

ENROLLED

CS/CS/HB 901

2018 Legislature

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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

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26 Improvement District to Pine Tree Water Control District is to  
 27 facilitate the development of the Flying Cow Ranch property. The  
 28 Flying Cow Ranch property is more particularly described as  
 29 follows:

30  
 31 Parcel 2:

32  
 33 All that part of the North one half (N 1/2) of the  
 34 North one half (N 1/2) of Section 25, Township 44  
 35 South, Range 40 East, said Section being unsurveyed,  
 36 lying North and East of the Northeasterly right-of-way  
 37 line of Levee L-40 which Levee is one of the works of  
 38 the plan of flood control for Central and Southern  
 39 Florida extending through said Section 25, said  
 40 Northeasterly right-of-way line being more  
 41 particularly described as follows:

42  
 43 Beginning at a concrete monument designated as FCE-642  
 44 on the Northeasterly right-of-way line of Levee L-40  
 45 in Section 23, Township 44 South, Range 40 East, the  
 46 coordinates of which are X-722,202.10 and Y-  
 47 833,959.35; thence running South 56°55'11" East to the  
 48 North line of said Section 25, Township 44 South,  
 49 Range 40 East; thence continuing South 56°55'11" East  
 50 to a concrete monument designated as FCE-641 in said

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51 Section 25; thence running South 57°08'22" East, to  
 52 the East line of said Section 25.

53  
 54 LESS and EXCEPTING therefrom the following: A parcel  
 55 of land lying in the Northeast one-quarter of Section  
 56 25, Township 44 South, Range 40 East, being the East  
 57 30 feet of those certain lands described as Parcel "A"  
 58 in the instrument recorded in Official Records Book  
 59 15060, Page 293 of the Public Records of Palm Beach  
 60 County, Florida, being more particularly described as  
 61 follows:

62  
 63 Commencing at the Northeast corner of said Section 25;  
 64 thence South 01°17'01" West (Basis of Bearings) along  
 65 the East line of said Section 25, 50.01 feet to the  
 66 Point of Beginning; thence continue South 01°17' 01"  
 67 West along said East line, 1271.88 feet to the South  
 68 line of the North one-half of the North one-half of  
 69 said Section 25; thence South 89°43'08" West along  
 70 said South line of the North one-half of the North  
 71 one-half of said Section 25, 30.01 feet to a line  
 72 30.00 feet West of as measured at right angles and  
 73 parallel with the East line of said Section 25; thence  
 74 North 01°17'01" East along said parallel line 1271.88  
 75 feet to the South line of those certain lands as

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76 conveyed to Acme Drainage District in Official Records  
 77 Book 206, Page 279 of the Public Records of Palm Beach  
 78 County, Florida; thence North 89" 43' 08" East along  
 79 said line 30.01 feet to the Point of Beginning. Said  
 80 lands situate, lying and being in Palm Beach County,  
 81 Florida.

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

84  
 85 Parcel 3:

86  
 87 All that portion of the South half of the North half  
 88 of Section 25, Township 44 South, Range 40 East, Palm  
 89 Beach County, Florida, and lying easterly of the  
 90 Easterly Right-of-Way line of South Florida Water  
 91 Management District's Levee L-40.

92  
 93 Also known as:

94  
 95 A portion of Section 25, Township 44 South, Range 40  
 96 East, described as follows: Beginning at the Southeast  
 97 corner of those certain lands as conveyed in Official  
 98 Records Book 15060, Page 293 of the Official Records  
 99 of Palm Beach County, Florida: thence, South 01°17'01"  
 100 West, (basis of bearings, a grid azimuth) along the

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101 East line of said Section 25, 398.46 feet more or less  
 102 to an intersection with the Easterly Right-of-Way line  
 103 of the Central and Southern Florida Flood Control  
 104 District Canal L-40; thence, North 57°08'22" West  
 105 along said Easterly Right-of-Way line, 729.21 feet,  
 106 more or less, to the Southwest corner of those certain  
 107 lands as conveyed in said Official Records Book 15060,  
 108 Page 293; thence North 89°43'08" East, 621.49 feet,  
 109 more or less, along the South line of the North half  
 110 of the North half of said Section 25 to the Point of  
 111 Beginning.

112  
 113 Said lands situate in Palm Beach County, Florida and  
 114 contain 2.804 ac. more or less.  
 115

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

118 Section 1. District created and boundaries thereof;  
 119 validating creation of district under chapter 298, Florida  
 120 Statutes.—That for the purpose of reclaiming and draining the  
 121 lands hereinafter described and protecting such lands from the  
 122 effects of water by means of the construction and maintenance of  
 123 canals, ditches, levees, dikes, pumping plants, and other  
 124 drainage works and improvements, and for the purpose of making  
 125 the lands within the district available and habitable for

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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126 settlement and agriculture, and for the public convenience,  
 127 welfare, utility, and benefit, and for the other purposes stated  
 128 in this act, an independent drainage district is hereby created  
 129 and established in Palm Beach County, to be known as the Pine  
 130 Tree Water Control District, the territorial boundaries of which  
 131 shall be as follows, ~~to wit:~~

132  
 133 Beginning at the Southeast corner of Section 24,  
 134 Township 44 South, Range 40 East, run South 89° 43'  
 135 08" West, along the South line of said Section 24 a  
 136 distance of 2,674.64 feet to the Northerly right of  
 137 way of Canal L-40; thence North 56° 54' 19" West along  
 138 said right of way of Canal L-40, a distance of  
 139 9,479.62 feet; thence North 42° 15' 14" West and  
 140 continuing along said Canal right of way 7,363.27 feet  
 141 to the West line of Section 10, Township 44 South,  
 142 Range 40 East; thence South 01° 16' 05" West, along  
 143 said West line of said Section 10, a distance of 57.57  
 144 feet; thence North 25° 11' 01" West along the  
 145 aforementioned Northerly right of way of Canal L-40, a  
 146 distance of 12,185.26 feet to the West line of Hiatus  
 147 Lot 4; thence North 01° 14' 08" East along the West  
 148 line of Hiatus Lot 4, a distance of 113.66 feet to the  
 149 Southwest corner of Section 33, Township 43 South,  
 150 Range 40 East; thence North 01° 14' 08" East along the

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151 West line of said Section 33, a distance of 1,532.34  
 152 feet to the South right-of-way line of the West Palm  
 153 Beach Canal; thence South 88° 23' 22" East along said  
 154 Canal right of way 4,981.18 feet; thence South 01° 04'  
 155 07" West, 1,541 feet to the South line of Section 33,  
 156 Township 43 South, Range 40 East; thence South 42° 09'  
 157 30" East, 643.43 fee to the Northeast corner of  
 158 Section 4, Township 44 South, Range 40 East; thence  
 159 South 01° 16' 05" West along the East line of said  
 160 Section 4, a distance of 5,314.41 feet to the  
 161 Southeast corner of said Section 4; thence North 89°  
 162 44' 30" East along the North line of Section 10,  
 163 Township 44 South, Range 40 East, 4,875.18 feet;  
 164 thence run North 01° 15' 49" East, 5,304.15 feet to a  
 165 point on the South line of Hiatus Lot 3; thence North  
 166 01° 25' 51" East, 515.41 feet; thence North 87° 27'  
 167 20" West, 106.75 feet; thence North 00° 51' 10" East,  
 168 1,336.85 feet to the South right-of-way line of West  
 169 Palm Beach Canal; thence South 88° 21' 18" East along  
 170 the South right of way of said Canal 363,94 feet;  
 171 thence continue along the South line of said Canal  
 172 right of way South 88° 28' 22" East, 200.02 feet;  
 173 thence South 00° 56' 00" West, 1,544.21 feet to the  
 174 South line of Section 35, Township 43, South, Range 40  
 175 East; thence South 24° 36' 48" East, 325 feet to the

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176 North line of Section 2, Township 44 South, Range 40  
 177 East, said line also being the South line of Hiatus  
 178 Lot 2; thence South 01° 15' 44" West, 5,302.88 feet to  
 179 the South line of said Section 2; thence South 89° 44'  
 180 30" West along the South line of said Section 2, a  
 181 distance of 200.07 feet to the Southwest corner of  
 182 said Section 2; thence South 01° 15' 44" West, along  
 183 the West line of Section 11, Township 44 South, Range  
 184 40 East, 5,278.18 feet to the Southwest corner of said  
 185 Section 11; thence North 89° 43' 57" East; along the  
 186 North lines of Sections 14 and 13, Township 44 South,  
 187 Range 40 East, 10,536.48 feet to the Northeast corner  
 188 of said Section 13; thence South 01° 17' 26" West  
 189 along the East line of said Section 13, a distance of  
 190 5,276.29 feet to the Southeast corner of said Section  
 191 13; thence South 01° 20' 00" West along the East line  
 192 of Section 24, Township 44 South, Range 40 East,  
 193 5,279.90 feet to the Southeast corner of said Section  
 194 24 and the Point of Beginning.

195  
 196 Containing 4,022 acres, more or less.

197  
 198 which said boundary line embraces and includes those  
 199 certain tracts or parcels of land situate in Palm  
 200 Beach County, Florida, described as follows:



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201  
 202 All of that part of the East Quarter of the Southeast  
 203 Quarter of Section 34, Township 43 South, Range 40  
 204 East, lying South of the South right-of-way line of  
 205 West Palm Beach Canal, the West boundary of which  
 206 parcel being established by that certain Boundary Line  
 207 Agreement dated November 1, 1956, recorded in Deed  
 208 Book 1161, page 371, of the Public Records of Palm  
 209 Beach County, Florida; all that part of the West 200  
 210 feet of Section 35, Township 43 South, Range 40 East,  
 211 lying South of the South right-of-way line of West  
 212 Palm Beach Canal; the West 200 feet of Hiatus Lot 2,  
 213 between Townships 43 and 44 South, Range 40 East; all  
 214 of that part of Hiatus Lot 3, between Townships 43 and  
 215 44 South, Range 40 East, which lies East of that  
 216 certain lines established as a boundary line by  
 217 Boundary Line Agreement dated November 1, 1956,  
 218 recorded in Deed Book 1161, page 371, Public Records  
 219 of Palm Beach County, Florida; all of that part of  
 220 Hiatus Lot 4, between Townships 43 and 44 South, Range  
 221 40 East, lying Easterly of the East right-of-way line  
 222 of Levee L-40, excepting therefrom the east triangular  
 223 portion lying East of a line running from the  
 224 Southeast corner to a point 293 feet West of the  
 225 Northeast corner thereof; the West 200 feet of Section

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226 2, the East 400 feet of Section 3, all that part of  
 227 Sections 4, 9, 15, 16, 22, 23 and 24, lying North and  
 228 East of the Northeasterly boundary of the right-of-way  
 229 of Levee L-40, and all of Section 10, 13 and 14, all  
 230 in Township 44 South, Range 40 East, in Palm Beach  
 231 County, Florida.

232  
 233 All of Section 33 lying South of West Palm Beach Canal  
 234 in Township 43 South, Range 40 East, less the East 293  
 235 feet.

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

238 All that part of the North one half (n 1/2) of the  
 239 North one half (n 1/2) of Section 25, Township 44  
 240 South, Range 40 East, said Section being unsurveyed,  
 241 lying North and East of the Northeasterly right-of-way  
 242 line of Levee L-40 which Levee is one of the works of  
 243 the plan of flood control for Central and Southern  
 244 Florida extending through said Section 25, said  
 245 Northeasterly right-of-way line being more  
 246 particularly described as follows:

247 Beginning at a concrete monument designated as FCE-642  
 248 on the Northeasterly right-of-way line of Levee L-40  
 249 in Section 23, Township 44 South, Range 40 East, the  
 250 coordinates of which are x-722,202.10 and y-

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251 833,959.35; thence running South 56° 55' 11" East to  
252 the North line of said Section 25, Township 44 South,  
253 Range 40 East; thence continuing South 56° 55' 11"  
254 East to a concrete monument designated as FCE-641 in  
255 said Section 25; thence running South 57° 8' 22" East,  
256 to the East line of said Section 25.  
257 Less and except therefrom the following:  
258 A parcel of land lying in the Northeast one-quarter of  
259 Section 25, Township 44 South, Range 40 East, being  
260 the East 30 feet of those certain lands described as  
261 parcel "a" in the instrument recorded in Official  
262 Records Book 15060, page 293 of the Public Records of  
263 Palm Beach County, Florida, being more particularly  
264 described as follows:  
265 Commencing at the Northeast corner of said Section 25;  
266 thence South 01° 17' 01" West (basis of bearings)  
267 along the East line of said Section 25, 50.01 feet to  
268 the point of beginning; thence continue South 01° 17'  
269 01" West along said East line, 1271.88 feet to the  
270 South line of the North one-half of the North one-half  
271 of said Section 25; thence South 89° 43' 08" West  
272 along said South line of the North one-half of the  
273 North one-half of said Section 25, 30.01 feet to a  
274 line 30.00 feet West of as measured at right angles  
275 and parallel with the East line of said Section 25;

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276 thence north 01° 17' 01" East along said parallel line  
 277 1271.88 feet to the South line of those certain lands  
 278 as conveyed to Acme Drainage District in Official  
 279 Records Book 206, page 279 of the Public Records of  
 280 Palm Beach County, Florida; thence North 89° 43' 08"  
 281 East along said line 30.01 feet to the point of  
 282 beginning.  
 283 Containing 49.149 acres, more or less.  
 284 Together with:  
 285 All that portion of the South half of the north half  
 286 of Section 25, Township 44 South, Range 40 East, Palm  
 287 Beach County, Florida, and lying Easterly of the  
 288 Easterly right-of-way line of South Florida Water  
 289 Management District's Levee L-40.  
 290 Also known as:  
 291 A portion of Section 25, Township 44 South, Range 40  
 292 East, described as follows: beginning at the Southeast  
 293 corner of those certain lands as conveyed in Official  
 294 Records Book 15060, page 293 of the Official Records  
 295 of Palm Beach County, Florida: thence, South 01°17'01"  
 296 West, (basis of bearings, a grid azimuth) along the  
 297 East line of said Section 25, 398.46 feet more or less  
 298 to an intersection with the Easterly right-of-way line  
 299 of the Central and Southern Florida Flood Control  
 300 District Canal L-40; thence, North 57°08'22" West

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301 along said Easterly right-of-way line, 729.21 feet,  
 302 more or less, to the Southwest corner of those certain  
 303 lands as conveyed in said Official Records Book 15060,  
 304 page 293; thence north 89°43'08" East, 621.49 feet,  
 305 more or less, along the South line of the North half  
 306 of the North half of said Section 25 to the point of  
 307 beginning.

308 Containing 2.804 acres, more or less.

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

311  
 312 Section 3. Section 1 of section 3 of chapter 2003-330,  
 313 Laws of Florida, as amended by chapters 2012-256 and 2014-242,  
 314 Laws of Florida, is amended to read:

315 Section 1. District Created and Boundaries thereof;  
 316 Validating Creation of District under chapter 298, Florida  
 317 Statutes.—That for the purpose of reclaiming and draining the  
 318 lands hereinafter described and protecting said lands from the  
 319 effects of water by means of the construction and maintenance of  
 320 canals, ditches, levees, dikes, pumping plants, and other  
 321 drainage works and improvements, and for the purpose of making  
 322 the lands within said District available and habitable for  
 323 settlement and agriculture, and for the public convenience,  
 324 welfare, utility, and benefit, and for the other purposes stated  
 325 in this Act, a drainage District is hereby created and

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326 established in Palm Beach County, to be known as the Acme  
 327 Improvement District, the territorial boundaries of which shall  
 328 be as follows, ~~to-wit:~~

329  
 330 All and Singular a certain parcel of Land, Lying and  
 331 Situate in Range 41 East, Township 44 South and part  
 332 of Range 41 East, Township 43 South, and part of Range  
 333 40 East, Township 44 South, part of Township 43 South,  
 334 Range 40 East, part of Township 45 South, Range 41  
 335 East, and part of Hiatus, Palm Beach County, Florida.

336  
 337 All of Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14,  
 338 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29,  
 339 33, 34 and that part of Sections 30, 31 and 32 lying  
 340 North Right of Way Limit of the Central and Southern  
 341 Flood Control District's Levee 40 and that portions of  
 342 Sections 12, 13, 24 and 25 Township 44 South, Range 41  
 343 East. Portion of Section 25 Township 44 South, Range  
 344 40 East, North Right of Way Limit of the Central and  
 345 Southern Flood Control District's Levee 40. Portion of  
 346 Sections 31, 32, 33, 34, and 35 lying South of the  
 347 Right of Way line of the West Palm Beach Canal,  
 348 Township 43 South, Range 41 East, Section 39, Township  
 349 44 South, Range 41 East and portions of Section 40  
 350 North of said North Right of Way Limit of the Central

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351 and Southern Flood Control District's Levee, and  
 352 Section 3 and 4 of Township 45 South, Range 41 East  
 353 lying North of said North Right of Way Limit of the  
 354 Central and Southern Flood Control District's Levee,  
 355 Palm Beach County, Florida:

356  
 357 More particularly described:

358  
 359 Commencing at the intersection of the East Line of  
 360 Section 35, Township 43 South, Range 41 East, and the  
 361 South Right of Way Line of the West Palm Beach Canal;

362  
 363 Thence Southerly following the East Line of aforesaid  
 364 section 35, to the Northeast corner Section 2,  
 365 Township 44 South, Range 41 East.

366  
 367 Thence following Southerly along the east limit of  
 368 aforesaid Section 2 to the Northeast corner Section  
 369 11, Township 44 East, Range 41 East,

370  
 371 Thence following Southerly along the aforesaid  
 372 Easterly limit of Section 11 to a point on the  
 373 Easterly limit of aforesaid Section 11 to the  
 374 Northwest Corner of the Southwest Quarter of Section  
 375 12, Township 44 South, Range 41 East.

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376  
 377       Thence Easterly along the north line of the aforesaid  
 378       Southwest Quarter of Section 12 to an intersection of  
 379       a line drawn 40 feet West and parallel to the East  
 380       limit of aforesaid Southwest Quarter of Section 12,  
 381  
 382       Thence Southerly along the 40 foot parallel line the  
 383       aforesaid Section 12, a distance of 1592.15 feet to a  
 384       point,  
 385  
 386       Thence Easterly and parallel to the Southerly limit of  
 387       aforesaid Section 12 a distance of 1572.99 feet to a  
 388       point.  
 389  
 390       Thence Southerly and parallel to the Easterly limits  
 391       of aforesaid Section 12 a distance of 1031.44 feet  
 392       more or less to the Northerly limit of Forest Hill  
 393       Boulevard Right of Way,  
 394  
 395       Thence Westerly along the Northerly limit of Forest  
 396       Hill Boulevard on an arc to the left and with an arc  
 397       length of 488.34 feet having a delta angle of 4  
 398       degrees 49 minutes 59 seconds and a radius of 5789.27  
 399       feet with a radial bearing of North 9 degrees 6



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400 minutes 10 seconds East to a point of compound  
 401 curvature.

402  
 403 Thence continuing Westerly along an arc to the left  
 404 with a radius of 5789.27 feet an arc length of 203.52  
 405 feet having a delta angle of 2 degrees 0 minutes 51  
 406 seconds and a center bearing of North 3 degrees 46  
 407 minutes 29 seconds East, to a point.

408  
 409 Thence Southerly a distance 173 feet more or less to  
 410 the intersection of the Northerly limit of Section 13,  
 411 Township 44 South, Range 41 East.

412  
 413 Thence Southerly along a line 27.00 feet on a bearing  
 414 of South 2 degrees 15 minutes 17 seconds West to a  
 415 point of non tangential curvature.

416  
 417 Thence following a curve to the right with an arc  
 418 length of 741.42 feet having a radius of 4443.66 feet  
 419 and a delta angle of 9 degrees 33 minutes 35 seconds  
 420 and radial bearing of North 2 degrees 15 minutes 17  
 421 seconds East, to a point of tangency,

422  
 423 Thence following a line 186.37 feet on a bearing of  
 424 South 86 degrees 25 minutes 5 seconds East to a point,

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425  
 426           Thence continuing along a line 70.31 feet on a bearing  
 427           North 89 degrees 2 minutes 7 seconds East to the  
 428           intersection with the Westerly Right of Way Line of  
 429           State Road 7 (US 441) as shown on Plat Wellington  
 430           Green, A MUPD.PUD, of the Public Records of Palm Beach  
 431           County, Florida in Plat Book 87 Pages 81 thru 90,  
 432  
 433           Thence following a line a distance of 503.00 feet on a  
 434           bearing of South 0 degrees 22 minutes 3 seconds East  
 435           to a point,  
 436  
 437           Thence continuing along a line a distance of 1312.60  
 438           feet on a bearing of South 1 degrees 53 minutes 53  
 439           seconds West to a point,  
 440  
 441           Thence following a line a distance of 827.17 feet on a  
 442           bearing of South 1 degrees 53 minutes 57 seconds West  
 443           to a point of intersection with the South line of the  
 444           North half of the South Half of aforesaid Section 13.  
 445  
 446           Thence Easterly following the aforesaid Southerly line  
 447           of the North Half of the South Half of said Section 13  
 448           a distance of 5044.51 feet more or less to the West  
 449           limit of said Section 13,

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450  
 451 Thence Southerly along the Westerly limit of aforesaid  
 452 Section 13 to the Northwest corner of Section 24,  
 453 Township 44 South, Range 41 East.

454  
 455 Thence Southerly along the Westerly limit of aforesaid  
 456 Section 24 to the Northwest corner of the Southwest  
 457 Quarter of aforesaid Section 24.

458  
 459 Thence Easterly along the Northerly limit of said  
 460 Southwest quarter of said Section 24 to the Northeast  
 461 corner of the Southwest quarter of aforesaid Section  
 462 24.

463  
 464 Thence Southerly along the Easterly limit of the said  
 465 Southwest Quarter of aforesaid Section 24 a distance  
 466 of 306.42 feet to a point.

467  
 468 Thence Easterly along a line a distance of 606.10 feet  
 469 on a bearing of North 88 degrees 52 minutes 2 seconds  
 470 East to a point,

471  
 472 Thence following a line a distance of 1.68 feet on a  
 473 bearing of North 1 degree 11 minutes 59 seconds West  
 474 to a point,

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475  
 476 Thence following a line a distance of 652.54 feet on a  
 477 bearing of North 88 degrees 52 minutes 2 seconds East  
 478 to a point,

479  
 480 Thence following a line a distance of 624.36 feet on a  
 481 bearing of South 1 degree 12 minutes 58 seconds East  
 482 to a point,

483  
 484 Thence following a line a distance of 1087.73 feet on  
 485 a bearing of North 88 degrees 52 minutes 2 seconds  
 486 East to a point in the Westerly Limit of State Road 7  
 487 (US 441) as shown on Plat of Versailles P.U.D. of the  
 488 Public Records of Palm Beach County, Florida in Plat  
 489 Book 93 Pages 17 thru 39.

490  
 491 Thence Southerly following the Westerly limit of State  
 492 Road 7 (US 441) 165 foot Right of Way as per O.R.B.  
 493 9508 Page 1202 and O.R.B. 9488 Page 1661 of the Public  
 494 Records of Palm Beach County, Florida.

495  
 496 Thence Easterly along the Northerly Limit of aforesaid  
 497 Section 25 to a point measured 180.92 feet from the  
 498 Northeasterly corner of said Section 25 said point

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499 being the Westerly Limit of State Road 7 (US 441) as  
500 per O.R.B. 5642 Page 1160.

501  
502 Thence Southerly along the Westerly Limit of State  
503 Road 7 (US 441) as shown on Plat Shoppes at Wycliffe  
504 of the Public Records of Palm Beach County, Florida in  
505 Plat Book 83 Pages 41 thru 43 to a point of  
506 intersection with the North East corner of Tract 'P'  
507 of Plat Wycliffe Plat One of the Public Records of  
508 Palm Beach County, Florida in Plat Book 62 Pages 8  
509 thru 13.

510  
511 Thence Southerly along the Westerly Limit of State  
512 Road 7 (US 441) Right of Way as per O.R.B. 5642 Page  
513 1610 to the intersection of the Southerly Limit of  
514 aforesaid Section 25.

515  
516 Thence Westerly following the Southerly Limit of  
517 aforesaid Section 25 to the Southeasterly corner of  
518 Section 26 Township 44 South, Range 41 East.

519  
520 Thence Westerly following the Southerly Limit of  
521 aforesaid Section 26 to the Northeasterly corner of  
522 Section 34 Township 44 South, Range 41 East.

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

528  
 529 Thence Southerly along the Easterly Limit of aforesaid  
 530 Section 39 to the Northeasterly corner of Section 3,  
 531 Township 45 South, Range 41 East.

532  
 533 Thence following the Easterly Limit of aforesaid  
 534 Section 3 to the Southeast corner of Section 3.

535  
 536 Thence Westerly along the Southerly Limit of said  
 537 Section 3 to the intersection of the North Right of  
 538 Way Limit of the Central and Southern Flood Control  
 539 District's Levee 40.

540  
 541 Thence Northerly following the Northerly Limit of said  
 542 Levee 40 to the intersection of the Easterly Limit of  
 543 Section 4, Township 45 South, Range 41 East.

544  
 545 Thence Northerly along the Northerly Limit of said  
 546 Levee 40 to the Southerly Limit of Section 40,  
 547 Township 44 South, Range 41 East.

548

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

552  
 553 Thence Northerly along aforesaid Northerly Limit of  
 554 said Levee 40 to the intersection with the East Limit  
 555 of Section 31 Township 44 South, Range 41 East.

556  
 557 Thence Northerly along aforesaid Northerly Limit of  
 558 said Levee 40 to the intersection with the South Limit  
 559 of Section 30 Township 44 South, Range 41 East.

560  
 561 Thence Northerly along aforesaid Northerly Limit of  
 562 said Levee 40 to the intersection of the Easterly  
 563 Limit of Section 25 Township 44 South, Range 40 East.

564  
 565 Thence Northerly along aforesaid Northerly Limit of  
 566 said Levee 40 to the intersection of the Northerly  
 567 Limit of aforesaid Section 25 Township 44 South, Range  
 568 40 East.

569  
 570 Thence Easterly along aforesaid Northerly Limit of  
 571 said Section 25 to the Westerly limit of Section 30  
 572 Township 44 South, Range 41 East.

573

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574 Thence Northerly along the Easterly Limit of Section  
 575 24, Township 44 South, Range 40 East to the  
 576 Southwesterly corner of Section 13, Township 44 South,  
 577 Range 40 East.

578  
 579 Thence Northerly along aforesaid Easterly Limit of  
 580 said Section 13 to the Southwesterly corner of Section  
 581 12, Township 44 South, Range 40 East.

582  
 583 Thence Westerly along the said Southerly Limit of  
 584 Section 12 to the Southwest corner of said Section.

585  
 586 Thence Northerly along the Westerly Limit of said  
 587 Section 12 to the Southwest corner of Section 1,  
 588 Township 44 South, Range 40 East.

589  
 590 Thence Northerly along the Westerly Limit of Section 1  
 591 to the Southeast corner of Section 1 Hiatus.

592  
 593 Thence Northerly along the Westerly Limit of Section 1  
 594 Hiatus to the Southeast corner of Section 36, Township  
 595 43 South, Range 40 East.

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

600  
 601 Thence following the aforesaid Southerly Limit of said  
 602 West Palm Beach Canal to the intersection of the  
 603 Westerly Limit of Section 31 Township 43 South, Range  
 604 41 East.

605  
 606 Thence following the aforesaid Southerly Limit of said  
 607 West Palm Beach Canal to the intersection of the  
 608 Westerly Limit of Section 32 Township 43 South, Range  
 609 41 East.

610  
 611 Thence following the aforesaid Southerly Limit of said  
 612 West Palm Beach Canal to the intersection of the  
 613 Westerly Limit of Section 33 Township 43 South, Range  
 614 41 East.

615  
 616 Thence following the aforesaid Southerly Limit of said  
 617 West Palm Beach Canal to the intersection of the  
 618 Westerly Limit of Section 34 Township 43 South, Range  
 619 41 East.

620

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621 Thence following the aforesaid Southerly Limit of said  
 622 West Palm Beach Canal to the intersection of the  
 623 Westerly Limit of Section 35 Township 43 South, Range  
 624 41 East.

625  
 626 Thence following the aforesaid Southerly Limit of said  
 627 West Palm Beach Canal to the Point of Commencement.

628  
 629 Landowners within the existing boundaries of the Acme  
 630 Improvement District shall not be obligated or taxed to pay for  
 631 the cost of amending the District boundaries or to pay the cost  
 632 of any improvements made by the District to benefit the lands  
 633 being included within the boundaries of the District by this  
 634 Act.

635  
 636 Together with:

637 A parcel of land being a portion of Block 18, The Palm  
 638 Beach Farms Company Plat No. 3 as recorded in Plat  
 639 Book 2, pages 45 through 54, all of Venra Development,  
 640 LLC, as recorded in Plat Book 97, pages 179 and 180,  
 641 all of Wellington MUPD, as recorded in Plat Book 101,  
 642 pages 132 and 133, and all of Wellington Reserve  
 643 Office Park, as recorded in Plat Book 103, pages 178  
 644 through 180, all according to the plats thereof as  
 645 recorded in the public records of Palm Beach County,

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646 Florida, lying within Section 12, Township 44 South,  
 647 Range 41 East, Being more particularly described as  
 648 follows:  
 649 PARCEL 1  
 650 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12,  
 651 THENCE NORTH 87° 53' 57" WEST ALONG THE NORTH LINE OF  
 652 SECTION 12, A DISTANCE OF 235.27 FEET; THENCE SOUTH  
 653 01° 38' 27" WEST ALONG A LINE LYING 240.00 FEET WEST  
 654 OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH  
 655 THE BASELINE OF SURVEY FOR STATE ROAD 7 (US 441)  
 656 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION  
 657 RIGHT-OF-WAY MAP SECTION 93210-2519, SAID PARALLEL  
 658 LINE BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE  
 659 ROAD 7, AND THE EAST LINE OF BLACK DIAMOND PHASE 1,  
 660 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT  
 661 BOOK 94, PAGES 83 THROUGH 91, PUBLIC RECORDS OF PALM  
 662 BEACH COUNTY, FLORIDA, A DISTANCE OF 329.79 FEET;  
 663 THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE  
 664 SOUTH 01° 38' 26" WEST, A DISTANCE OF 7.18 FEET TO THE  
 665 POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST  
 666 CORNER OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE 1;  
 667 THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF  
 668 STATE ROAD 7 FOR THE FOLLOWING FIVE COURSES, SOUTH 01°  
 669 38' 26" WEST, A DISTANCE OF 1992.65 FEET; THENCE  
 670 SOUTH 01° 38' 18" WEST, A DISTANCE OF 1015.08 FEET;

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671 THENCE NORTH 89° 01' 51" EAST ALONG THE NORTH LINE OF  
 672 TRACT 20, BLOCK 18, OF SAID PALM BEACH FARMS CO. PLAT  
 673 NO. 3, A DISTANCE OF 2.66 FEET TO A POINT ON A LINE  
 674 LYING 240.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES  
 675 TO) AND PARALLEL WITH THE EAST LINE OF SAID SECTION  
 676 12; THENCE SOUTH 01° 30' 47" WEST ALONG SAID PARALLEL  
 677 LINE, A DISTANCE OF 1026.20 FEET; THENCE SOUTH 03° 48'  
 678 15" WEST, A DISTANCE OF 896.51 FEET TO A POINT OF  
 679 INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF  
 680 FOREST HILL BOULEVARD, SAID POINT BEING ON A CURVE  
 681 CONCAVE TO THE NORTH, HAVING A RADIAL BEARING OF NORTH  
 682 03° 41' 07" EAST, A RADIUS OF 5665.58 FEET; THENCE  
 683 WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
 684 ANGLE OF 03°02'00", AN ARC DISTANCE OF 299.95 FEET TO  
 685 A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID  
 686 NORTHERLY RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD  
 687 FOR THE NEXT TWO COURSES NORTH 82° 08' 55" WEST, A  
 688 DISTANCE OF 400.07 FEET; THENCE NORTH 80° 52' 41"  
 689 WEST, A DISTANCE OF 4.48 FEET TO THE EAST RIGHT-OF-WAY  
 690 LINE OF LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS  
 691 RECORDED IN OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF  
 692 SAID PUBLIC RECORDS, SAID EAST RIGHT-OF-WAY LINE LYING  
 693 255.91 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO)  
 694 AND PARALLEL WITH THE EAST LINE OF TRACTS 27 AND 22,  
 695 BLOCK 18; THENCE NORTH 01° 19' 04" WEST ALONG SAID

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696 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.11 FEET TO  
 697 A POINT LYING ON THE NORTH LINE OF SAID TRACT 22,  
 698 BLOCK 18; THENCE SOUTH 89° 04' 17" WEST ALONG THE  
 699 NORTH LINE OF TRACTS 22, 23 AND 24, BLOCK 18, SAID  
 700 NORTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF  
 701 LAKE WORTH DRAINAGE DISTRICT S-5 CANAL AS RECORDED IN  
 702 OFFICIAL RECORD BOOK 6813 AT PAGE 1513 OF SAID PUBLIC  
 703 RECORDS, A DISTANCE OF 1561.60 FEET TO A POINT ON A  
 704 LINE LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT  
 705 ANGLES TO) AND PARALLEL WITH THE WEST LINE OF TRACTS  
 706 17 AND 16, BLOCK 18; THENCE ALONG SAID PARALLEL LINE  
 707 AND EAST RIGHT-OF-WAY LINE OF SAID S-5 CANAL FOR THE  
 708 FOLLOWING SEVEN COURSES, NORTH 01° 27' 57" EAST, A  
 709 DISTANCE OF 1344.77 FEET TO THE NORTH LINE OF SAID  
 710 TRACT 16, BLOCK 18; THENCE SOUTH 88° 59' 24" WEST  
 711 ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF,  
 712 A DISTANCE OF 53.29 FEET TO THE WEST LINE OF SAID  
 713 BLOCK 18; THENCE NORTH 01° 25' 21" EAST ALONG SAID  
 714 WEST LINE OF BLOCK 18, A DISTANCE OF 684.83 FEET;  
 715 THENCE NORTH 88° 56' 58" EAST ALONG THE WESTERLY  
 716 EXTENSION OF THE SOUTH LINE OF TRACT 9 AND THE SOUTH  
 717 LINE OF TRACT 9, BLOCK 18, DISTANCE OF 42.44 FEET;  
 718 THENCE NORTH 01° 27' 57" EAST ALONG A LINE LYING 15.00  
 719 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND  
 720 PARALLEL WITH THE WEST LINE OF SAID TRACT 9, BLOCK 18,

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721 A DISTANCE OF 672.37 FEET TO THE CENTERLINE OF THE  
 722 PLATTED 25 FOOT ROAD, DYKE AND DITCH RESERVATION LYING  
 723 BETWEEN TRACTS 4 AND 9, OF SAID BLOCK 18; THENCE NORTH  
 724 88° 54' 32" EAST ALONG SAID CENTERLINE, A DISTANCE OF  
 725 11.37 FEET; THENCE NORTH 01° 27' 57" EAST ALONG A LINE  
 726 LYING 26.36 FEET EAST OF (AS MEASURED AT RIGHT ANGLES  
 727 TO) AND PARALLEL WITH THE WEST LINE OF TRACT 4, BLOCK  
 728 18, A DISTANCE OF 672.38 FEET TO THE NORTH LINE OF  
 729 SAID TRACT 4, BLOCK 18, SAID NORTH LINE ALSO BEING THE  
 730 SOUTH LINE OF TRACT C-1, OF SAID BLACK DIAMOND - PHASE  
 731 1; THENCE NORTH 88° 52' 06" EAST ALONG THE SOUTH LINE  
 732 OF TRACTS C-1 AND P-2 OF SAID BLACK DIAMOND - PHASE  
 733 1, A DISTANCE OF 1653.68 FEET TO THE SOUTHEAST CORNER  
 734 SAID TRACT P-2; THENCE NORTH 01° 19' 04" WEST ALONG  
 735 THE EAST LINE OF TRACTS P-2 AND C-1, A DISTANCE OF  
 736 345.30 FEET TO THE SOUTH LINE OF SAID TRACT C-1;  
 737 THENCE SOUTH 89° 10' 35" EAST ALONG THE SOUTH LINE OF  
 738 TRACT C-2, A DISTANCE OF 725.10 FEET TO THE POINT OF  
 739 BEGINNING.  
 740 CONTAINING 209.53 ACRES, MORE OR LESS  
 741 BEARINGS SHOWN HEREON ARE REFERENCED TO GRID BEARINGS  
 742 BASED ON FLORIDA STATE PLANE EAST ZONE, NORTH AMERICAN  
 743 DATUM OF 1927, AS DETERMINED AND ACCORDING TO THE  
 744 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP  
 745 FOR STATE ROAD 7, (US 441) SECTION 93210-2519, THE

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746 EAST LINE OF SECTION 12 BEARS NORTH 01° 30' 47" EAST  
 747 AND ALL OTHER BEARING ARE RELATIVE THERETO.  
 748 TOGETHER WITH:  
 749 PARCEL 2  
 750 BEING ALL OF TRACT C-1, TRACT L-1, TRACT P-2 AND TRACT  
 751 C-13, BLACK DIAMOND - PHASE 1, ACCORDING TO THE PLAT  
 752 THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 83 THROUGH  
 753 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
 754 FLORIDA.  
 755 CONTAINING 5.82 ACRES, MORE OR LESS  
 756 TOTAL SERVICE AREA OF PARCEL 1 AND PARCEL 2 CONTAIN  
 757 215.35 ACRES, MORE OR LESS.

758  
 759 Less and except the following 51.953 acres, more or  
 760 less, known as the Flying Cow Ranch property:  
 761 All that part of the North one half (n 1/2) of the  
 762 North one half (n 1/2) of section 25, Township 44  
 763 South, Range 40 East, said section being unsurveyed,  
 764 lying North and East of the Northeasterly right-of-way  
 765 line of Levee L-40 which Levee is one of the works of  
 766 the plan of flood control for Central and Southern  
 767 Florida extending through said section 25, said  
 768 Northeasterly right-of-way line being more  
 769 particularly described as follows:

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770 Beginning at a concrete monument designated as FCE-642  
 771 on the Northeasterly right-of-way line of Levee L-40  
 772 in section 23, Township 44 South, Range 40 East, the  
 773 coordinates of which are x-722,202.10 and y-  
 774 833,959.35; thence running South 56° 55' 11" East to  
 775 the North line of said section 25, Township 44 South,  
 776 Range 40 East; thence continuing South 56° 55' 11"  
 777 East to a concrete monument designated as FCE-641 in  
 778 said section 25; thence running South 57° 8' 22" East,  
 779 to the East line of said section 25.  
 780 Less and except therefrom the following:  
 781 A parcel of land lying in the Northeast one-quarter of  
 782 section 25, Township 44 South, Range 40 East, being  
 783 the East 30 feet of those certain lands described as  
 784 parcel "a" in the instrument recorded in Official  
 785 Records Book 15060, page 293 of the Public Records of  
 786 Palm Beach County, Florida, being more particularly  
 787 described as follows:  
 788 Commencing at the Northeast corner of said section 25;  
 789 thence South 01° 17' 01" West (basis of bearings)  
 790 along the East line of said section 25, 50.01 feet to  
 791 the point of beginning; thence continue South 01° 17'  
 792 01" West along said East line, 1271.88 feet to the  
 793 South line of the North one-half of the North one-half  
 794 of said section 25; thence South 89° 43' 08" West



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795 along said South line of the North one-half of the  
 796 North one-half of said section 25, 30.01 feet to a  
 797 line 30.00 feet West of as measured at right angles  
 798 and parallel with the East line of said section 25;  
 799 thence North 01° 17' 01" East along said parallel line  
 800 1271.88 feet to the South line of those certain lands  
 801 as conveyed to Acme Drainage District in Official  
 802 Records Book 206, page 279 of the Public Records of  
 803 Palm Beach County, Florida; thence North 89° 43' 08"  
 804 East along said line 30.01 feet to the point of  
 805 beginning.  
 806 Containing 49.149 acres, more or less.  
 807 Also less and except:  
 808 All that portion of the South half of the North half  
 809 of section 25, Township 44 South, Range 40 East, Palm  
 810 Beach County, Florida, and lying Easterly of the  
 811 Easterly right-of-way line of South Florida Water  
 812 Management District's Levee L-40.  
 813 Also known as:  
 814 A portion of section 25, Township 44 South, Range 40  
 815 East, described as follows: beginning at the Southeast  
 816 corner of those certain lands as conveyed in Official  
 817 Records Book 15060, page 293 of the Official Records  
 818 of Palm Beach County, Florida: thence, South 01°17'01"  
 819 West, (basis of bearings, a grid azimuth) along the

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820 East line of said section 25, 398.46 feet more or less  
 821 to an intersection with the Easterly right-of-way line  
 822 of the Central and Southern Florida Flood Control  
 823 District Canal L-40; thence, North 57°08'22" West  
 824 along said Easterly right-of-way line, 729.21 feet,  
 825 more or less, to the Southwest corner of those certain  
 826 lands as conveyed in said Official Records Book 15060,  
 827 page 293; thence North 89°43'08" East, 621.49 feet,  
 828 more or less, along the South line of the North half  
 829 of the North half of said section 25 to the point of  
 830 beginning.  
 831 Containing 2.804 acres, more or less.  
 832 Said lands situate in Palm Beach County, Florida and  
 833 contain 51.953 ac., more or less.  
 834  
 835 Section 4. This act shall take effect upon becoming a law.