

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.

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"



NOT TO SCALE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ORB 21793, PG 1220

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

N08°00'28"W
100.49'

S89°43'34"W
30.01'

ABBREVIATIONS:

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

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

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

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

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

FLYING COW ROAD

POINT "A"
POC
PARCEL 2

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

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

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

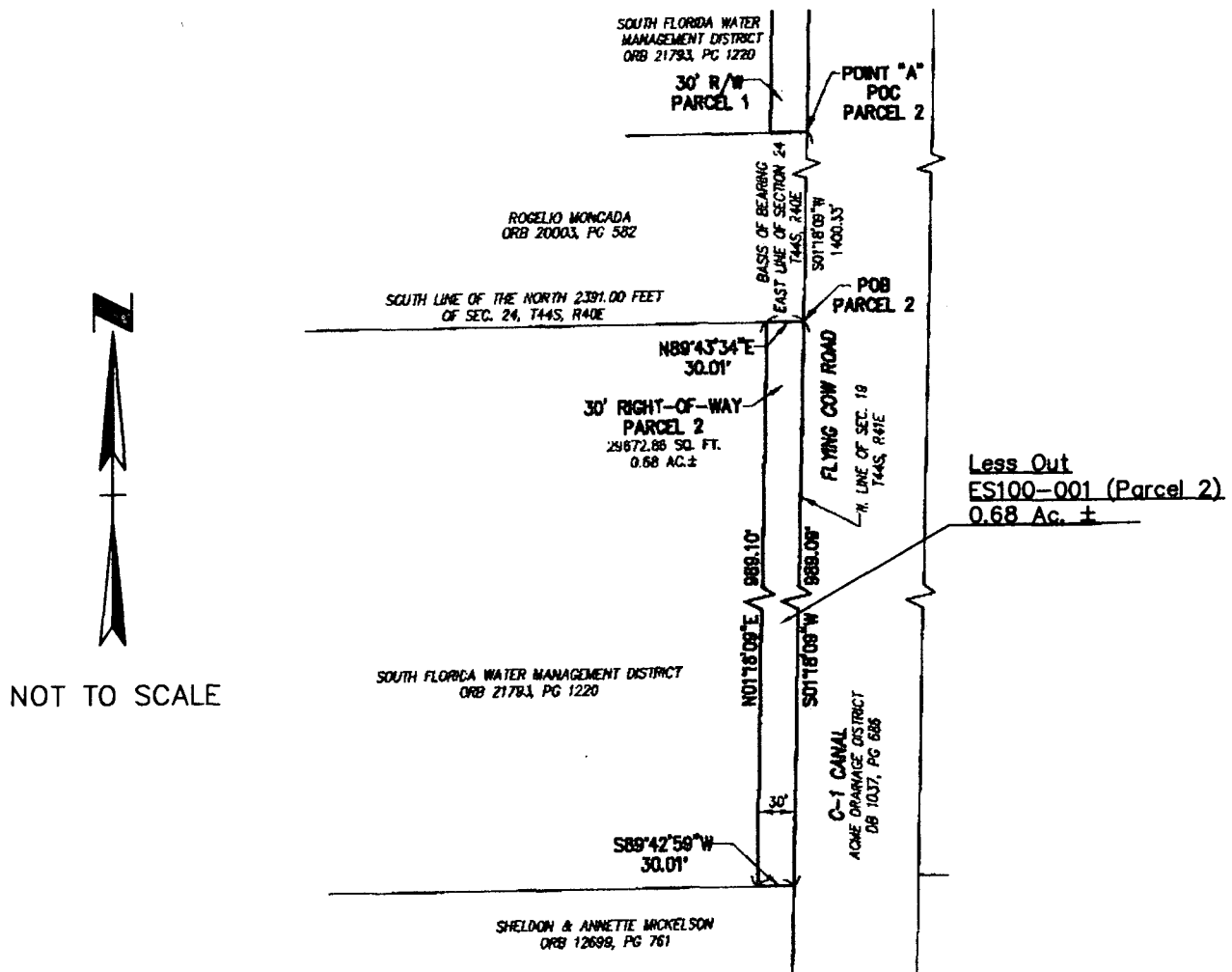
Folio: 73404424000001010

Owner: SFWMD

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
fsr		5Feb2009	AS SHOWN	ES100-010Lessouts.dwg	4 OF 5

DRAWN	CHECKED	DATE	REVISIONS

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.



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

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**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

Owner: SFWMD

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