

## CHAPTER 2018-170

### Committee Substitute for Committee Substitute for House Bill No. 901

An act relating to the Acme Improvement District and the Pine Tree Water Control District, Palm Beach County; transferring certain land from the Acme Improvement District to the Pine Tree Water Control District; amending ch. 2009-270, Laws of Florida; providing boundaries of the Pine Tree Water Control District; amending ch. 2003-330, Laws of Florida, as amended; providing boundaries of the Acme Improvement District; providing purpose; providing an effective date.

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

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

Parcel 2:

All that part of the North one half (N ½) of the North one half (N ½) of Section 25, Township 44 South, Range 40 East, said Section being unsurveyed, lying North and East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said Section 25, said Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56°55'11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of said Section 25.

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

Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of Beginning; thence continue South 01°17' 01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said Section 25; thence South 89°43'08" West along said South line of the North one-half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said Section 25; thence North 01°17'01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

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

Parcel 3:

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

Also known as:

A portion of Section 25, Township 44 South, Range 40 East, described as follows: Beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, Page 293 of the Official Records of Palm Beach County, Florida: thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North 57°08'22" West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, Page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the Point of Beginning.

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

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

Section 1. District created and boundaries thereof; validating creation of district under chapter 298, Florida Statutes.—That for the purpose of reclaiming and draining the lands hereinafter described and protecting such lands from the effects of water by means of the construction and maintenance of canals, ditches, levees, dikes, pumping plants, and other drainage works and improvements, and for the purpose of making the lands within the district available and habitable for settlement and agriculture, and for the public convenience, welfare, utility, and benefit, and for the other purposes stated in this act, an independent drainage district is hereby created and established in Palm Beach County, to be known as the Pine Tree Water Control District, the territorial boundaries of which shall be as follows, to-wit:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run South  $89^{\circ} 43' 08''$  West, along the South line of said Section 24 a distance of 2,674.64 feet to the Northerly right of way of Canal L-40; thence North  $56^{\circ} 54' 19''$  West along said right of way of Canal L-40, a distance of 9,479.62 feet; thence North  $42^{\circ} 15' 14''$  West and continuing along said Canal right of way 7,363.27 feet to the West line of Section 10, Township 44 South, Range 40 East; thence South  $01^{\circ} 16' 05''$  West, along said West line of said Section 10, a distance of 57.57 feet; thence North  $25^{\circ} 11' 01''$  West along the aforementioned Northerly right of way of Canal L-40, a distance of 12,185.26 feet to the West line of Hiatus Lot 4; thence North  $01^{\circ} 14' 08''$  East along the West line of Hiatus Lot 4, a distance of 113.66 feet to the Southwest corner of Section 33, Township 43 South, Range 40 East; thence North  $01^{\circ} 14' 08''$  East along the West line of said Section 33, a distance of 1,532.34 feet to the South right-of-way line of the West Palm Beach Canal; thence South  $88^{\circ} 23' 22''$  East along said Canal right of way 4,981.18 feet; thence South  $01^{\circ} 04' 07''$  West, 1,541 feet to the South line of Section 33, Township 43 South, Range 40 East; thence South  $42^{\circ} 09' 30''$  East, 643.43 feet to the Northeast corner of Section 4, Township 44 South, Range 40 East; thence South  $01^{\circ} 16' 05''$  West along the East line of said Section 4, a distance of 5,314.41 feet to the Southeast corner of said Section 4; thence North  $89^{\circ} 44' 30''$  East along the North line of Section 10, Township 44 South, Range 40 East, 4,875.18 feet; thence run North  $01^{\circ} 15' 49''$  East, 5,304.15 feet to a point on the South line of Hiatus Lot 3; thence North  $01^{\circ} 25' 51''$  East, 515.41 feet; thence North  $87^{\circ} 27' 20''$  West, 106.75 feet; thence North  $00^{\circ} 51' 10''$  East, 1,336.85 feet to the South right-of-way line of West Palm Beach Canal; thence South  $88^{\circ} 21' 18''$  East along the South right of way of said Canal 363.94 feet; thence continue along the South line of said Canal right of way South  $88^{\circ} 28' 22''$  East, 200.02 feet; thence South  $00^{\circ} 56' 00''$  West, 1,544.21 feet to the South line of Section 35, Township 43, South, Range 40 East; thence South  $24^{\circ} 36' 48''$  East, 325 feet to the North line of Section 2, Township 44 South, Range 40 East, said line also being the South line of Hiatus Lot 2; thence South

01° 15' 44" West, 5,302.88 feet to the South line of said Section 2; thence South 89° 44' 30" West along the South line of said Section 2, a distance of 200.07 feet to the Southwest corner of said Section 2; thence South 01° 15' 44" West, along the West line of Section 11, Township 44 South, Range 40 East, 5,278.18 feet to the Southwest corner of said Section 11; thence North 89° 43' 57" East; along the North lines of Sections 14 and 13, Township 44 South, Range 40 East, 10,536.48 feet to the Northeast corner of said Section 13; thence South 01° 17' 26" West along the East line of said Section 13, a distance of 5,276.29 feet to the Southeast corner of said Section 13; thence South 01° 20' 00" West along the East line of Section 24, Township 44 South, Range 40 East, 5,279.90 feet to the Southeast corner of said Section 24 and the Point of Beginning.

Containing 4,022 acres, more or less.

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

All of that part of the East Quarter of the Southeast Quarter of Section 34, Township 43 South, Range 40 East, lying South of the South right-of-way line of West Palm Beach Canal, the West boundary of which parcel being established by that certain Boundary Line Agreement dated November 1, 1956, recorded in Deed Book 1161, page 371, of the Public Records of Palm Beach County, Florida; all that part of the West 200 feet of Section 35, Township 43 South, Range 40 East, lying South of the South right-of-way line of West Palm Beach Canal; the West 200 feet of Hiatus Lot 2, between Townships 43 and 44 South, Range 40 East; all of that part of Hiatus Lot 3, between Townships 43 and 44 South, Range 40 East, which lies East of that certain lines established as a boundary line by Boundary Line Agreement dated November 1, 1956, recorded in Deed Book 1161, page 371, Public Records of Palm Beach County, Florida; all of that part of Hiatus Lot 4, between Townships 43 and 44 South, Range 40 East, lying Easterly of the East right-of-way line of Levee L-40, excepting therefrom the east triangular portion lying East of a line running from the Southeast corner to a point 293 feet West of the Northeast corner thereof; the West 200 feet of Section 2, the East 400 feet of Section 3, all that part of Sections 4, 9, 15, 16, 22, 23 and 24, lying North and East of the Northeasterly boundary of the right-of-way of Levee L-40, and all of Section 10, 13 and 14, all in Township 44 South, Range 40 East, in Palm Beach County, Florida.

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

Together with the following 51.953 acres, more or less, known as the Flying Cow Ranch Property:

All that part of the North one half (n ½) of the North one half (n ½) of Section 25, Township 44 South, Range 40 East, said Section being

unsurveyed, lying North and East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said Section 25, said Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are x-722,202.10 and y-833,959.35; thence running South 56° 55' 11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56° 55' 11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57° 8' 22" East, to the East line of said Section 25.

Less and except therefrom the following:

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

Commencing at the Northeast corner of said Section 25; thence South 01° 17' 01" West (basis of bearings) along the East line of said Section 25, 50.01 feet to the point of beginning; thence continue South 01° 17' 01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said Section 25; thence South 89° 43' 08" West along said South line of the North one-half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said Section 25; thence north 01° 17' 01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, page 279 of the Public Records of Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to the point of beginning.

Containing 49.149 acres, more or less.

Together with:

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

Also known as:

A portion of Section 25, Township 44 South, Range 40 East, described as follows: beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, page 293 of the Official

Records of Palm Beach County, Florida: thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly right-of-way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North 57°08'22" West along said Easterly right-of-way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, page 293; thence north 89°43'08" East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the point of beginning.

Containing 2.804 acres, more or less.

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

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

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

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

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

North of said North Right of Way Limit of the Central and Southern Flood Control District's Levee, Palm Beach County, Florida:

More particularly described:

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

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

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

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

Thence Easterly along the north line of the aforesaid Southwest Quarter of Section 12 to an intersection of a line drawn 40 feet West and parallel to the East limit of aforesaid Southwest Quarter of Section 12,

Thence Southerly along the 40 foot parallel line the aforesaid Section 12, a distance of 1592.15 feet to a point,

Thence Easterly and parallel to the Southerly limit of aforesaid Section 12 a distance of 1572.99 feet to a point.

Thence Southerly and parallel to the Easterly limits of aforesaid Section 12 a distance of 1031.44 feet more or less to the Northerly limit of Forest Hill Boulevard Right of Way,

Thence Westerly along the Northerly limit of Forest Hill Boulevard on an arc to the left and with an arc length of 488.34 feet having a delta angle of 4 degrees 49 minutes 59 seconds and a radius of 5789.27 feet with a radial bearing of North 9 degrees 6 minutes 10 seconds East to a point of compound curvature.

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

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

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

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

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

Thence continuing along a line 70.31 feet on a bearing North 89 degrees 2 minutes 7 seconds East to the intersection with the Westerly Right of Way Line of State Road 7 (US 441) as shown on Plat Wellington Green, A MUPD.PUD, of the Public Records of Palm Beach County, Florida in Plat Book 87 Pages 81 thru 90,

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

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

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

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

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

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

Thence Easterly along the Northerly limit of said Southwest quarter of said Section 24 to the Northeast corner of the Southwest quarter of aforesaid Section 24.

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

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

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

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

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



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

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

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

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

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

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

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

Thence Southerly along the Easterly Limit of aforesaid Section 34 to the Southeasterly corner of aforesaid Section 34 to the Northeasterly corner of Section 39, Township 44 South, Range 41 East.

Thence Southerly along the Easterly Limit of aforesaid Section 39 to the Northeasterly corner of Section 3, Township 45 South, Range 41 East.

Thence following the Easterly Limit of aforesaid Section 3 to the Southeast corner of Section 3.

Thence Westerly along the Southerly Limit of said Section 3 to the intersection of the North Right of Way Limit of the Central and Southern Flood Control District's Levee 40.

Thence Northerly following the Northerly Limit of said Levee 40 to the intersection of the Easterly Limit of Section 4, Township 45 South, Range 41 East.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Together with:

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

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE NORTH 87° 53' 57" WEST ALONG THE NORTH LINE OF SECTION 12, A DISTANCE OF 235.27 FEET; THENCE SOUTH 01° 38' 27" WEST ALONG A LINE LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE BASELINE OF SURVEY FOR STATE ROAD 7 (US 441) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93210-2519, SAID PARALLEL LINE BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7, AND THE EAST LINE OF BLACK DIAMOND PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, PUBLIC RECORDS OF PALM BEACH COUNTY,

FLORIDA, A DISTANCE OF 329.79 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01° 38' 26" WEST, A DISTANCE OF 7.18 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER OF TRACT C-1, OF SAID BLACK DIAMOND – PHASE 1; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 FOR THE FOLLOWING FIVE COURSES, SOUTH 01° 38' 26" WEST, A DISTANCE OF 1992.65 FEET; THENCE SOUTH 01° 38' 18" WEST, A DISTANCE OF 1015.08 FEET; THENCE NORTH 89° 01' 51" EAST ALONG THE NORTH LINE OF TRACT 20, BLOCK 18, OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 2.66 FEET TO A POINT ON A LINE LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 01° 30' 47" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1026.20 FEET; THENCE SOUTH 03° 48' 15" WEST, A DISTANCE OF 896.51 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIAL BEARING OF NORTH 03° 41' 07" EAST, A RADIUS OF 5665.58 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'00", AN ARC DISTANCE OF 299.95 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD FOR THE NEXT TWO COURSES NORTH 82° 08' 55" WEST, A DISTANCE OF 400.07 FEET; THENCE NORTH 80° 52' 41" WEST, A DISTANCE OF 4.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC RECORDS, SAID EAST RIGHT-OF-WAY LINE LYING 255.91 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF TRACTS 27 AND 22, BLOCK 18; THENCE NORTH 01° 19' 04" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.11 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT 22, BLOCK 18; THENCE SOUTH 89° 04' 17" WEST ALONG THE NORTH LINE OF TRACTS 22, 23 AND 24, BLOCK 18, SAID NORTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC RECORDS, A DISTANCE OF 1561.60 FEET TO A POINT ON A LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS 17 AND 16, BLOCK 18; THENCE ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE OF SAID S-5 CANAL FOR THE FOLLOWING SEVEN COURSES, NORTH 01° 27' 57" EAST, A DISTANCE OF 1344.77 FEET TO THE NORTH LINE OF SAID TRACT 16, BLOCK 18; THENCE SOUTH 88° 59' 24" WEST ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 53.29 FEET

TO THE WEST LINE OF SAID BLOCK 18; THENCE NORTH 01° 25' 21" EAST ALONG SAID WEST LINE OF BLOCK 18, A DISTANCE OF 684.83 FEET; THENCE NORTH 88° 56' 58" EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF TRACT 9 AND THE SOUTH LINE OF TRACT 9, BLOCK 18, DISTANCE OF 42.44 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 15.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 9, BLOCK 18, A DISTANCE OF 672.37 FEET TO THE CENTERLINE OF THE PLATTED 25 FOOT ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 4 AND 9, OF SAID BLOCK 18; THENCE NORTH 88° 54' 32" EAST ALONG SAID CENTERLINE, A DISTANCE OF 11.37 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACT 4, BLOCK 18, A DISTANCE OF 672.38 FEET TO THE NORTH LINE OF SAID TRACT 4, BLOCK 18, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE 1; THENCE NORTH 88° 52' 06" EAST ALONG THE SOUTH LINE OF TRACTS C-1 AND P-2 OF SAID BLACK DIAMOND - PHASE 1, A DISTANCE OF 1653.68 FEET TO THE SOUTHEAST CORNER SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG THE EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF 345.30 FEET TO THE SOUTH LINE OF SAID TRACT C-1; THENCE SOUTH 89° 10' 35" EAST ALONG THE SOUTH LINE OF TRACT C-2, A DISTANCE OF 725.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 209.53 ACRES, MORE OR LESS

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

TOGETHER WITH:

PARCEL 2

BEING ALL OF TRACT C-1, TRACT L-1, TRACT P-2 AND TRACT C-13, BLACK DIAMOND – PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 5.82 ACRES, MORE OR LESS

TOTAL SERVICE AREA OF PARCEL 1 AND PARCEL 2 CONTAIN 215.35 ACRES, MORE OR LESS.

Less and except the following 51.953 acres, more or less, known as the Flying Cow Ranch property:

All that part of the North one half (n ½) of the North one half (n ½) of section 25, Township 44 South, Range 40 East, said section being unsurveyed, lying North and East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said section 25, said Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in section 23, Township 44 South, Range 40 East, the coordinates of which are x-722,202.10 and y-833,959.35; thence running South 56° 55' 11" East to the North line of said section 25, Township 44 South, Range 40 East; thence continuing South 56° 55' 11" East to a concrete monument designated as FCE-641 in said section 25; thence running South 57° 8' 22" East, to the East line of said section 25.

Less and except therefrom the following:

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

Commencing at the Northeast corner of said section 25; thence South 01° 17' 01" West (basis of bearings) along the East line of said section 25, 50.01 feet to the point of beginning; thence continue South 01° 17' 01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said section 25; thence South 89° 43' 08" West along said South line of the North one-half of the North one-half of said section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said section 25; thence North 01° 17' 01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, page 279 of the Public Records of Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to the point of beginning.

Containing 49.149 acres, more or less.

Also less and except:

All that portion of the South half of the North half of section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and

lying Easterly of the Easterly right-of-way line of South Florida Water Management District's Levee L-40.

Also known as:

A portion of section 25, Township 44 South, Range 40 East, described as follows: beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, page 293 of the Official Records of Palm Beach County, Florida: thence, South 01°17'01" West, (basis of bearings, a grid azimuth) along the East line of said section 25, 398.46 feet more or less to an intersection with the Easterly right-of-way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North 57°08'22" West along said Easterly right-of-way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, page 293; thence North 89°43'08" East, 621.49 feet, more or less, along the South line of the North half of the North half of said section 25 to the point of beginning.

Containing 2.804 acres, more or less.

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

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

Approved by the Governor March 23, 2018.

Filed in Office Secretary of State March 23, 2018.