



## II. FISCAL IMPACT ANALYSIS

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

<b>Fiscal Years</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Capital Expenditures</b>	<u>\$ -0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>Operating Costs</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>External Revenues</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>Program Income (County)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>In-Kind Match (County)</b>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b>NET FISCAL IMPACT</b>	<u>\$ **</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE</b>					
<b>POSITIONS (Cumulative)</b>					

Is Item Included in Current Budget?	Yes	No
Does this item include the use of federal funds?	Yes	No

**Budget Account No:**

Fund	Dept	Unit	Object
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**Recommended Sources of Funds/Summary of Fiscal Impact:**

Number of Parcels Included in Project:


Release of Drainage Easements:	1
Appraisal Costs	
Staff Costs	
Land Survey Section:	\$0
Local Roads Section:	\$0
Right of Way Section:	\$0
Special Projects Section:	\$0
Thoroughfare Roads Section:	\$0
Traffic Division:	\$0

\*\*This item has no fiscal impact.

### C. Departmental Fiscal Review:

### III. REVIEW COMMENTS

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**


 10/15/2020  
 PCF 10/14 OFMB 8/10/14

*[Signature]* 10/16/2020  
Contract Dev. and Control  
10-We-20 Tw

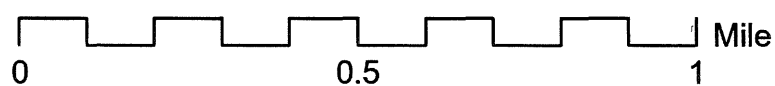
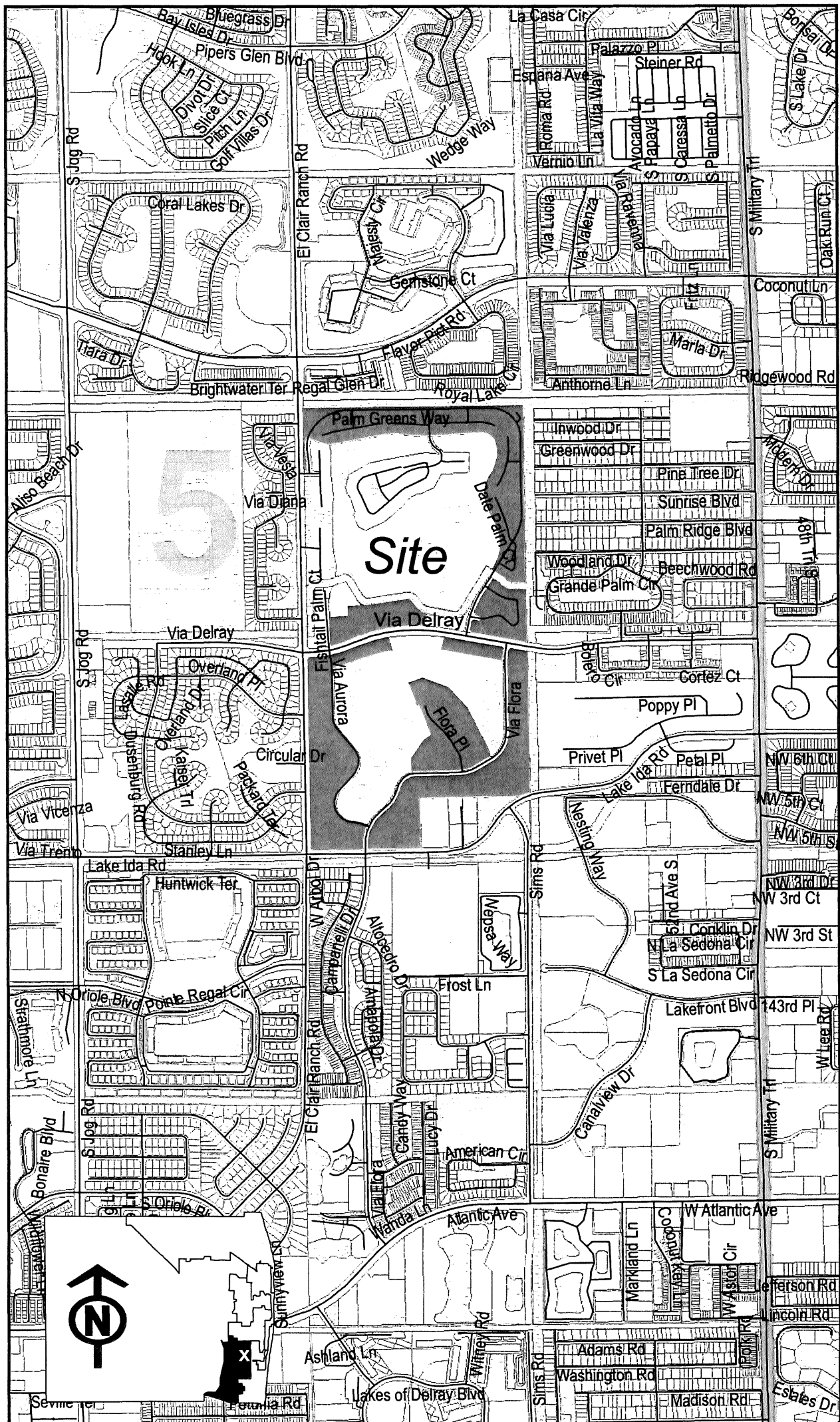
**B. Approved as to Form  
and Legal Sufficiency:**

MBHewar 10/20/2020  
Assistant County Attorney

### C. Other Department Review:

**Department Director**

**This summary is not to be used as a basis for payment.**



## Location Map

Return via Palm Beach County interoffice mail to:  
Wildad Salomon, Right-of-Way Specialist  
Palm Beach County, Engineering & Public Works Department  
Roadway Production Division  
2300 North Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, Florida 33411-2750  
Acct. No.: 1010

This Instrument Prepared by:  
Yelizaveta Herman, Assistant County Attorney  
Palm Beach County, County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Property Control Numbers: 00-42-46-11-06-007-0000  
00-42-46-11-07-001-0000  
00-42-46-11-00-000-3010

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

**SPACE ABOVE THIS LINE FOR PROCESSING DATA**

**PROJECT NO.: MRT 2020-018**  
**ROAD NAME: Delray Trails- VillaDelray**  
**PARCEL NO.: Drainage Easement**

**RELEASE OF DRAINAGE EASEMENT**

**WHEREAS**, a drainage easement was established in the Plat II VillaDelray, on September 13, 1973 and recorded in Plat Book 30, Page 77, Public Records of Palm Beach County, Florida; and,

**WHEREAS**, the existing Plat II VillaDelray (VillaDelray) contains a drainage easement that is no longer needed by the Developer; and,

**WHEREAS**, the drainage easement is located on land to be platted as Delray Trails At Villa Delray PUD owned by **13 FH PALM BEACH LP**, a Delaware limited partnership whose post office address is 848 Brickell Ave PH 1, Miami, FL 33131-2943 (“Developer”); and,

**WHEREAS**, the drainage easement is inconsistent with Villa Delray’s proposed site plan; and

**WHEREAS**, Developer has requested the release of the drainage easement so that a newly platted drainage easement can be constructed per the proposed site plan; and

**WHEREAS**, Developer has provided a blanket drainage easement to cover the existing easement to Palm Beach County (County), to be held in escrow pending completion of the re-plat of VillaDelray; and

**WHEREAS,** County Engineering & Public Works Department staff has reviewed the request and finds it is appropriate to release the drainage easement, as described in Plat Book 30, Page 77, Public Records of Palm Beach County, Florida.

**NOW, THEREFORE,** in consideration of the recitals set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County does hereby release the drainage easement as described in Plat Book 30, Page 77, Public Records of Palm Beach County, Florida.

**IN WITNESS WHEREOF,** the County has caused this Release of Drainage Easement to be executed on \_\_\_\_\_.

**ATTEST:**

SHARON R. BOCK  
CLERK & COMPTROLLER

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By: \_\_\_\_\_  
Yelizaveta B. Herman,  
Assistant County Attorney

**County:**

**PALM BEACH COUNTY,**  
a political subdivision of the State of  
Florida

By: \_\_\_\_\_  
Mayor

**(Official Seal)**

Return via Palm Beach County interoffice mail to:  
Wildad Salomon, Right-of-Way Specialist  
Palm Beach County, Engineering & Public Works Department  
Roadway Production Division  
2300 North Jog Road, 3<sup>rd</sup> Floor West  
West Palm Beach, Florida 33411-2750  
Acct. No.: 1010

This Instrument Prepared by:  
Yelizaveta B. Herman, Assistant County Attorney  
Palm Beach County Attorney's Office  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229

Property Control Number: 00-42-46-11-06-007-0000  
00-42-46-11-07-001-0000  
00-42-46-11-00-000-3010

Not subject to documentary stamp tax per Florida Administrative Code Rule 12B-4.014(13)

NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: MRT 2020-018

ROAD NAME: Delray Trails- Villa Delray

PARCEL NO.: N/A

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT (“Easement”) is made this 25th day of September, 2020, by **13FH PALM BEACH, LP**, a Delaware limited partnership, whose post office address is 848 Brickell Ave PH 1, Miami, FL 33131-2943, and **PALM GREENS AT VILLA DEL RAY RECREATION CONDOMINIUM ASSOCIATION, INC.**, a Florida not for profit corporation, whose post office address is 5801 Via Delray Delray Beach, FL 33484-1398 (“Grantors”), to **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, (“Grantee”).

WITNESSETH: That Grantors, for and in consideration of the sum of ONE (\$1.00) dollar and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, for the purpose of a perpetual drainage easement over, upon, under, through and across the following described land, situate in Palm Beach County, Florida: Property more particularly described in Exhibit "A" attached hereto and made a part hereof (“Easement Premises”).

This Easement shall be used to permanently construct, install, operate, and maintain (collectively “Perform Work”) with regard to roadway facilities and related facilities in the Easement Premises (collectively “Facilities”). Facilities shall include earth embankment fill; drainage facilities for transporting water, both above ground

(swales) and buried (pipes and structures) to or from water retention areas. The Easement includes the right at any time to install, bore, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove, or relocate the Facilities, or perform any other activities related to the Facilities.

This Easement shall be non-exclusive, provided, however, that Grantors, their successors and assigns, shall be permanently prohibited from hindering, obstructing, removing or interfering with the operation, functioning, maintenance, or repair of any of the Facilities.

To the extent that Grantors, their successors and assigns, hinder, obstruct, remove or interfere with the operation, functioning, maintenance, or repair of any of the Facilities (collectively “Interference”), Grantors, their successors and assigns shall be liable for any and all expenses and damages related to the Interference.

The installation of Facilities shall not extend beyond the limits of the Easement Premises.

Grantee, its agents, successors and assigns, shall have the right, but not the obligation, to Perform Work on the Facilities and/or to remove and use any or all of the soil and/or subsoil within the Easement Premises.

Any amendment or modification to this Easement shall be effective if the same is in writing, signed, and recorded in the public records of Palm Beach County, Florida.

Remainder of page intentionally left blank.

TO HAVE AND TO HOLD THE SAME unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor below has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses required by Florida law)

[Signature]  
Witness Signature (Required)

Daan Deley  
Witness Name Printed or Typed

[Signature]  
Witness Signature (Required)

Julie Johnston  
Witness Name Printed or Typed

STATE OF Florida  
COUNTY OF Broward

Before me personally appeared Michael Nunziata, who is (choose one) ☒ personally known to me, or ☐ has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as General Partner of 13FH Palm Beach, LP, , a Delaware limited partnership, and severally acknowledged to and before me by means of (choose one) ☒ physical presence or ☐ online notarization, that they executed such instrument as such officer of said limited partnership, and that said instrument is the free act and deed of said limited partnership.

Witness my hand and official seal this 1<sup>st</sup> day of October, 2020.

(Stamp/Seal)



Lindsay M Rayner  
Comm. #GG367372  
Expires: September 27, 2023  
Bonded Thru Aaron Notary

[Signature]  
Notary Signature  
Notary Public, State of Florida

Lindsay M Rayner  
Print Notary Name  
GG367372

Commission Number  
My Commission Expires: 9/27/2023



IN WITNESS WHEREOF, the said Grantor below has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses  
required by Florida law)

Mary Wohlscheid  
Witness Signature (Required)

Mary Wohlscheid  
Witness Name Printed or Typed

Thomas E Wohlscheid  
Witness Signature (Required)

Thomas E Wohlscheid  
Witness Name Printed or Typed

STATE OF NEW YORK  
COUNTY OF ALBANY

Before me personally appeared David M. LeVine, who is (choose one) ☐ personally known to me, or ☒ has produced NYDL: 653954 094 as identification, and who executed the foregoing instrument as President of Palm Greens At Villa Del Ray Recreation Condominium ASSN, INC., a Florida not for profit corporation, and severally acknowledged to and before me by means of (choose one) ☒ physical presence or ☐ online notarization, that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of company.

Grantor:

PALM GREENS AT VILLA DEL RAY  
RECREATION CONDOMINIUM ASSOCIATION,  
INC.,  
a Florida not for profit corporation

By: David M. LeVine  
David M. LeVine, President

(SEAL)

JASON BRIAN VANN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01VA6378420  
Qualified in Albany County  
Commission Expires July 23, 2022  
(Stamp/Seal)

Jason Brian Vann  
Notary Signature  
Notary Public, State of new york  
JASON BRIAN VANN  
Print Notary Name  
01VA6378420  
Commission Number  
My Commission Expires: July 23, 2022

**DESCRIPTION:**

ALL OF TRACTS "F", "G" AND "G-1", PLAT II VILADELRAY, AS RECORDED IN PLAT BOOK 30, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ALL LYING IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL 1)

ALL OF TRACTS "F" AND "G-1" OF PLAT II VILADELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 77 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "F", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT LIES S.02°34'37"W., A RADIAL DISTANCE OF 2,008.17 FEET; THENCE WESTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID TRACT "F", THROUGH A CENTRAL ANGLE OF 26°09'18", A DISTANCE OF 916.71 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 1,212.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 09°21'51", A DISTANCE OF 198.08 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 102°07'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 44.56 FEET; THENCE N.02°05'51"W. ALONG THE WEST LINE OF SAID TRACTS "F" AND "G-1", A DISTANCE OF 459.40 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 07°50'04"; THENCE NORTHERLY ALONG THE ARC OF THE WEST LINE OF SAID TRACT "G-1" A DISTANCE OF 73.16 FEET; THENCE DEPARTING SAID WEST LINE, S.87°54'09"W., A DISTANCE OF 59.03 FEET; THENCE N.00°51'29"W., A DISTANCE OF 134.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 2218, PAGE 1145 OF SAID PUBLIC RECORDS; THENCE S.89°08'31"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.43 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 20°00'03"; THENCE EASTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1145 AND OFFICIAL RECORD BOOK 2218, PAGE 1150, A DISTANCE OF 127.41 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1150, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; N.69°08'28"E., A DISTANCE OF 125.65 FEET; THENCE S.31°36'54"E., A DISTANCE OF 248.44 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 156.00 FEET AND A CENTRAL ANGLE OF 67°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 182.42 FEET; THENCE N.81°23'06"E., A DISTANCE OF 445.07 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 58°53'01"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 56.52 FEET; THENCE S.39°43'53"E., A DISTANCE OF 113.48 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 156.00 FEET AND A CENTRAL ANGLE OF 40°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 108.91

FEET TO THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE  $5.02^{\circ}34'37''$ W. ALONG THE EAST LINE OF SAID TRACT "F", A DISTANCE OF 149.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(PARCEL 2)

TRACT "G", PLAT II VILADELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL 3)

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (N.W.  $1/4$ ) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W.  $1/4$ ) CORNER OF SAID SECTION 11; THENCE  $N.88^{\circ}57'52''$ E. ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N.  $1/2$ ) OF SAID SECTION 11, A DISTANCE OF 1777.93 FEET; THENCE  $N.01^{\circ}02'08''$ W., A DISTANCE OF 188.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-31, AS RECORDED IN OFFICIAL RECORD BOOK 2218, PAGE 1150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THE NEXT 9 COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1145 AND OFFICIAL RECORD BOOK 2218, PAGE 1150; THENCE  $N.79^{\circ}43'53''$ W., A DISTANCE OF 317.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF  $40^{\circ}00'00''$ , A DISTANCE OF 49.57 FEET; THENCE  $N.39^{\circ}43'53''$ W., A DISTANCE OF 113.48 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF  $58^{\circ}53'01''$ , A DISTANCE OF 143.88 FEET; THENCE  $S.81^{\circ}23'06''$ W., A DISTANCE OF 445.07 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ}00'00''$ , A DISTANCE OF 83.03 FEET; THENCE  $N.31^{\circ}36'54''$ W., A DISTANCE OF 248.44 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF  $79^{\circ}14'35''$ , A DISTANCE OF 117.56 FEET; THENCE  $S.69^{\circ}08'28''$ W., A DISTANCE OF 96.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF  $24^{\circ}26'59''$ , FROM WHICH THE RADIUS POINT BEARS  $N.78^{\circ}59'45''$ W., AND BEING A POINT LOCATED ON THE EAST LINE OF VILADELRAY SECTIONS 15, 16, 17, AND 18, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41 PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE NEXT 8 COURSES BEING ALONG SAID EAST LINE; THENCE ALONG SAID CURVE, A DISTANCE OF 253.90 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF  $12^{\circ}37'03''$ ; THENCE ALONG SAID CURVE A DISTANCE OF 169.57 FEET; THENCE  $N.00^{\circ}49'41''$ W., A DISTANCE OF 238.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2056.88 FEET AND A CENTRAL ANGLE OF  $05^{\circ}30'00''$ , A DISTANCE OF 197.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1115.47 FEET AND A CENTRAL ANGLE OF

11°00'00", A DISTANCE OF 214.15 FEET; THENCE N.06°19'41"W., A DISTANCE OF 141.14 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1210.03 FEET AND A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 168.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1311.74 FEET AND A CENTRAL ANGLE OF 07°07'48", A DISTANCE OF 163.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING ALONG THE SOUTH LINE OF VILADELRAY-SECTIONS 10 AND 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36 PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°27'34", A DISTANCE OF 38.60 FEET; THE NEXT 4 COURSES BEING ALONG THE SOUTH LINE OF SAID PLAT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2094.56 FEET AND A CENTRAL ANGLE OF 03°47'43", A DISTANCE OF 138.74 FEET; THENCE N.79°12'22"E., A DISTANCE OF 419.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 17°52'30", A DISTANCE OF 311.98 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1909.16 FEET AND A CENTRAL ANGLE OF 07°54'52", FROM WHICH THE RADIUS POINT BEARS N.07°05'00"E., A DISTANCE OF 263.71 FEET TO A POINT OF NON-TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF PALM GREEN LANE, AS SHOWN ON THE PLAT OF VILADELRAY-SECTIONS 12, 13, AND 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38 PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE NEXT 30 COURSES BEING ALONG THE BOUNDARY OF SAID PLAT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 216.22 FEET AND A CENTRAL ANGLE OF 49°28'01" FROM WHICH THE RADIUS POINT BEARS N.88°27'27"E.; THENCE LEFT ALONG SAID CURVE, A DISTANCE OF 186.68 FEET; THENCE S.51°00'34"E., A DISTANCE OF 42.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 16°57'03", A DISTANCE OF 23.67 FEET TO A POINT OF NON-TANGENCY, FROM WHICH THE RADIUS POINT BEARS S.55°56'28"W.; THENCE N.85°27'06"W., A DISTANCE OF 158.73 FEET; THENCE S.79°43'23"W., A DISTANCE OF 331.32 FEET; THENCE S.79°17'29"W., A DISTANCE OF 101.25 FEET; THENCE S.76°24'45"W., A DISTANCE OF 259.83 FEET; THENCE S.60°32'38"W., A DISTANCE OF 260.00 FEET; THENCE S.13°42'20"W., A DISTANCE OF 152.99 FEET; THENCE S.17°14'38"E., A DISTANCE OF 103.00 FEET; THENCE S.46°14'38"E., A DISTANCE OF 23.00 FEET; THENCE S.19°14'38"E., A DISTANCE OF 187.84 FEET; THENCE S.32°04'01"W., A DISTANCE OF 30.46 FEET; THENCE S.20°43'29"E., A DISTANCE OF 169.54 FEET; THENCE S.69°44'24"E., A DISTANCE OF 92.47 FEET; THENCE N.66°13'01"E., A DISTANCE OF 219.65 FEET; THENCE N.49°01'41"E., A DISTANCE OF 362.58 FEET; THENCE N.12°05'23"E., A DISTANCE OF 19.73 FEET; THENCE N.52°30'35"E., A DISTANCE OF 71.02 FEET; THENCE N.60°06'17"E., A DISTANCE OF 77.53 FEET; THENCE N.87°08'55"E., A DISTANCE OF 46.40 FEET; THENCE N.64°26'57"E., A DISTANCE OF 166.63 FEET; THENCE N.29°39'15"E., A DISTANCE OF 192.83 FEET; THENCE N.88°49'42"E., A DISTANCE OF 280.00 FEET; THENCE N.70°41'18"E., A DISTANCE OF 37.00 FEET; THENCE N.00°26'13"W., A DISTANCE OF 242.41 FEET; THENCE S.89°34'12"W., A DISTANCE OF 299.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 22°53'50", FROM WHICH THE RADIUS POINT BEARS S.61°53'16"W.; THENCE LEFT ALONG SAID CURVE, A DISTANCE OF 51.95 FEET THENCE N.51°00'34"W., A DISTANCE OF 42.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 166.22 FEET AND A CENTRAL ANGLE OF 49°28'59", A DISTANCE OF 143.55 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1909.16 FEET AND A CENTRAL ANGLE OF 01°23'51", FROM WHICH THE RADIUS POINT BEARS N.02°20'02"W.;

THENCE LEFT ALONG SAID CURVE AND ALONG THE SOUTH LINE OF THE AFOREMENTIONED VILLADELRAY-SECTIONS 10 AND 11, A DISTANCE OF 46.57 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N.86°16'07"E., A DISTANCE OF 524.93 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 84°47'10" FROM WHICH THE RADIUS POINT BEARS S.03°36'48"E.; THENCE RIGHT ALONG SAID CURVE AND CONTINUE ALONG SAID SOUTH LINE AND ALONG THE WESTERLY LINE OF VILLADELRAY-SECTIONS 7, 8 AND 9, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 266.36 FEET TO A POINT OF NON-TANGENCY WITH CURVE TO THE RIGHT HAVING A RADIUS OF 509.73 FEET AND A CENTRAL ANGLE OF 39°35'03" FROM WHICH THE RADIUS POINT BEARS S.81°16'08"W.; THENCE ALONG SAID CURVE AND THE SAID WESTERLY LINE, A DISTANCE OF 352.16 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE S.30°51'11"W., A DISTANCE OF 40.32 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET AND A CENTRAL ANGLE OF 55°20'03", A DISTANCE OF 391.13 FEET; THENCE S.24°28'52"E., A DISTANCE OF 235.99 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 56°45'00", A DISTANCE OF 505.14 FEET; THENCE S.32°16'08"W., A DISTANCE OF 19.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT L-31 CANAL, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2218, PAGE 1150; THENCE N.57°43'53"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET; THENCE S.32°16'07"W. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID L-31 CANAL, A DISTANCE OF 585.69 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 68°00'00"; THENCE ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 84.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,523,373 SQUARE FEET/126.7992 ACRES MORE OR LESS.