

## **Ordinance No. 2025-06 Exhibit A: Legal Description**

### **Exhibit "A" LEGAL DESCRIPTION Tract No. ES-100-010**

All that part of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida lying North of a line extending in a Westerly direction, parallel with and 3381.01 feet Southerly of, (As measured along the East Line of Said Section 24), the North line of said Section 24.

#### **LESS:**

##### ES100-004

The South 1400.00 feet of the North 2391.00 feet of the East 1400.00 feet of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida.  
*Containing 45.01 acres, more or less.*

#### **ALSO LESS:**

##### ES100-011 (Parcel 1 and Parcel 2)

Two parcels of land situate in Section 24, Township 44 South, Range 40 East, being portions of that parcel of land described in Official Records Book 21793, Page 1220, Public Records of Palm Beach County, Florida; being more particularly described as follows:

##### Parcel 1

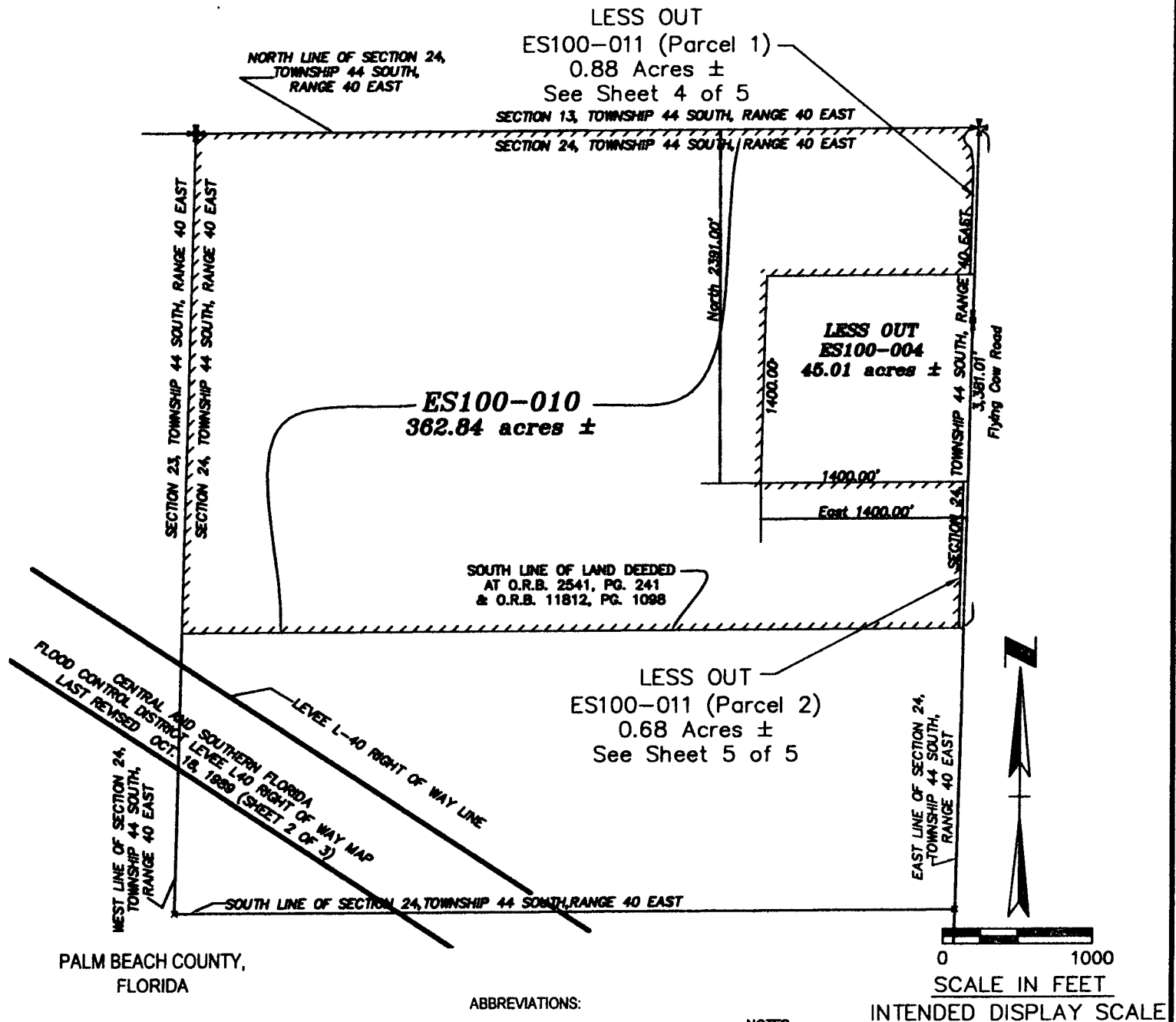
Beginning at the Northeast corner of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida; thence, along the East line of said Section 24; South 01°18'09" West, a distance of 991.38 feet to reference point "A", being on the North line of the South 1400.00 feet of the North 2391.00 feet of said Section 24; thence, along said North line, South 89°43'34" West, a distance of 30.01 feet to a line being 30.00 feet West of and parallel to the East line of said Section 24; thence, along said parallel line, North 01°18'09" East, a distance of 729.38; thence departing said line, North 08°00'28" West, a distance of 100.49 feet to the point of curvature of a curve concave to the Southwest having a radius of 53.00 feet; thence, Northerly along the arc of said curve through a central angle of 47°37'49", a distance of 44.06 feet to the point of reverse curvature of a curve concave to the East having a radius of 62.00 feet; thence, Northwesterly, Northerly and Northeasterly along the arc of said curve through a central angle of 105°45'54", a distance of 114.45 feet to the point of reverse curvature of a curve concave to the Northwest having a radius of 53.00 feet; thence, Northeasterly along the arc of said curve through a central angle of 35°20'10", a distance of 32.69 feet to a point on the North line of the aforementioned Section 24; thence, along said North line, North 89°43'34" East, a distance of 60.02 feet to the POINT OF BEGINNING. *Containing 0.88 acres, more or less.*

Parcel 2

Commencing at the above referenced point "A", being a point on the East line of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida; thence, along the East line of said Section 24, South  $01^{\circ}18'09''$  West, a distance of 1400.53 feet to the POINT OF BEGINNING, being at the Southeast corner of the North 2391.00 feet of said Section 24; thence, continue along the East line of said Section 24, South  $01^{\circ}18'09''$  West, a distance of 989.09 feet to the Northeast corner of the lands described in Official Records Book 12699, Page 761; thence, along the North line of said lands South  $89^{\circ}42'59''$  West, a distance of 30.01 feet to a line being 30.00 feet west of and parallel to the East line of said Section 24; thence, along said parallel line, North  $01^{\circ}18'09''$  East, a distance of 989.10 feet to a point on the South line of the North 2391.00 feet of said Section 24; thence, along said South line, North  $89^{\circ}43'34''$  East, a distance of 30.01 feet to the POINT OF BEGINNING. *Containing 0.68 acres, more or less.*

*Note: This Sketch (ES100-011, Parcel 1 and Parcel 2) was taken from that legal description and sketch prepared by Manuel A. Gutierrez, Professional Surveyor & Mapper, Florida Certificate No. 4102 of "Mock, Ross And Associates, Inc. Licensed Authorization Number LB-048", titled Right-of-Way Flying Cow Road, dated 10-22-07 Drawing Number A-4467, P.A.NO.A7751.01*

Parcel containing 362.84 acres, more or less.



### CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATE STATUTES.

RICHARD E. BARNES, JR.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATION NUMBER 5173

### ABBREVIATIONS:

C.O.E. = CORPS OF ENGINEERS  
 (P) = PLAT MEASUREMENT  
 (C) = CALCULATED MEASUREMENT  
 P.O.B. = POINT OF BEGINNING  
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 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE

### NOTES

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST PORTION OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 40 EAST, PER PALM BEACH COUNTY SECTIONAL DATA, SAID LINE BEARS SOUTH 01°18'09" WEST.

### THIS IS NOT A SURVEY

## SOUTH FLORIDA WATER MANAGEMENT DISTRICT LAND ACQUISITION DEPARTMENT

P.O. BOX 24680  
 3301 GUN CLUB ROAD  
 WEST PALM BEACH, FLORIDA 33416-4680

Acme Basin B  
 TRACT No. ES100-010

Folio: 73404424000001010  
 73404424000001040

Owner: SFWMD

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
fsr		30 Jan 2009	AS SHOWN	ES100-001.dwg	3 OF 5

**RUSTIC RANCHES PHASE II**  
NOT RECORDED

NORTH LINE OF SECTION 24, T44S, R40E

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C1	44.06	53.00	47°37'49"
C2	114.45	62.00	105°45'54"
C3	32.69	53.00	35°20'10"



SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
ORB 21793, PG 1220

NOT TO SCALE

N89°43'34"E  
60.02'

(RADIAL)  
N75°12'34"E

Less Out  
ES100-001 (Parcel 1)  
0.88 Ac. ±

POB  
PARCEL 1  
NE COR SEC 24  
TWP. 44S  
RGE. 40 E

RIGHT-OF-WAY  
PARCEL 1  
38386.59 SQ. FT.  
0.88 AC.±

N08°00'28"W  
100.49'

BASIS OF BEARING  
EAST LINE OF SECTION 24, T44S, R40E

S01°18'09"W 991.38'

C-1 CANAL  
ACME DRAINAGE DISTRICT  
DB 1037, PAGE 688

PALM BEACH POINT, P.U.D.  
PB J3, PG 133-136

N01°18'09"E  
728.38'

FLYING COW ROAD

NORTH LINE OF THE SOUTH 1400.00 FEET  
OF THE NORTH 2391.00 FEET  
OF SEC. 24, T44S, R40E

S89°43'34"W  
30.01'

POINT "A"  
POC  
PARCEL 2

SECTION 24, TWP 44 S, RGE 40 E  
PALM BEACH COUNTY,  
FLORIDA

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*Note: This Sketch (ES100-011, Parcel 1 and Parcel 2) was taken from that legal description and sketch prepared by Manuel A. Gutierrez, Professional Surveyor & Mapper, Florida Certificate No. 4102 of "Mock, Ross And Associates, Inc. Licensed Authorization Number LB-048", titled Right-of-Way Flying Cow Road; dated 10-22-07 Drawing Number A-4467, P.A.NO.A7751.01 for use by the South Florida Water Management District.*

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LAND ACQUISITION DEPARTMENT**

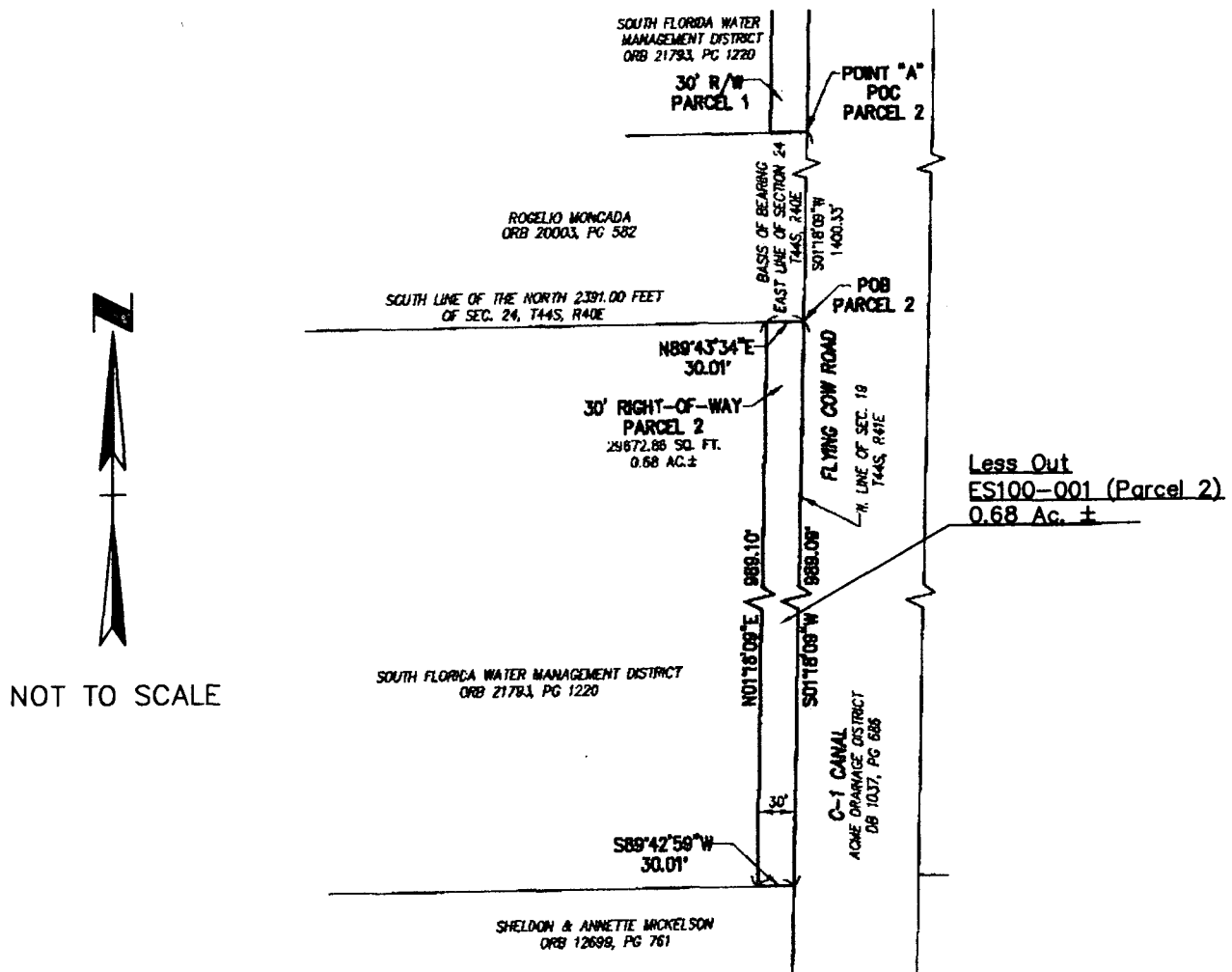
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**Acme Basin B  
TRACT No. ES100-010**

Folio: 73404424000001010

Owner: SFWMD

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
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SECTION 24, TWP 44 S, RGE 40 E  
PALM BEACH COUNTY,  
FLORIDA

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