

1 A bill to be entitled
 2 An act relating to the Acme Improvement District and
 3 the Pine Tree Water Control District, Palm Beach
 4 County; transferring certain land from the Acme
 5 Improvement District to the Pine Tree Water Control
 6 District; amending ch. 2009-270, Laws of Florida;
 7 providing boundaries of the Pine Tree Water Control
 8 District; amending ch. 2003-330, Laws of Florida, as
 9 amended; providing boundaries of the Acme Improvement
 10 District; providing purpose; providing an effective
 11 date.

12
 13 Be It Enacted by the Legislature of the State of Florida:
 14

15 Section 1. Extension of Pine Tree Water Control District
 16 boundaries.—The lands commonly known as the Flying Cow Ranch
 17 property, more particularly described below, shall be added to
 18 the territorial limits of the Pine Tree Water Control District
 19 in Palm Beach County as codified under chapter 2009-270, Laws of
 20 Florida, and shall be removed from the territorial limits of the
 21 Acme Improvement District, a local governmental body, corporate
 22 and politic under the drainage laws of the state, existing in
 23 Palm Beach County, as codified under chapter 2003-330, Laws of
 24 Florida, as amended by chapters 2012-256 and 2014-242, Laws of
 25 Florida. The purpose of the transfer of property from the Acme

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

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

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

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

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

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

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:

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

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-

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;

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

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

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

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.

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

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,

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,

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,

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

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.

523

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

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

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.

596

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

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,

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;

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

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,

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

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:

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

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

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.