

**ORDINANCE NO. 2017 – 17 Exhibit “A”**

**Legal Description**

**Parcel 1:**

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 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 98.639 ac. more or less.

Parcel 2:

All that part of the North one half (N 1/2) of the North one half (N 1/2) 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:

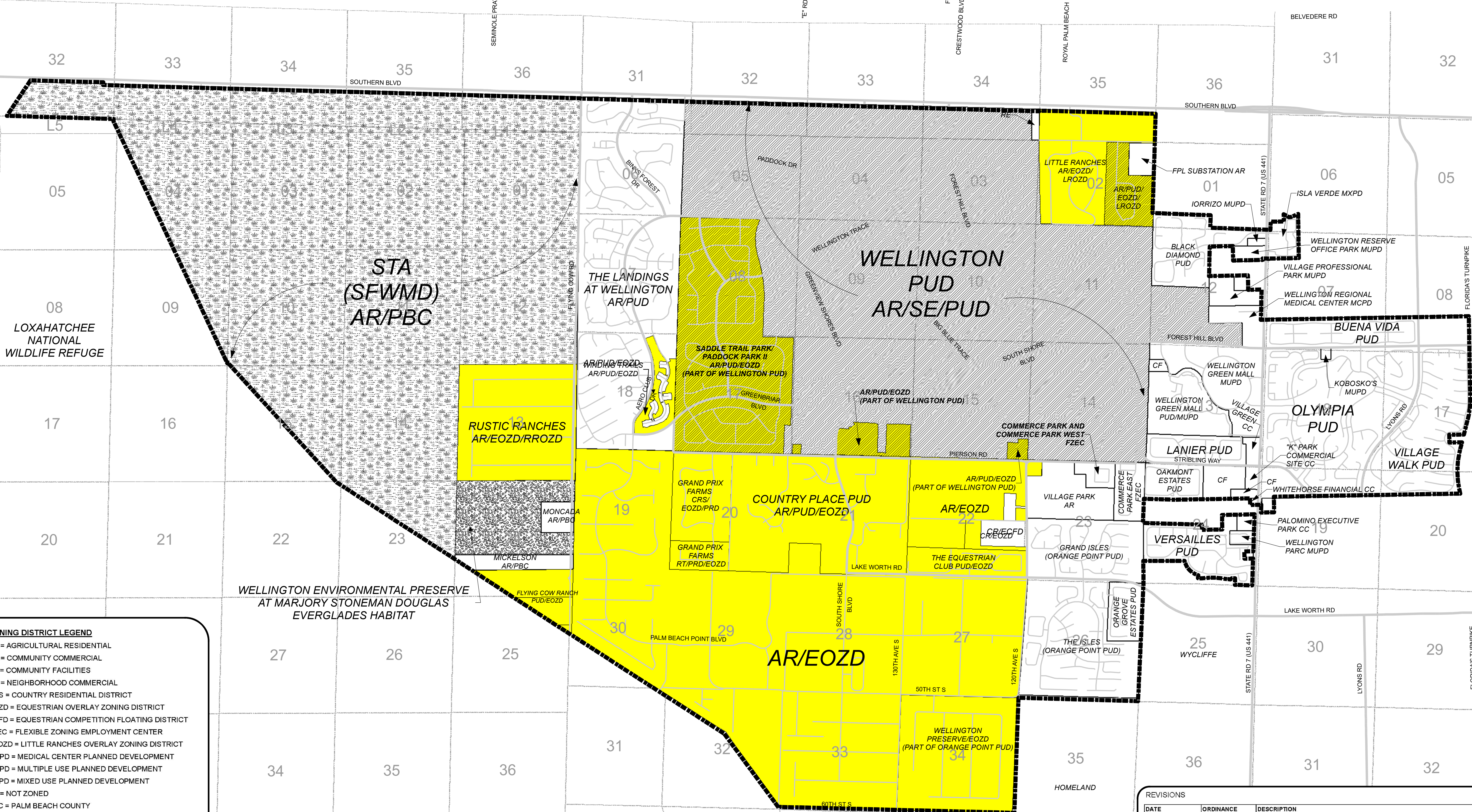
All that portion of the South half of the North half of Section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the

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



- ZONING DISTRICT LEGEND**
- AR = AGRICULTURAL RESIDENTIAL
  - CC = COMMUNITY COMMERCIAL
  - CF = COMMUNITY FACILITIES
  - CN = NEIGHBORHOOD COMMERCIAL
  - CRS = COUNTRY RESIDENTIAL DISTRICT
  - EOZD = EQUESTRIAN OVERLAY ZONING DISTRICT
  - ECFD = EQUESTRIAN COMPETITION FLOATING DISTRICT
  - FZEC = FLEXIBLE ZONING EMPLOYMENT CENTER
  - LROZD = LITTLE RANCHES OVERLAY ZONING DISTRICT
  - MCPD = MEDICAL CENTER PLANNED DEVELOPMENT
  - MUPD = MULTIPLE USE PLANNED DEVELOPMENT
  - MXPD = MIXED USE PLANNED DEVELOPMENT
  - NZ = NOT ZONED
  - PBC = PALM BEACH COUNTY
  - PRD = PLANNED RESIDENTIAL DISTRICT
  - PUD = PLANNED UNIT DEVELOPMENT
  - RE = RESIDENTIAL ESTATES
  - RROZD = RUSTIC RANCHES OVERLAY ZONING DISTRICT
  - RT = RESIDENTIAL TRANSITIONAL SUBURBAN
  - SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
  - STA = STORMWATER TREATMENT AREA

| DATE       | ORDINANCE | DESCRIPTION                                                                                        |
|------------|-----------|----------------------------------------------------------------------------------------------------|
| 02/28/2017 | 2016-18   | Winding Trails rezoning from AR/PUD to AR/PUD/EOZD                                                 |
| 11/25/2014 | 2014-21   | Isla Verde rezoning from MUPD to MXPD                                                              |
| 03/02/2010 | 2010-03   | Rezoning of Commerce Park, Commerce Park East, West & Cable Holdco Site to FZEC                    |
| 10/27/2009 | 2009-10   | Added Mystic Equestrian to Equestrian Overlay Zoning District                                      |
| 09/15/2009 | 2009-14   | Wellington Regional Medical Center assigned Medical Center Planned Development zoning designation. |
| 07/08/2008 | 2008-10   | Whitehorse Financial Center assigned Community Commercial zoning designation.                      |
| 05/27/2008 | 2008-08   | Village Green Center (Ward Commercial Property) assigned Community Commercial zoning designation.  |
| 04/22/2008 | 2008-04   | Wellington Design Center assigned Community Commercial zoning designation.                         |