

CITY OF PALM BEACH GARDENS, FLORIDA

ORDINANCE 42, 2002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE COMPRISING APPROXIMATELY 651 ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE "OLD PALM COMMUNITY DEVELOPMENT DISTRICT"; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, provides an alternative method to finance and manage basic services for community development; and

WHEREAS, in accordance with Chapter 190, Florida Statutes, Communities Finance Company, LLC, a Delaware limited liability company ("Petitioner") petitioned the City for the establishment of the Old Palm Community Development District ("District"); and

WHEREAS, after proper public notice, the City Council conducted a public hearing pursuant to Section 190.005(1)(d), Florida Statutes, and in accordance therewith makes the following findings of fact:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes, and all statements contained within the Petition are true and correct; and
2. The establishment of the District is not inconsistent with any applicable element or portion of the City's Comprehensive Plan; and
3. The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
4. The establishment of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and
5. The proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

6. The area that will be served by the District is amenable to separate special-district government.

WHEREAS, the City Council determines that the adoption of this Ordinance is in the best interests of the citizens and residents of the City of Palm Beach Gardens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, THAT:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2: The Petition to establish the Old Palm Community Development District over the real property described in Exhibit "A" attached hereto, which was filed by Communities Finance Company, LLC, and which Petition is on file at the Office of the City Manager, is hereby granted. The name of the District shall be the "Old Palm Community Development District."

SECTION 3: The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit "B." The City agrees that the District may undertake projects outside District boundaries that are required by development approvals and permits applicable to land within the District boundaries.

SECTION 4: The initial members of the Board of Supervisors shall be as follows:

Mike Millard	11631 Kew Gardens Avenue, Suite 201 Palm Beach Gardens, FL 33410
Roger Dyess	11631 Kew Gardens Avenue, Suite 201 Palm Beach Gardens, FL 33410
Candace Jorritsma	11631 Kew Gardens Avenue, Suite 201 Palm Beach Gardens, FL 33410
John Gora	11631 Kew Gardens Avenue, Suite 201 Palm Beach Gardens, FL 33410
John Ferry	24301 Walden Center Drive Bonita Springs, FL 34134

SECTION 5: The District is created for the purposes set forth in Chapter 190, Florida Statutes.

SECTION 6: The Council hereby grants to the Old Palm Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes and

the special powers described in Section 190.012(1), and hereby finds that it is in the public interest of all citizens of the City to grant such general and special powers. Notwithstanding the foregoing, the granting of special powers in Section 190.012(1) is subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to such powers.

SECTION 7: Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the Old Palm Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

SECTION 8: This ordinance is made subject to strict compliance by the Old Palm Community Development District with the disclosure requirements of Sections 190.048 and 190.0485, Florida Statutes. In addition to the statutory requirements, the petitioner shall:

1. Record a Notice of Assessments in the public records against all property within the District once the assessments have been set by the Board of Supervisors. The Notice of Disclosures shall disclose the amount of the annual assessments applicable to the lots within the district and shall provide the name, address and telephone number of the District Manager;
2. Provide each prospective initial retail purchaser with a brochure along with sales materials disclosing the establishment of the District and the anticipated level of assessments applicable to homes within the District;
3. Include in each purchase and sale Agreement with initial retail purchasers a specific disclosure addendum out-lining in detail the existence and function of the District and the estimated assessment amounts applicable to lots within the District;
4. Include in each deed of conveyance delivered to the initial retail purchasers a specific reference to the Notice of Establishment recorded in the public records; and
5. Include within the Declaration of Restrictions for Old Palm a disclosure of the existence and function of the District and require all owners of homes within the District to disclose its existence and function to subsequent purchasers.

SECTION 9: All ordinances or parts of ordinances of the City of Palm Beach Gardens, Florida, which are in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 10: If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be

unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

SECTION 11: This Ordinance shall become effective upon adoption.

PASSED, FIRST READING this 5th day of DECEMBER, 2002.

PASSED, SECOND READING this 19th day of DECEMBER, 2002.

PASSED, ADOPTED AND APPROVED this 19th day of DECEMBER, 2002.

SIGNED:



MAYOR JABLIN

VICE MAYOR SABATELLO



COUNCILMEMBER CLARK

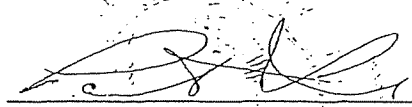


COUNCILMEMBER RUSSO

absent


COUNCILMEMBER DELGADO

ATTEST:



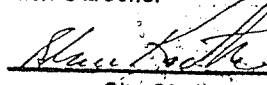
PATRICIA SNIDER, CITY CLERK

I HEREBY CERTIFY that I have approved this ORDINANCE as to form.



LEONARD RUBIN
CITY ATTORNEY

I, Blaine Kautner Clerk of the City of Palm Beach Gardens do hereby certify that this is a true copy as taken from the Official records of the City of Palm Beach Gardens.

 12-27-02

City Clerk Deputy Clerk

VOTE:

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
MAYOR JABLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VICE MAYOR SABATELLO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER CLARK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER RUSSO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER DELGADO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

LIDBERG LAND SURVEYING, INC.

EXHIBIT "A"

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458
VOICE 561-746-8454 FAX 561-575-3735

LEGAL DESCRIPTION:

PARCEL 31.01

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE NORTH $00^{\circ}57'25''$ EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 2,297.06 FEET; THENCE SOUTH $87^{\circ}56'11''$ EAST, A DISTANCE OF 301.06 FEET; THENCE NORTH $00^{\circ}57'25''$ EAST, A DISTANCE OF 329.96 FEET; THENCE SOUTH $87^{\circ}56'04''$ EAST, A DISTANCE OF 2,393.15 FEET TO A CURVE HAVING A RADIAL BEARING OF SOUTH $59^{\circ}35'10''$ EAST, A RADIUS OF 2,575.00 FEET, AND A CENTRAL ANGLE OF $75^{\circ}39'04''$; THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,399.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS SHOWN ON ROAD PLAT BOOK 6, PAGE 88 AND AS DESCRIBED IN OFFICIAL RECORD BOOK 5104, PAGE 945 OF THE SAID PUBLIC RECORDS AND A POINT ON A CURVE HAVING A RADIAL BEARING OF SOUTH $54^{\circ}26'54''$ EAST, A RADIUS OF 3,879.72 FEET, AND A CENTRAL ANGLE OF $33^{\circ}23'07''$; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,260.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH $02^{\circ}09'59''$ WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,868.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 7819, PAGE 1428 OF THE SAID PUBLIC RECORDS; THENCE NORTH $88^{\circ}22'39''$ WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,011.70 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 11,359.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}37'40''$ AN ARC DISTANCE OF 520.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,559.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}51'19''$ AN ARC DISTANCE OF 576.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF P.G.A. BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 2417, PAGE 516; THENCE NORTH $80^{\circ}58'48''$ WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 124.22 FEET; THENCE NORTH $84^{\circ}28'05''$ WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 293.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH $02^{\circ}10'34''$ EAST, A DISTANCE OF 119.24 FEET; THENCE NORTH $05^{\circ}24'53''$ EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF THE RONALD REAGAN TURNPIKE (FORMERLY THE SUNSHINE STATE PARKWAY), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATION 3334+58.46 TO STATION 3343+22.17, SHEET 8 OF 12, DATED JULY 27, 1955, A DISTANCE OF 471.83 FEET; THENCE NORTH $35^{\circ}24'53''$ EAST, A DISTANCE OF 325.37 FEET; THENCE NORTH $46^{\circ}35'32''$ EAST, A DISTANCE OF 458.00 FEET; THENCE NORTH $01^{\circ}35'32''$ EAST, A DISTANCE OF 307.00 FEET; THENCE NORTH $42^{\circ}49'26''$ WEST, A DISTANCE OF 521.54 FEET; THENCE NORTH $27^{\circ}49'26''$ WEST, A DISTANCE OF 307.24 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE NORTH $02^{\circ}10'34''$ EAST, ALONG SAID WEST LINE, AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN TURNPIKE, A DISTANCE OF 371.65 FEET; THENCE NORTH $02^{\circ}10'08''$ EAST, CONTINUING ALONG SAID WEST LINE, AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2,946.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL 31.10

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST AND SECTION 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER LOCATED IN THE WEST LINE OF SAID SECTION 35; THENCE SOUTH 87°56'04" EAST, ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 2,694.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT OF BEGINNING BEING ON A CURVE HAVING A RADIAL BEARING OF SOUTH 59°35'10" EAST, A RADIUS OF 2575.00 FEET, AND A CENTRAL ANGLE OF 75°39'04". THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 3,399.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5104, PAGE 945 AND AS SHOWN ON ROAD PLAT BOOK 6, PAGE 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND A POINT ON A CURVE HAVING A RADIAL BEARING OF SOUTH 54°26'54" EAST, A RADIUS OF 3,879.72 FEET, AND A CENTRAL ANGLE OF 8°04'22". THENCE PROCEED NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 546.64 FEET TO THE END OF SAID CURVE; THENCE NORTH 43°37'28" EAST, A DISTANCE OF 373.82 FEET TO A CURVE HAVING A RADIAL BEARING OF NORTH 46°35'56" EAST, A RADIUS OF 1,669.35 FEET, AND A CENTRAL ANGLE OF 92°02'08". THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2,681.51 FEET TO THE END OF SAID CURVE TO THE EAST-WEST QUARTER SECTION LINE; THENCE NORTH 87°56'04" WEST, ALONG SAID EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 1,123.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL 31.11

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 1-95 AND THE EAST WEST QUARTER SECTION LINE IN SAID SECTION 35; THENCE SOUTH 28° 00'21" EAST, ALONG THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 411.88 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 24,688.05 FEET, AND A CENTRAL ANGLE OF 2-22'34". THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,023.84 FEET TO THE END OF SAID CURVE AND THE NORTHWEST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD; THENCE SOUTH 43-37'19" WEST, ALONG SAID CENTRAL BOULEVARD RIGHT- OF-WAY LINE, A DISTANCE OF 362.91 FEET; THENCE SOUTH 40-34'08" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 751.07 FEET; THENCE SOUTH 46-22'41" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 43-37'28" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 407.16 FEET TO A CURVE HAVING A RADIAL BEARING OF NORTH 46-35'56" EAST, A RADIUS OF 1669.35 FEET, AND A CENTRAL ANGLE OF 92-02'08". THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,681.51 FEET TO THE EAST-WEST QUARTER SECTION LINE; THENCE SOUTH 87° 56' 03 EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 210.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

LESS AND EXCEPT THE ADDITIONAL RIGHT-OF-WAY FOR INTERSTATE 95 CONVEYED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY THE DEED RECORDED IN OFFICIAL RECORDS BOOK 7481, PAGE 238.

CONTAINING 25,290,789 SQUARE FEET OR 580.60 ACRES, MORE OR LESS.

LIDBERG LAND SURVEYING, INC.

EXHIBIT "A"

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458
VOICE 561-746-8454 FAX 561-575-3735

LEGAL DESCRIPTION:

PARCEL 31.08 AND A PORTION OF PARCEL 31.12

A PARCEL OF LAND SITUATE IN SECTIONS 35 AND 36, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND SECTIONS 1 AND 2, TOWNSHIP 42 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 93220-2474 AND THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5805, PAGE 181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, SOUTH $30^{\circ}31'49''$ EAST, A DISTANCE OF 2307.46 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH $88^{\circ}21'18''$ WEST, A DISTANCE OF 2993.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 5104, PAGE 945, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN ON ROAD PLAT BOOK 6, PAGE 88, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3759.72 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH $58^{\circ}52'43''$ EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF $12^{\circ}30'11''$, A DISTANCE OF 820.44 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH $43^{\circ}37'23''$ EAST, A DISTANCE OF 780.99 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH $46^{\circ}22'41''$ EAST, A DISTANCE OF 35.03 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH $46^{\circ}10'00''$ EAST, A DISTANCE OF 450.44 FEET, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH $51^{\circ}13'00''$ EAST, A DISTANCE 302.66 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH $43^{\circ}37'19''$ EAST, A DISTANCE OF 287.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 1,836 SQUARE FEET OR 70.52 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL "A"

A parcel of land in the Northwest quarter of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 19; thence South 88° 01' 16" East, along the North line of said Section 19, (the North line of Section 19 is assumed to bear South 88° 01' 16" East and all other bearings are relative thereto) a distance of 408.24 feet to a point; thence South 01° 58' 44" West a distance of 100.00 feet to the Southern Right-of-Way line of Northlake Boulevard and the POINT OF BEGINNING of the hereinafter described parcel; thence South 88° 01' 16" East, along said Southern Right-of-Way line, a distance of 430.00 feet to a point; thence South 02° 04' 12" West, departing from said Right-of-Way line, a distance of 218.82 feet to a point; thence South 87° 55' 48" East a distance of 421.11 feet to a point on a line parallel with and 80.00 feet West of the East line of the West half of said Northwest quarter of Section 19; thence South 02° 04' 12" West along said parallel line a distance of 55.51 feet to a point; thence South 88° 01' 16" East a distance of 10.00 feet to a point; thence South 02° 04' 12" West a distance of 515.00 feet to a point; thence North 87° 55' 48" West a distance of 456.00 feet to a point; thence South 02° 04' 12" West a distance of 408.33 feet to a point; thence South 87° 55' 48" East a distance of 36.00 feet to a point; thence South 02° 04' 12" West a distance of 385.00 feet to a point; thence South 87° 29' 22" East a distance of 430.00 feet to a point on the West Right-of-Way line of Sandtree Drive (as now laid out and in use); thence South 02° 04' 12" West along said Right-of-Way line, a distance of 74.16 feet to a point; thence North 87° 29' 22" West a distance of 100.00 feet to a point; thence South 02° 04' 12" West a distance of 20.00 feet to a point; thence North 87° 29' 22" West a distance of 408.05 feet to a point; thence North 33° 18' 24" West a distance of 577.79 feet to a point; thence North 02° 04' 12" East a distance of 324.83 feet to a point; thence North 87° 29' 22" West a distance of 230.00 feet to a point on the Easterly Right-of-Way line of Interstate 95; thence North 15° 00' 20" East, along said Easterly Right-of-Way line, a distance of 898.62 feet to a point on said Southern Right-of-Way line of Northlake Boulevard and the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcel:

PARCEL 1

A parcel of land in the Northwest Quarter of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

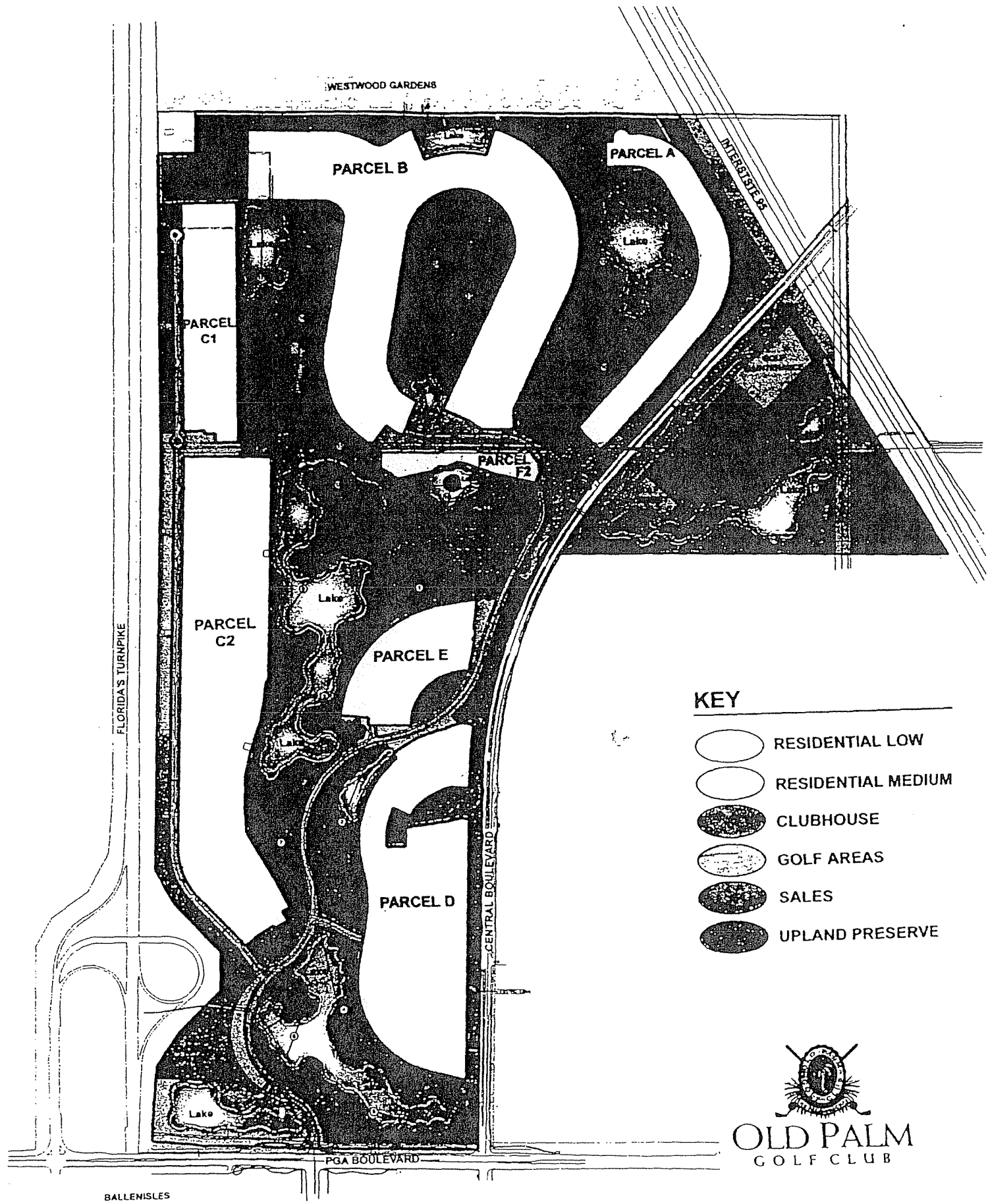
Commencing at the Northwest Corner of said Section 19; thence South 88° 01' 16" East, along the North line of said Section 19, (the North line of Section 19 is assumed to bear South 88° 01' 16" East and all other bearings are relative thereto) a distance of 408.24 feet to a point; thence South 01° 58' 44" West a distance of 100.00 feet to the Southern Right-of-Way line of Northlake Boulevard; thence South 88° 01' 16" East, along said Southern Right-of-Way line a distance of 200.00 feet to a point; thence South 01° 58' 44" West, departing from said Right-of-Way line, a distance of 200.00 feet to a point; thence South 88° 01' 16" East, a distance of 200.00 feet to a point; thence North 01° 58' 44" East a distance of 200.00 feet to a point on said Southern Right-of-Way line of Northlake Boulevard; thence South 88° 01' 16" East, along said Right-of-Way line, a distance of 451.11 feet to a point on a line 80.00 feet Westerly of and parallel with the East line of the West one-half of said Northwest Quarter of Section 19; thence South 02° 04' 12" West a distance of 935.00 feet to a point; thence South 88° 01' 16" East a distance of 10.00 feet to a point; thence South 87° 29' 22" West a distance of 374.65 feet to a point; thence North 87° 29' 22" West a distance of 430.00 feet to a point; thence North 02° 04' 12" East a distance of 112.80 feet to the POINT OF BEGINNING; thence continue North 02° 04' 12" East a distance of 55.00 feet to a point; thence North 87° 55' 48" West a distance of 16.00 feet to a point; thence South 02° 04' 12" West a distance of 55.00 feet to a point; thence South 87° 55' 48" East a distance of 16.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT the following described parcel:




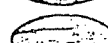


PARCEL 2

A parcel of land in the Northwest Quarter of Section 19, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 19; thence South 88° 01' 16" East, along the North line of said Section 19, (the North line of Section 19 is assumed to bear South 88° 01' 16" East and all other bearings are relative thereto) a distance of 408.24 feet to a point; thence South 01° 58' 44" West a distance of 100.00 feet to the Southern Right-of-Way line of Northlake Boulevard; thence South 88° 01' 16" East, along said Southern Right-of-Way line a distance of 200.00 feet to a point; thence South 01° 58' 44" West, departing from said Right-of-Way line, a distance of 200.00 feet to a point; thence South 88° 01' 16" East a distance of 200.00 feet to a point; thence North 01° 58' 44" East a distance of 200.00 feet to a point on said Southern Right-of-Way line of Northlake Boulevard; thence South 88° 01' 16" East, along said Right-of-Way line, a distance of 451.11 feet to a point on a line 80.00 feet Westerly of and parallel with the East line of the West one-half of said Northwest Quarter of Section 19; thence South 02° 04' 12" West a distance of 275.00 feet to a point; thence South 88° 01' 16" East a distance of 10.00 feet to a point; thence South 02° 04' 12" West a distance of 515.00 feet to a point; thence South 02° 04' 12" West a distance of 420.00 feet to a point; thence South 88° 01' 16" East a distance of 10.00 feet to a point; thence South 02° 04' 12" West a distance of 374.65 feet to a point; thence North 87° 29' 22" West a distance of 430.00 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence North 05° 46' 34" West a distance of 219.18 feet to a point; thence North 33° 18' 24" West a distance of 18.15 feet to a point; thence North 02° 04' 12" East a distance of 287.55 feet; thence South 87° 55' 48" East a distance of 213.50 feet to a point; thence South 02° 04' 12" West a distance of 217.20 feet to a point; thence North 87° 55' 48" West a distance of 16.00 feet to a point; thence South 02° 04' 12" West a distance of 55.00 feet to a point; thence South 87° 55' 48" East a distance of 16.00 feet to the POINT OF BEGINNING.



KEY

-  RESIDENTIAL LOW
-  RESIDENTIAL MEDIUM
-  CLUBHOUSE
-  GOLF AREAS
-  SALES
-  UPLAND PRESERVE

