective Date**

The provisions of this Ordinance shall become effective upon filing with the Department of State.

APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SHARON R. BOCK  
CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

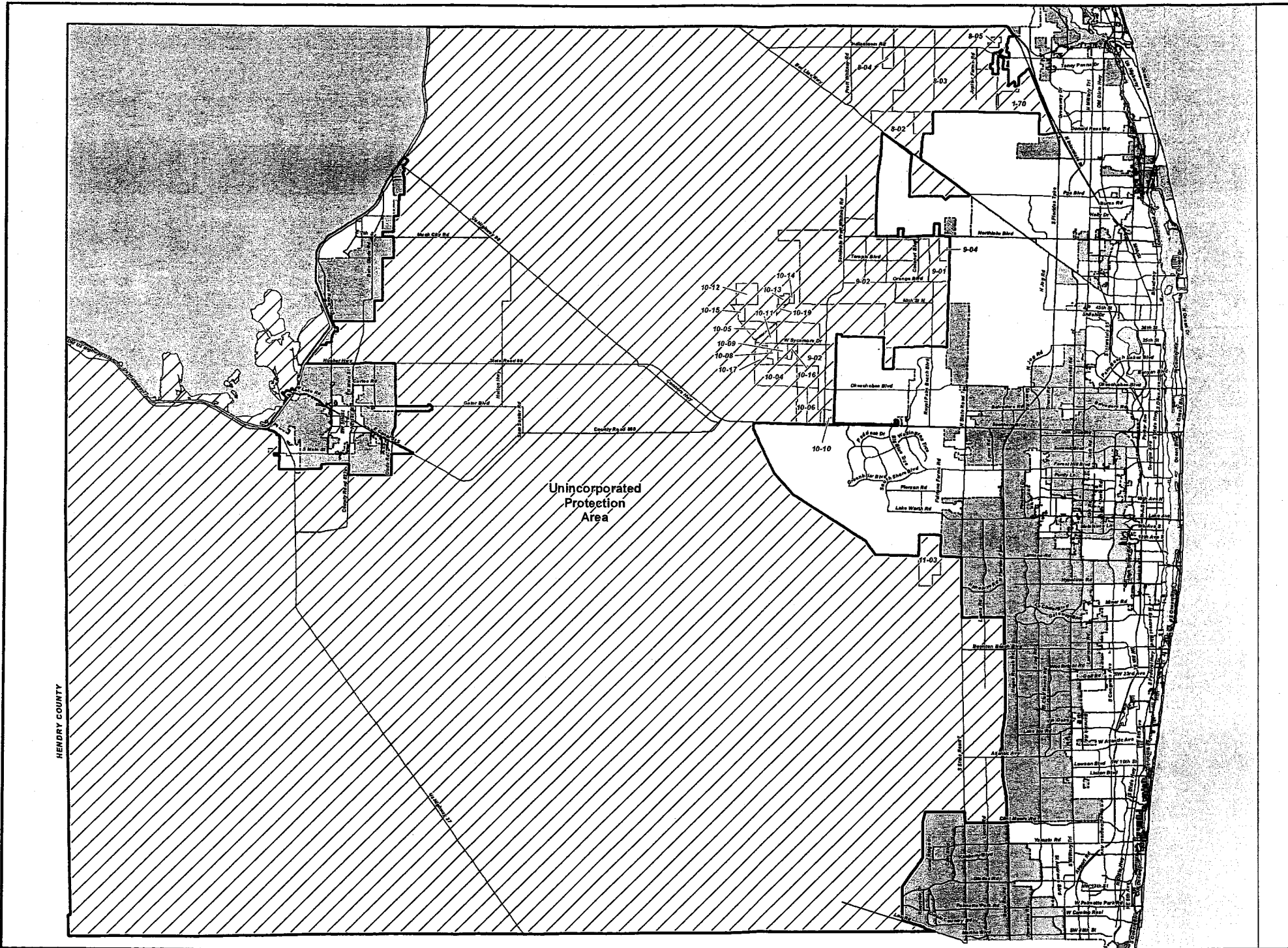
By: \_\_\_\_\_  
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY





By: \_\_\_\_\_  
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the \_\_\_\_ day of  
\_\_\_\_\_, 2007.

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**EXHIBIT 1**  
**Unincorporated Protection Area**

-  Unincorporated Protection Area
-  Unincorporated Rural Neighborhoods
-  Unincorporated Urban Service Area
-  Municipalities

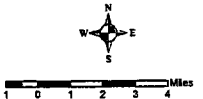
**Unincorporated Rural Neighborhoods**

- 01-70 Palm Beach Country Estates
- 08-02 Caloosa
- 08-03 Jupiter Farms
- 08-04 Indian Lakes Estates
- 08-05 Oak Wood Lands
- 09-01 Stonewal Estates  
(AKA - Bayhill Estates)
- 09-02 The Acreage
- 09-04 Kramer's U/R  
(AKA - Rustic Lakes)
- 10-04 Deer Run
- 10-05 Sunny Urban Meadows
- 10-06 Fox Trail
- 10-08 Deer Run Plat 2
- 10-09 Las Flores Ranchos
- 10-10 Entrada Acres
- 10-11 Mandell
- 10-12 Santa Rosa Groves
- 10-13 Tall Pine Acres U/R
- 10-14 Waite Sub U/R
- 10-15 Canal Pine Acres
- 10-16 Dellwood Estates
- 10-17 White Fence Estates
- 11-03 Homeland

SOURCES: PBC Planning Division  
 Notes: Round 05-1, Ord. TBD



**PALM BEACH COUNTY**  
**COMPREHENSIVE PLAN**  
**MAP SERIES**



Effective Date: TBD  
 Filename: N:\Map Series\MXD\Adopted  
 Contact: PBC Planning Dept.

HENRY COUNTY



## EXHIBIT 2

### UNINCORPORATED RURAL NEIGHBORHOODS LIST

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<b>Map ID</b>	<b>Unincorporated Rural Neighborhoods -- Subdivisions --</b>	<b>Project Number</b>
1-70	Palm Beach Country Estates	3000-002
8-02	Caloosa	0219-000
8-04	Indian Lake Estates	3000-096
8-05	Oak Wood Lands	3000-056
9-01	Bay Hill Estates (Stonewal Estates)	0377
9-04	Rustic Lakes (Kramer's U/R)	3000-100
10-04	Deer Run	1000-104
10-05	Sunny Urban Meadows	3100-146
10-06	Fox Trail	1000-173
10-08	Deer Run Plat 2	1000-031
10-09	Las Flores Ranchos	3000-047
10-10	Entrada Acres	3000-182
10-11	Mandell	3000-012
10-12	Santa Rosa Groves	3000-006
10-13	Tall Pine Acres	3000-031
10-14	Waite Subdivision	3000-023
10-15	Canal Pine Acres	3000-010
10-16	Dellwood Estates	3000-077
10-17	White Fence Estates	0720-000
11-03	Homeland	0256-000

<b>Map ID</b>	<b>Unincorporated Rural Neighborhoods -- Neighborhood Plans --</b>	<b>Boundaries</b>
8-03	Jupiter Farms Neighborhood Plan (including Trailwood)	See next page; taken from the Jupiter Farms Neighborhood Plan
9-02	The Acreage Neighborhood Plan	See next page; taken from The Acreage Neighborhood Plan

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## UNINCORPORATED RURAL NEIGHBORHOODS LEGAL DESCRIPTIONS

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### 1-70 PALM BEACH COUNTRY ESTATES

THAT PART OF SECTION 9 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY AND SOUTH OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY, THAT PART OF SECTIONS 15 AND 16 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY, THAT PART OF SECTION 17 LYING SOUTH AND EAST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY, AND THAT PART OF SECTION 22 LYING WEST OF THE FLORIDA TURNPIKE RIGHT-OF-WAY ALL IN TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA.

### 8-02 CALOOSA

#### *PHASE 1*

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, HOLDER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTIONS 27, 28, AND 34, OF TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CALOOSA, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 27; THENCE, SOUTH 89° 46' 07" EAST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2395.00 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE, SOUTH 06° 10' 43" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 27, A DISTANCE OF 5367.99 FEET TO A 4" X 4" CONCRETE MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 27; THENCE, SOUTH 01° 44' 45" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 34, A DISTANCE OF 1062.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710 (A 200 FOOT ROAD RIGHT OF WAY); THENCE, NORTH 53° 17' 12" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1673.71 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 710, A DISTANCE OF 1122.85 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE, CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710, A DISTANCE OF 1349.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18 (A 220 FOOT CANAL RIGHT OF WAY); THENCE, CONTINUE NORTH 53° 17' 12" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710, A DISTANCE OF 223.86 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18; THENCE, CONTINUE NORTH 53° 17' 12" WEST, AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 710, A DISTANCE OF 2192.00 FEET; THENCE, NORTH 36° 42' 48" EAST, A DISTANCE OF 630.00 FEET; THENCE, NORTH 53° 17' 12" WEST, A DISTANCE OF 164.84 FEET; THENCE, NORTH 45° 10' 57" EAST, A DISTANCE OF 638.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 400.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 85° 27' 21" WEST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 55' 27", A DISTANCE OF 222.87 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27° 22' 48" EAST, A DISTANCE OF 1049.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 510.91 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 25' 22" A DISTANCE OF 253.45 FEET TO THE END OF SAID CURVE AND THE NORTH LINE OF SAID SECTION 28; THENCE, NORTH 88° 57' 26" EAST, ALONG THE NORTH

LINE OF SAID SECTION 28, A DISTANCE OF 2195.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING (P. O. B.):

LESS HOWEVER, ALL THAT PART OF SAID CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-18, LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND.

*PHASE 2*

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, HOLDER OF THE LAND SHOWN HEREON, BEING ALL OF SECTION 21, AND A PORTION OF SECTIONS 20, 28. AND 29, OF TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CALOOSA 1<sup>ST</sup> ADDITION, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE, NORTH 01° 23' 59" EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 5317.10 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE, NORTH 88° 28' 22" WEST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 5348.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE, NORTH 88° 17' 31" WEST, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 5375.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; THENCE, SOUTH 02° 25' 24" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 2892.21 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 710 (A 200 FOOT ROAD RIGHT OF WAY); THENCE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4505.88 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE, CONTINUE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1851.12 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE, CONTINUE SOUTH 53° 17' 12" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2365.29 FEET TO THE MOST WESTERLY CORNER OF LOT 20 AS SHOWN ON PLAT CALOOSA, AS RECORDED IN PLAT BOOK 33, PAGES 90 THROUGH 92, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE FOLLOWING COURSES COMPRISING THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PLAT OF CALOOSA:

NORTH 36° 42' 48" EAST, A DISTANCE OF 630.00 FEET; THENCE, NORTH 53° 17' 12" WEST, A DISTANCE OF 164.84 FEET; THENCE, NORTH 45° 10' 57" EAST, A DISTANCE OF 638.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 400.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 85° 27' 21" EAST; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 55' 27", A DISTANCE OF 222.87 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27° 22' 48", EAST, A DISTANCE OF 1049.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 510.91 FEET; THENCE, NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 25' 22", A DISTANCE OF 253.45 FEET TO THE END OF SAID CURVE AND THE SOUTH LINE OF SAID SECTION 21; THENCE, NORTH 88° 57' 26" EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 2195.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21 AND THE POINT OF BEGINNING.

CONTAINING: 1346.71 ACRES, MORE OR LESS.

**8-04 INDIAN LAKES ESTATES**

*PHASE I*

BEING THE W. 1320' OF THE E. ½ OF SECTION 5, T41S., R.41E PALM BEACH COUNTY, FLORIDA.

*PHASE II*

EAST ½ OF SECTION 5, T41S, R41E, LESS THE WEST 1320', PALM BEACH COUNTY, FLORIDA.

**8-05 OAKWOOD**

THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 42 EAST; LESS THE WESTERLY 850 FEET OF THE NORTHERLY 1,420 FEET OF THE SAID SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 31.

CONTAINING 154.4 ACRES, MORE OR LESS.

**9-01 BAYHILL ESTATES (STONEWALL)**

THE WEST ½ OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, AND THAT PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST LYING SOUTH OF THE RIGHT-OF-WAY OF LAKE PARK WEST ROAD. TOGETHER WITH ALL OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST. LESS AND EXCEPTING THAT CERTAIN 60 FOOT WIDE STRIP OF LAND IN SAID SECTION 26, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 762. SAID PROPERTY LOCATED ON THE SOUTH SIDE OF LAKE PARK WEST ROAD, APPROXIMATELY 1 ½ MILES WEST OF S. R. 7 (U.S. 441).

**9-04 RUSTIC LAKES (KRAMER'S U/R)**

THE EAST ONE-HALF (E ½) OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AS SHOWN ON THE JOHN P. DAVIS & ASSOCIATES, INC. SURVEY FOR A.H. KRAMER AND G. L. BURNS A COPY IS ON FILE IN THE SURVEY SECTION OF THE COUNTY ENGINEER.

**10-04 DEER RUN**

KNOWN ALL MEN BY THESE PRESENTS THAT SAFARI RANCHETTE ESTATES, INC., A FLORIDA CORPORATION; AND CHARLES A. NUGENT, JR. AND BARBARA A. NUGENT, HIS WIFE, JOHN B. MC CRACKEN AND CAROL A. MC CRACKEN, HIS WIFE, KEVIN A. REGAN, A SINGLE MAN, DOUGLAS G. HOWELL AND ANN A. HOWELL, HIS WIFE, CLYDE D. COCHRAN AND ANN S. COCHRAN, HIS WIFE, RAY A. MAIWURM, D.D.S. AND JUDITH E. MAIWURM, HIS WIFE, ALAN J. CIKLIN, A SINGLE MAN, H. NORMAN BOTT AND MARY E. BOTT, HIS WIFE, DAVID ROTH AND NANCY ROTH, HIS WIFE, LAKE LYTAL, JR. AND SUSAN LYTAL, HIS WIFE, JOSEPH J. REITER AND JANICE REITER, HIS WIFE, DR. HARRY E. LANGE, LAWRENCE KLEIN AND LYNN KLEIN, HIS WIFE, CHARLES R. REIF AND IVA M. REIF, HIS WIFE, PHILIP G. BUTLER, JR. A SINGLE MAN, DONALD J. SMITH AND JANE SMITH, HIS WIFE, DONALD A. HUGHES, JR. AND MARY LOU HUGHES, HIS WIFE, RICHARD G. LUBIN AND LOIS J. FRANKEL, HIS WIFE, PETER A. MANZ AND SARAH H. MANZ, HIS WIFE, JERRY G. GUFFEY, D.D.S., P.A. PROFIT SHARING TRUST, IAN MURPHY AND ROSE MARIE MURPHY, HIS WIFE, STEWART W. WOOFENDEN, TRUSTEE OF THE STEWART W. WOOFENDEN, D. O., P.A. PENSION TRUST, GENE A. TONN, SAMUEL YELIN, CARLOS RODRIGUEZ, MAXIMO GOMEZ, MILTON LA VERNIA, ANTONIO LOPEZ, JOSEPH W. WALIGA AND LILLIAN C. WALIGA, HIS WIFE, ALBERT ASSADOURIAN, BY THOMAS S. WALDRON, THEIR ATTORNEY IN FACT, BY VIRTUE OF THOSE CERTAIN POWERS OF ATTORNEY RECORDED IN O.R. BOOK 2896 PAGES 416 THROUGH 506 INCLUSIVE; OWNERS OF THE LAND SHOWN HEREON, LYING IN SECTIONS 21, 22, 23, AND 26, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DEER RUN, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE, BEAR SOUTH 00° 11' 02" WEST, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 5023.42 FEET; THENCE, SOUTH 89° 04' 05" EAST, ALONG THE NORTH LINE OF THE SOUTH 460.00 FEET OF SAID SECTION 23, A DISTANCE OF 290.01 FEET TO THE EAST LINE OF THE WEST 290.00 FEET OF SAID SECTION 23; THENCE, SOUTH 00° 11' 02" WEST, ALONG SAID LINE, A DISTANCE OF 360.03 FEET TO THE NORTH LINE OF THE SOUTH 100.00 FEET OF SAID SECTION 23; THENCE, SOUTH 89° 04' 05" EAST, ALONG SAID LINE, A DISTANCE OF 2345.16 FEET TO A POINT ON THE WEST LINE OF LION COUNTRY SAFARI ROAD (AN 80 FOOT ROAD EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 1763, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA); THENCE, SOUTH 00° 56' 48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 23, SAID POINT ALSO BEING THE NORTH LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 89° 04' 05" WEST, ALONG SAID LINE, A DISTANCE OF 2413.59 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF FOX TRAIL; THENCE, SOUTH 00° 58' 44" WEST, ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 219.99 FEET; THENCE, NORTH 44° 04' 39" WEST, A DISTANCE OF 311.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE, CONTINUE NORTH 44° 04' 39" WEST, A DISTANCE OF 509.12 FEET TO THE NORTH LINE OF THE SOUTH 360.00 FEET OF SAID SECTION 22; THENCE, NORTH 89° 04' 39" WEST, ALONG SAID LINE, A DISTANCE OF 4878.01 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE, NORTH 00° 19' 18" WEST, ALONG SAID LINE, A DISTANCE OF 0.15 FEET TO THE NORTH LINE OF THE SOUTH 360.00 FEET OF SAID SECTION 21; THENCE, NORTH 88° 14' 07" WEST, ALONG SAID LINE, A DISTANCE OF 5241.23 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE, NORTH 01° 14' 39" EAST, ALONG SAID LINE, A DISTANCE OF 5187.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE, SOUTH 89° 22' 25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 5096.71 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE, SOUTH 87° 15' 07" EAST, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5284.92 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1260.494 ACRES, MORE OR LESS.

**10-05 SUNNY URBAN MEADOWS**

*PHASE I*

SUBDIVISION OF SECTION 8 TOWNSHIP 43S. RANGE 40E, PALM BEACH COUNTY, FLORIDA, LYING NORTH EAST OF L-8 CANAL

*PHASE II*

ALL THAT PART OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTHWESTERLY OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT L-8 SPUR CANAL (TIE BACK LEVEE) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE, SOUTH 86° 39'08" EAST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 4967.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SPUR CANAL; THENCE, SOUTH 45° 06'50" WEST, ALONG SAID LINE, A DISTANCE OF 1820.55 FEET; THENCE, SOUTH 51° 47'28" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 4808.56 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 38 12'32" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.95 FEET TO THE WEST LINE OF SAID SECTION 9; THENCE, NORTH 01° 56'58" EAST, ALONG SAID WEST LINE, A DISTANCE OF 4496.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9 AND THE POINT OF BEGINNING.

CONTAINING: 273.29 ACRES

**10-06 FOX TRAIL**

KNOW ALL MEN BY THESE PRESENTS THAT FOX TRAIL, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 26, 35 AND 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS FOX TRAIL, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL SECTION 26, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LESS HOWEVER THE FOLLOWING SPECIFICALLY DESCRIBED PARCEL.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH  $00^{\circ} 39' 02''$  EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 5351.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE, SOUTH  $89^{\circ} 04' 05''$  EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 220.24 FEET; THENCE, SOUTH  $00^{\circ} 58' 44''$  WEST, A DISTANCE OF 3455.08 FEET; THENCE NORTH  $88^{\circ} 26' 08''$  WEST, A DISTANCE OF 189.79 FEET; THENCE SOUTH  $00^{\circ} 58' 22''$  WEST, A DISTANCE OF 1898.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PART OF SAID SECTION 35 LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF STATE ROAD 80, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE INTERSECTION OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 WITH THE NORTH LINE OF SAID STATE ROAD 80 BEAR NORTH  $88^{\circ} 31' 51''$  WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING.

THENCE CONTINUE NORTH  $88^{\circ} 31' 51''$  WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 85.00 FEET; THENCE NORTH  $01^{\circ} 02' 59''$  EAST, PARALLEL WITH THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35, A DISTANCE OF 107.80 FEET; THENCE SOUTH  $88^{\circ} 31' 51''$  EAST, PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 80, A DISTANCE OF 85.00 FEET; THENCE, SOUTH  $01^{\circ} 02' 59''$  WEST, PARALLEL WITH SAID EAST LINE OF THE WEST ONE HALF (1/2) OF SECTION 35, A DISTANCE OF 107.80 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A PARCEL OF LAND LYING IN SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 36 WITH THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 80; THENCE SOUTH  $88^{\circ} 32' 06''$  EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 712.23 FEET TO THE WEST LINE OF THAT CERTAIN 200 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1354, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH  $01^{\circ} 27' 10''$  EAST ALONG THE WEST LINE OF SAID RECORDED EASEMENT, A DISTANCE OF 3427.61 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH  $88^{\circ} 46' 31''$  WEST ALONG SAID NORTH LINE, A DISTANCE OF 733.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH  $01^{\circ} 06' 17''$  WEST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3424.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTIES ARE SUBJECT TO AN 80 FOOT ROAD EASEMENT, (SHOWN HEREON AS LION COUNTRY SAFARI ROAD), AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 1763, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID 80 FOOT ROAD EASEMENT LYING 40 FEET EACH SIDE OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 26 AND ALL THAT PART OF THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID SECTION 35 LYING NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD #80.

ALL OF THE ABOVE DESCRIBED PARCELS OF LAND CONTAINING 1114.65 ACRES, MORE OR LESS.

**10-08 DEER RUN PLAT 2**

KNOW ALL MEN BY THESE PRESENTS THAT MARIO G. DE MENDOZA, III, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A PART OF SECTION 15, ALL OF SECTION 16, AND A PART OF SECTION 17, ALL LYING IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DEER RUN PLAT NO. 2, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE, BEAR NORTH 89° 22' 25" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, AND ALONG THE NORTH LINE OF THE PLAT OF DEER RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THORUGH 39, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 5096.71 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE, NORTH 89° 41' 05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 64.59 FEET TO THE EAST RIGHT OF WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL L-8; THENCE, NORTH 01° 01' 21" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5533.36 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE, NORTH 89° 36' 27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 0.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE, SOUTH 87° 10' 08" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 5306.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE, SOUTH 88° 08' 29" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 464.78 FEET; THENCE, SOUTH 01° 34' 09" WEST, A DISTANCE OF 5340.11 FEET TO THE SOUTH LINE OF SAID SECTION 15; THENCE, NORTH 87° 15' 07" WEST, ALONG SAID SOUTH LINE, AND ALONG THE NORTH LINE OF SAID PLAT OF DEER RUN, A DISTANCE OF 557.58 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16, AND THE POINT OF BEGINNING.

CONTAINING: 715.21 ACRES, MORE OR LESS.

LESS A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BASED ON PALM BEACH COUNTY SECTION DATA, BEING THAT PORTION OF SAID SECTION 16 RESULTING FROM LANDS ABANDONED BY RESOLUTION NO. R-86-357 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 4851, PAGE 1228 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THAT PORTION OF SAID SECTION 17 LYING EAST OF THE EAST RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL L-8 AS REFERENCED ON THE PLAT OF "DEER RUN PLAN NO. 2", AS RECORDED IN PLAT BOOK 44, PAGE 171, OF SAID PUBLIC RECORDS

CONTAINING 416.545 ACRES, MORE OR LESS.

**10-09 LAS FLORES RANCHOS**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN S. 89° 04' 30" W. ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2443.21 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE SOUTH A DISTANCE OF 3519.92' FEET TO A POINT; THENCE RUN N. 89° 57' 05" W. A DISTANCE OF 2311.85 FEET TO A POINT; THENCE RUN N. 1° 14' 09" W. A DISTANCE OF 3480.26 FEET TO A POINT 60.0 FEET SOUTH OF THE NORTH LINE OF SECTION 15; THENCE RUN N. 89° 04' 30" E. A DISTANCE OF 2387.24' FEET TO A POINT OF BEGINNING, TOGETHER WITH AN EASEMENT OVER THE NORTH 60 FEET THEREOF, ALSO AN EASEMENT ACROSS THE OSCEOLA ROAD WHICH RUNS WESTERLY ON THE SECTION LINE BETWEEN SECTIONS 11 AND 14 AND 10 AND 15 AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 1107, PAGE 210 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**10-10 ENTRADA ACRES**

KNOW ALL MEN BY THESE PRESENTS THAT BOCA GRANDE, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN PARTS OF SECTION 36 OF TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ENTRADA ACRES, A RURAL SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89° 13' 44" WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 19' 59" WEST A DISTANCE OF 3458.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 AS NOW LAID OUT AND IN USE; THENCE NORTH 88° 26' 31" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2413.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SEMINOLE-PRATT & WHITNEY ROAD, SAID SEMINOLE-PRATT & WHITNEY ROAD BEING RECORDED IN ROAD BOOK 4, PAGE 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 36' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 88.50 FEET; THENCE NORTH 88° 31' 10" EAST A DISTANCE OF 145.00 FEET; THENCE NORTH 01° 36' 00" EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE SOUTH 88° 31' 10" WEST A DISTANCE OF 145.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01° 36' 00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3144.78 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 36; THENCE SOUTH 88° 46' 25" EAST ALONG SAID NORTH LINE A DISTANCE OF 1026.86 FEET TO THE NORTH ONE QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89° 13' 44" EAST, ALONG SAID NORTH LINE OF SECTION 36, A DISTANCE OF 1370.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 189.48 ACRES MORE OR LESS.

(THE NORTH LINE OF SAID SECTION 36 IS ASSUMED TO BEAR NORTH 89° 13' 44" WEST AND ALL BEARINGS MENTIONED IN THIS DESCRIPTION ARE RELATIVE THERETO.)

SUBJECT TO EASEMENTS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**10-11 MANDELL**

ALL PROPERTY LYING SOUTH AND EAST OF THE L-8 TIE BACK CANAL SECTION 9 TOWNSHIP 43 SOUTH RANGE 40 EAST PALM BEACH COUNTY FLORIDA, CONSISTING OF 333 ACRES MORE OR LESS.

**10-12 SANTA ROSA GROVES**

SECTION 32, TOWNSHIP 42 SOUTH, RANGE 40 EAST

**10-13 TALL PINES**

SW ¼ OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. LESS THE NORTH 671.11 FEET OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO A ROAD RIGHT-OF-WAY OVER AND ACROSS THE WEST 100 FEET THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 1428, AT PAGE 582, IN AND FOR THE RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING IN ALL 20.47 ACRES, MORE OR LESS.

**10-14 WAITES SUBDIVISION**

WEST ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR M CANAL



#### **10-15 CANAL PINE ACRES**

THE WEST ½ OF SECTION 5 AND SECTION 6, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LYING NORTH AND EAST OF THE L-8 CANAL RIGHT-OF-WAY, LESS THAT PORTION OF SECTIONS 5 AND 6 CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, PALM BEACH COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIONS AND RESERVATIONS OF RECORD.

#### **10-16 DELLWOOD ESTATES**

##### *PARCEL A*

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN SOUTH ALONG THE EAST LINE OF SAID SECTION 60.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE SOUTH ALONG THE EAST LINE OF SAID SECTION 1635.3 FEET TO A POINT; THENCE RUN WESTERLY S 89° 04' 30" W PARALLEL TO THE NORTH LINE OF SAID SECTION 15, 1283.2 FEET TO A POINT, THENCE RUN N 89° 04' 30" E PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 15, 1283.2 FEET TO THE POINT OF BEGINNING. LESS EAST 30' FOR DRAINAGE. THIS TRACT CONTAINS 47.04 ACRES.

##### *PARCEL B*

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, RUN S 89° 04' 30" W ALONG THE NORTH LINE OF SAID SECTION 1343.21 FEET TO A POINT; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 60.01 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE ON A BEARING OF SOUTH, 3818.42 FEET TO A POINT; THENCE RUN N 89° 57' 05" W PARALLEL TO THE SOUTH LINE OF SAID SECTION 15, 1099.86 FEET TO A POINT, THENCE RUN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION, 3799.73 FEET; THENCE RUN N 89° 04' 30" E PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION, 1100.0 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 96.176 ACRES.

#### **10-17 WHITE FENCE ESTATES**

KNOWN ALL MEN BY THESE PRESENTS THAT FAIR WEATHER PROPERTIES, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND MARY ANNE MC PHAIL, OWNERS OF THE LAND SHOWN HEREON AS "WHITE FENCES EQUESTRIAN ESTATES", BEING A PLAT OF A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BASED ON PALM BEACH COUNTY SECTION DATA, BEING THAT PORTION OF SAID SECTION 16 RESULTING FROM LANDS ABANDONED BY RESOLUTION NO. R-86-357 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 4851, PAGE 1228 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THAT PORTION OF SAID SECTION 17 LYING EAST OF THE EAST RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL L-8 AS REFERENCED ON THE PLAT OF "DEER RUN PLAN NO. 2", AS RECORDED IN PLAT BOOK 44, PAGE 171, OF SAID PUBLIC RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE S.89° 25' 40" E., ALONG THE SOUTH LINE OF SAID SECTION 16 AND THE NORTH LINE OF THE PLAT OF "DEER RUN" AS RECORDED IN PLAT BOOK 35, PAGE 34 OF SAID PUBLIC RECORDS, A DISTANCE OF 4454.23 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID "DEER RUN PLAT NO. 2" (NON-ABANDONED PART); THENCE DEPARTING SAID LINES (2), THE NEXT 3 CALLS BEING ALONG THE WESTERN MOST LIMITS OF THE NON-ABANDONED PART OF SAID "DEER RUN PLAT NO. 2" AS EVIDENCED BY MONUMENTATION DISCOVERED DURING FIELD SURVEY (LOTS 10-13, 82, 93-

103), N. 01° 30' 54" E., A DISTANCE OF 1500.41 FEET TO A FOUND NAIL AND DISC, PLS#3426; THENCE N.88°28'38"W., A DISTANCE OF 1454.55 TO A FOUND BOLT AND WASHER, #2424; THENCE N. 01° 30' 00" E., A DISTANCE OF 3299.84 FEET TO A FOUND ROD AND CAP, "BENCHMARK"; THENCE N. 88° 29' 46" W., ALONG THE SOUTH LINE OF LOTS 66-68 OF SAID NON-ABANDONED PART AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1473.71 FEET; THENCE N. 01° 30' 54" E., A DISTANCE OF 582.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE N. 87° 44' 47" W., ALONG SAID NORTH LINE, A DISTANCE OF 1642.07 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16 AND THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N. 89° 51' 59" W., ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 0.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CANAL L-8; THENCE S. 00° 57' 19" W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 5479.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE S. 89° 44' 20" E., ALONG SAID SOUTH LINE, A DISTANCE OF 64.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 416.545 ACRES, MORE OR LESS.

#### **11-03 HOMELAND**

KNOW ALL MEN BY THESE PRESENTS THAT MILLER AMERICAN INDUSTRIES, INC., A DELAWARE CORPORATION, BEING AN OWNER OF THE LAND SHOWN HEREON, AND JOINED BY WILEY R. REYNOLDS, III, AS ATTORNEY IN FACT FOR THE FOLLOWING INDIVIDUAL TITLE HOLDERS: MARGUERITE FLEURY, ROLAND BEHLES, BRUNO WILMANN, REINHARD BRANDNER, DR. BEAT KELLER AND DOMINGO-ANSTALT, ALSO OWNERS OF THE LAND SHOWN HEREON, BEING ALL OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 41 EAST; ALL OF TRACT 38, HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 41 EAST; AND PART OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HOMELAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 41 EAST; LOTS 1 TO 8 INCLUSIVE, TRACT 38, HIATUS BETWEEN TOWNSHIPS 44 AND 45 SOUTH, RANGE 41 EAST; SECTION 2, LESS THE EAST THREE QUARTERS OF THE SOUTHEAST ONE QUARTER, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

#### **8-03 JUPITER FARMS**

ALL OF SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTIONS 1, 2, 3, THE EAST ONE-HALF (E ½) OF SECTIONS 4 AND 9, ALL OF SECTIONS 10, 11, 12, 13, 14, 15 AND 16 ALL IN TOWNSHIP 41 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTION 7, LESS THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) AND THAT PART OF SECTION 18 LYING WEST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL RIGHT-OF-WAY ALL IN TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

#### **9-02 THE ACREAGE**

THE WEST ONE-HALF (W ½) OF SECTION 17, ALL OF SECTIONS 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34 AND 35 ALL IN TOWNSHIP 42 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, ALL OF SECTIONS 2, 3, 4, 9, 10 AND 11 ALL IN TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, THE SOUTH ONE-HALF (S ½) SECTIONS 13, 14, AND 15, ALL OF SECTIONS 23, 24, 25, 26, 35 AND 36 ALL IN TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA

TOGETHER WITH

ALL OF SECTION 10, THAT PART OF SECTION 11 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF 50TH STREET NORTH, THE WEST THREE-QUARTERS (W  $\frac{3}{4}$ ) OF SECTION 13, ALL OF SECTION 14, THE WEST THREE-QUARTERS (W  $\frac{3}{4}$ ) OF SECTION 24 AND THE WEST THREE-QUARTERS (W  $\frac{3}{4}$ ) OF SECTION 25 ALL IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.