

RESOLUTION NO. R-2018- 1704

RESOLUTION APPROVING ZONING APPLICATION PDD/DOA-2018-00389
(CONTROL NO. 2005-00014)
an Official Zoning Map Amendment
APPLICATION OF Boynton Beach Associates XXVI LLLP
BY G.L. Homes, AGENT
(Monticello AGR-PUD)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application PDD/DOA-2018-00389 was presented to the Board of County Commissioners at a public hearing conducted on October 25, 2018;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for an Official Zoning Map Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that Zoning Application PDD/DOA-2018-00389, the Application of Boynton Beach Associates XXVI LLLP, by G.L. Homes, Agent, for an Official Zoning Map Amendment to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on October 25, 2018, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Abrams moved for the approval of the Resolution.

The motion was seconded by Commissioner Berger and, upon being put to a vote, the vote was as follows:

Commissioner Melissa McKinlay, Mayor	-	Aye
Commissioner Mack Bernard, Vice Mayor	-	Aye
Commissioner Hal R. Valeche	-	Aye
Commissioner Paulette Burdick	-	Nay
Commissioner Dave Kerner	-	Aye
Commissioner Steven L. Abrams	-	Aye
Commissioner Mary Lou Berger	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on October 25, 2018.

Filed with the Clerk of the Board of County Commissioners on November 5th, 2018

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

SHARON R. BOCK,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

COMBINED LEGAL DESCRIPTIONS – MONTICELLO REZONING
PRESERVES #1 THRU #20

MONTICELLO PRESERVE #1

BEING ALL OF TRACTS 60 THROUGH 66, TRACTS 79 THROUGH 85 AND TRACTS 88 THROUGH 92, AND A PORTION OF TRACTS 46 THROUGH 59, 86, 87, 93 AND TRACTS 107 THROUGH 112, AND A PORTION OF ROAD, DYKE AND DITCH RESERVATIONS, 30 FEET IN WIDTH, ALL LYING WITHIN BLOCK 51, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 44, SAID BLOCK 51; THENCE SOUTH 00°56'47" EAST, ALONG THE WEST LINE OF SAID TRACTS 44 AND 45, A DISTANCE OF 917.58 FEET TO A POINT ON A LINE 807.57 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT C. STANLEY WEAVER CANAL, AS RECORDED IN DEED BOOK 118, PAGE 518 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'05" EAST, ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO DESCRIBED COURSES, A DISTANCE OF 679.05 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°03'05" EAST, A DISTANCE OF 4,590.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 23226, PAGE 1022, SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR DESCRIBED COURSES, SOUTH 00°57'00" EAST, A DISTANCE OF 2627.91 FEET; THENCE SOUTH 11°27'27" WEST, A DISTANCE OF 51.20 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 280.88 FEET; THENCE SOUTH 44°02'44" WEST, A DISTANCE OF 56.40 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 16189, PAGE 1405, SAID PUBLIC RECORDS FOR THE FOLLOWING THREE DESCRIBED COURSES, SOUTH 89°02'44" WEST, A DISTANCE OF 425.65 FEET; THENCE SOUTH 87°08'11" WEST, A DISTANCE OF 345.20 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 242.68 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°57'00" WEST, A DISTANCE OF 62.00 FEET; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 532.18 FEET; THENCE SOUTH 00°57'00" EAST, A DISTANCE OF 2.00 FEET; ; THENCE SOUTH 89°02'44" WEST, A DISTANCE OF 278.23 FEET; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF THAT DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 25806, PAGE 1074, SAID PUBLIC RECORDS FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 00°57'00" WEST, A DISTANCE OF 496.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 13°55'35"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.92 TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 188.13 FEET AND A CENTRAL ANGLE OF 36°26'54"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.68 TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 00°57'00" WEST, A DISTANCE OF 260.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 03°39'25" EAST, HAVING A RADIUS OF 215.88 FEET AND A CENTRAL ANGLE OF 10°08'28"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.21 TO A POINT OF TANGENCY; THENCE NORTH 76°12'07" WEST, A DISTANCE OF 108.31 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 14°44'53"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.72 TO A POINT OF TANGENCY; THENCE

SOUTH 89°03'00" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°57'00" WEST ALONG THE EAST LINE OF TRACT "A", AMESTOY PLAT TWO - 14 ACRE PARCEL, AS RECORDED IN PLAT BOOK 115, PAGES 156 THROUGH 159 OF SAID PUBLIC RECORDS, A DISTANCE OF 162.61 FEET THENCE SOUTH 89°03'00" WEST, ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 506.43 FEET; THENCE NORTH 00°57'00" WEST ALONG THE EAST LINE OF TRACT 95, SAID BLOCK 51, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°02'58" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT 95, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°57'00" WEST ALONG THE WEST LINE OF THE EAST 15.00 FEET OF SAID ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH (ALSO BEING A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE SAID TRACTS 66 AND 79), A DISTANCE OF 1,380.06 FEET; THENCE SOUTH 89°03'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 46 THROUGH 50 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,994.99 FEET; THENCE NORTH 00°57'00" WEST, ALONG THE WEST LINE OF SAID TRACTS 43 AND 46, A DISTANCE OF 401.22 FEET TO THE POINT OF BEGINNING. CONTAINING 177.380 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #2

TRACTS 41 THROUGH 44 INCLUSIVE, LESS THE NORTH 110.00 FEET THEREOF FOR BOYNTON CANAL RIGHT-OF-WAY; TRACTS 53 THROUGH 56, INCLUSIVE, TOGETHER WITH: THAT 30 FOOT PLATTED ROADWAY LYING BETWEEN SAID TRACTS 53 THROUGH 56 AND TRACTS 73 THROUGH 76; TOGETHER WITH: THE WEST HALF OF THAT 30 FOOT PLATTED ROADWAY LYING EAST OF AND ADJACENT TO SAID TRACT 41, LESS THE NORTH 110.00 FEET FOR BOYNTON CANAL RIGHT-OF-WAY, ALL IN BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH TRACTS "A", "B" AND "W" OF ST. JOSEPH'S SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 89, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 101.582 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #3

(PARCEL 1)
TRACT 40, BLOCK 52, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

(PARCEL 2)
BEING THE EASTERLY 15.00 FEET OF THAT ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ACCORDING TO PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WESTERLY OF AND ABUTTING TRACT 40, BLOCK 52, ACCORDING TO SAID PLAT, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 40 AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 40. CONTAINING 10.239 ARES MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #4

BEING A PORTION OF TRACTS 108 AND 109, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 109; THENCE NORTH 89°01'04" EAST ALONG THE SOUTH LINE OF SAID TRACT 109, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'10" WEST ALONG A LINE 145.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 109, A DISTANCE OF 300.61 FEET; THENCE NORTH 89°02'50" EAST, A DISTANCE OF 259.19 FEET; THENCE NORTH 00°57'10" WEST, A DISTANCE OF 360.02 FEET; THENCE NORTH 89°00'49" EAST, ALONG THE NORTH LINE OF SAID TRACT 109, A DISTANCE OF 276.60 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 109, A DISTANCE OF 660.52 FEET; THENCE SOUTH 89°01'04" WEST, ALONG THE NORTH LINE OF TRACT "B-4", EQUUS AGR - PUD PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 101 THROUGH 104, SAID PUBLIC RECORDS, ALSO BEING THE SOUTH LINE OF SAID TRACTS 108 AND 109, A DISTANCE OF 536.18 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.985 ACRES, MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #5

PRESERVE 5A

BEING A PORTION OF TRACTS 85 AND 86, BLOCK 45, TOGETHER WITH A PORTION OF THAT ROAD, DYKE & DITCH RESERVATION, 30.00 FEET IN WIDTH LYING BETWEEN SAID TRACTS 85 AND 86, ALL IN BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 86, BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 89°00'49" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 85 AND 86, A DISTANCE OF 479.61 FEET TO A POINT TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 00°59'11" WEST, ALONG A LINE 119.61 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID ROAD, DYKE & DITCH RESERVATION, A DISTANCE OF 318.37 FEET; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 119.29 FEET; THENCE NORTH 00°59'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 54.83 FEET; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 360.33 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 86, A DISTANCE OF 373.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PRESERVE 5B

BEING A PORTION OF TRACTS 69, 70, 71, 84, BLOCK 45, TOGETHER WITH THAT PORTION OF ROAD, DYKE & DITCH RESERVATION, 30.00 FEET IN WIDTH LYING BETWEEN SAID TRACTS 69 AND 70, ALL IN BLOCK 45, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 89°00'49" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 84 AND 85, A DISTANCE OF 399.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID

SOUTH LINE, SOUTH 89°00'49" WEST, A DISTANCE OF 141.26 FEET; THENCE NORTH 00°59'11" WEST, ALONG THE WEST LINE OF SAID TRACTS 71 AND 84, A DISTANCE OF 1,275.94 FEET; THENCE NORTH 89°03'41" EAST, ALONG A LINE 45.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 69, 70 AND 71, A DISTANCE OF 1,020.00 FEET; THENCE SOUTH 00°59'11" EAST, ALONG THE EAST LINE OF SAID TRACT 69, A DISTANCE OF 58.94 FEET; THENCE SOUTH 89°03'41" WEST, ALONG A LINE 103.94 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 69, 70 AND 71, A DISTANCE OF 878.74 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 1,216.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.285 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #6

TRACT 62, LESS THE WEST 180 FEET THEREOF, AND ALL OF TRACT 63, BLOCK 50, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 120 FEET THEREOF.

AND FURTHER LESS RIGHT-OF-WAY CONVEYED IN OFFICIAL RECORDS BOOK 5273, PAGE 1121.

AND FURTHER LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCE AT THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED TRACT 63; THENCE NORTH 00°56'08" WEST ALONG THE EAST LINE OF SAID TRACT 63, A DISTANCE OF 239.73 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 106.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°32'36" WEST, A DISTANCE OF 257.40 FEET; THENCE NORTH 03°24'05" WEST, A DISTANCE OF 132.71 FEET; THENCE NORTH 86°16'06" EAST, A DISTANCE OF 222.56 FEET; THENCE NORTH 05°27'52" WEST, A DISTANCE OF 117.77 FEET; THENCE NORTH 84°32'08" EAST, A DISTANCE OF 71.00 FEET; THENCE SOUTH 05°27'52" EAST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 11°02'27" WEST, A DISTANCE OF 143.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE SOUTH 60 FEET OF THE NORTH 150 FEET OF TRACTS 57 THROUGH 63 INCLUSIVE, OF SAID BLOCK 50; SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 4.616 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #7

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14; THENCE SOUTH 88°06'49" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 14, A DISTANCE OF 243.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 88°06'49" WEST, A DISTANCE OF

255.71 FEET; THENCE NORTH 01°53'11" WEST, A DISTANCE OF 170.36 FEET; THENCE NORTH 88°06'49" EAST, A DISTANCE OF 255.71 FEET; THENCE SOUTH 01°53'11" EAST, A DISTANCE OF 170.36 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE AFOREDESCRIBED PARCEL.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SAID SECTION 14.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

AND

THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE PROPERTY ON WHICH FLORIDA POWER AND LIGHT COMPANY PRESENTLY HOLDS AN EASEMENT, SUBJECT HOWEVER TO THE EASEMENT RIGHTS OF FLORIDA POWER AND LIGHT COMPANY.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 4.017 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #8

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 88°04'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 991.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 47.37 FEET; THENCE NORTH 01°55'45" WEST, A DISTANCE OF 97.92 FEET; THENCE NORTH 41°16'35" WEST, A DISTANCE OF 186.85 FEET; THENCE SOUTH 87°46'14" WEST, A DISTANCE OF 94.59 FEET; THENCE SOUTH 00°56'49" EAST, A DISTANCE OF 241.96 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 88°04'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 63.43 FEET; THENCE NORTH 00°56'49" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 664.13 FEET; THENCE NORTH 88°04'37" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 328.01 FEET; THENCE SOUTH 00°56'49" EAST, A DISTANCE OF 664.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT RIGHTS FOR ROADWAY PURPOSES, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3710, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1714, PAGE 1012, AND IN OFFICIAL RECORDS BOOK 1965, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE NORTH 50 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4006, PAGE 874, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 4.000 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #9

TRACT 100, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 100, BLOCK 45, OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°59'11" EAST ALONG THE WEST LINE OF SAID TRACT 100, A DISTANCE OF 155.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 229.98 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 128.25 FEET; THENCE SOUTH 89°00'49" WEST, A DISTANCE OF 130.12 FEET; THENCE SOUTH 00°59'11" EAST, A DISTANCE OF 140.85 FEET; THENCE SOUTH 89°00'49" WEST, A DISTANCE OF 99.86 FEET; THENCE NORTH 00°59'11" WEST ALONG SAID WEST LINE OF TRACT 100, A DISTANCE OF 269.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.005 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #10

TRACT 93 AND THE SOUTH 2 FEET OF TRACT 68, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 93, THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF SAID TRACT 93, A DISTANCE OF 185.86

FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°02'57" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 00°57'03" WEST, A DISTANCE OF 212.49 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°57'03" EAST ALONG A LINE 38.00' WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE OF TRACT 93, A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE RIGHT-OF-WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 5764, PAGE 780.
CONTAINING 3.788 ACRES MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #11

TRACT 44, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 44, BLOCK 18, THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°13'17" EAST ALONG THE EAST LINE OF SAID TRACT 44, A DISTANCE OF 202.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°13'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 172.44 FEET; THENCE SOUTH 88°46'43" WEST, A DISTANCE OF 252.56 FEET; THENCE NORTH 01°14'31" WEST, A DISTANCE OF 172.44 FEET; THENCE NORTH 88°46'43" EAST, A DISTANCE OF 252.62 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.025 ACRES MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #12

TRACT 70, LESS THE WEST 110 FEET, AND THE WEST 165 FEET OF TRACT 69, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 32 FEET;

AND ALSO LESS THE NORTH 45 FEET THEREOF;

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 70, LESS THE WEST 110 FEET THEREOF, BLOCK 50, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°57'03" WEST ALONG THE WEST LINE OF SAID TRACT 70, LESS THE WEST 110 FEET THEREOF, A DISTANCE OF 220.78 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 63.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°05'53" WEST, A DISTANCE OF 372.58 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 64.96 FEET; THENCE SOUTH 23°26'45" EAST, A DISTANCE OF 251.57 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 131.95 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE NORTH 28 FEET OF TRACT 89 THROUGH 95, INCLUSIVE, AND THE SOUTH 32 FEET OF TRACT 66 THROUGH 72, INCLUSIVE, OF SAID BLOCK 50. CONTAINING 4.151 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:

MONTICELLO PRESERVE #13

TRACT 71 LESS THE WEST 55 FEET, AND THE WEST 110 FEET OF TRACT 70, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 2.0 FEET;

AND ALSO LESS THE NORTH 45 FEET THEREOF.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 71; THENCE NORTH 00°57'03" WEST, ALONG THE WEST LINE OF SAID TRACT 71, A DISTANCE OF 32.00 FEET; THENCE NORTH 89°02'37" EAST ALONG THE NORTH LINE OF 96TH COURT SOUTH ACCORDING TO OFFICIAL RECORDS BOOK 5764, PAGE 701, SAID PUBLIC RECORDS, A DISTANCE OF 55.00 FEET; THENCE NORTH 00°57'03" WEST, ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF TRACT 71, A DISTANCE OF 241.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 201.83 FEET; THENCE NORTH 04°01'41" EAST, A DISTANCE OF 207.39 FEET; THENCE SOUTH 89°02'57" WEST, A DISTANCE OF 219.83 FEET; THENCE SOUTH 00°57'03" EAST ALONG A LINE 55.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID WEST LINE OF TRACT 71, A DISTANCE OF 206.61 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS THE RIGHT-OF-WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5764, PAGE 701, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 4.152 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:

MONTICELLO PRESERVE #14

BEING A PORTION OF TRACTS 54 THROUGH 56, SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF THE PALM BEACH FARMS CO. PLAT NO. 1, RECORDED IN PLAT BOOK 2, PAGES 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 56; THENCE SOUTH 89°11'31" WEST, ALONG THE SOUTH LINE OF SAID TRACT 56, A DISTANCE OF 40.00 FEET; THENCE ALONG A LINE 40.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 56, NORTH 01°08'36" WEST, A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°11'31" WEST, A DISTANCE OF 935.31 FEET; THENCE NORTH 00°48'29" WEST, A DISTANCE OF 147.10 FEET; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 480.93 FEET; THENCE NORTH 01°04'33" WEST, A DISTANCE OF 75.27 FEET TO A POINT TO BE KNOWN AS POINT "A" FOR FUTURE REFERENCE; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 150.55 FEET; THENCE NORTH 01°07'33" WEST, A DISTANCE OF 146.90 FEET; THENCE NORTH 88°58'28" EAST, ALONG THE NORTH LINE OF SAID TRACT 56, A DISTANCE OF 302.83 FEET; THENCE SOUTH 01°08'36" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SMITH-SUNDY ROAD

ACCORDING TO OFFICIAL RECORDS BOOK 859, PAGE 565, SAID PUBLIC RECORDS, A DISTANCE OF 372.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 88°58'28" EAST, A DISTANCE OF 231.03 FEET; THENCE SOUTH 01°04'33" EAST, A DISTANCE OF 188.45 FEET; THENCE SOUTH 88°55'27" WEST, A DISTANCE OF 231.03 FEET; THENCE NORTH 01°04'33" WEST, A DISTANCE OF 188.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.000 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #15

TRACT 30, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 30; THENCE SOUTH 00°23'26" EAST ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 281.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'34" EAST, A DISTANCE OF 237.48 FEET; THENCE SOUTH 00°23'26" EAST, A DISTANCE OF 183.49 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 237.48 FEET; THENCE NORTH 00°23'26" WEST ALONG SAID WEST LINE OF TRACT 30, A DISTANCE OF 183.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.998 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #16

TRACT 18, BLOCK 53, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 18; THENCE SOUTH 00°23'26" EAST ALONG THE WEST LINE OF SAID TRACT 18, A DISTANCE OF 289.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°56'21" EAST, A DISTANCE OF 255.19 FEET; THENCE SOUTH 08°30'15" WEST, A DISTANCE OF 204.34 FEET; THENCE SOUTH 89°36'34" WEST, A DISTANCE OF 221.31 FEET; THENCE NORTH 00°23'26" WEST ALONG SAID WEST LINE OF TRACT 18, A DISTANCE OF 167.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.999 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #17

TRACT 61 LESS THE WEST 30 FEET THEREOF, AND THE WEST 180 FEET OF TRACT 62, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 120 FEET THEREOF,

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 61; THENCE NORTH 89°03'06" EAST ALONG THE SOUTH LINE OF SAID TRACT 61, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF THE WEST 30.00 FEET OF SAID TRACT 61, A DISTANCE OF 421.69 FEET; THENCE SOUTH 89°50'06" EAST, A DISTANCE OF 131.39 FEET; THENCE SOUTH 00°09'54" WEST, A DISTANCE OF 74.16 FEET; THENCE SOUTH 25°36'09" WEST, A DISTANCE OF 111.59 FEET; THENCE SOUTH 09°37'27" EAST, A DISTANCE OF 130.58 FEET; THENCE SOUTH 01°19'11" EAST, A DISTANCE OF 116.08 FEET; THENCE SOUTH 89°03'06" WEST ALONG THE SOUTH LINE OF SAID TRACT 61, A DISTANCE OF 100.48 FEET TO THE POINT OF BEGINNING.

AND LESS THE NORTH 30 FEET THEREOF, AS CONVEYED TO PALM BEACH COUNTY, BY RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5165, PAGE 279, OF SAID PUBLIC RECORDS. CONTAINING 4.616 ACRES, MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:
MONTICELLO PRESERVE #18

TRACT 58, LESS THE WEST 60 FEET THEREOF, AND THE WEST 210 FEET OF TRACT 59, BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE NORTH 120 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 60 FEET OF SAID TRACT 58; THENCE NORTH 00°57'03" WEST ALONG THE EAST LINE OF SAID WEST 60 FEET OF TRACT 58, A DISTANCE OF 78.60 FEET; THENCE NORTH 89°02'57" EAST, A DISTANCE OF 62.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'54" WEST, A DISTANCE OF 158.44 FEET; THENCE NORTH 89°03'06" EAST, A DISTANCE OF 274.93 FEET; THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 158.44 FEET; THENCE SOUTH 89°03'06" WEST, A DISTANCE OF 274.93 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE NORTH 30 FEET THEREOF, TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH DESCRIBED AS THE SOUTH 60 FEET OF THE NORTH 150 FEET OF TRACTS 57 THROUGH 63, INCLUSIVE, OF SAID BLOCK 50.

LESS AND EXCEPT THAT PORTION CONVEYED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5165, PAGE 277, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF THE NORTH 150 FEET OF TRACT 58, LESS THE WEST 60 FEET THEREOF. ALSO, THE SOUTH 30 FEET OF THE NORTH 150 FEET OF THE WEST 210 FEET OF TRACT 59, ALL IN BLOCK 50, OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 4.618 ACRES MORE OR LESS.

TOGETHER WITH

LEGAL DESCRIPTION:

Application No. PDD/DOA-2018-00389
Control No. 2005-00014
Project No 00941-000

MONTICELLO PRESERVE #19

TRACTS 78 AND 79, OF THE PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE NORTH 35.64 FEET THEREOF.

SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE SOUTH 20 FEET OF TRACTS 78 AND 79, AS RECORDED IN OFFICIAL RECORDS BOOK 4544, PAGE 1212, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.636 ACRES MORE OR LESS.

TOGETHER WITH
LEGAL DESCRIPTION:
MONTICELLO PRESERVE #20

BEING A PORTION OF TRACTS 71 AND 72, PALM BEACH FARMS CO. PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND LYING AND BEING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 72; THENCE NORTH 89°04'42" EAST ALONG THE SOUTH LINE OF SAID TRACT 72, A DISTANCE OF 23.29 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF HALF MILE ROAD RIGHT-OF-WAY, ACCORDING TO THAT PALM BEACH COUNTY MAINTENANCE MAP, RECORDED IN ROAD PLAT BOOK 7, PAGE 169, SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, THENCE NORTH 00°52'56" WEST, A DISTANCE OF 92.53 FEET; THENCE NORTH 00°59'49" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°06'41" WEST, A DISTANCE OF 200.01 FEET; THENCE NORTH 00°59'49" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°44'30" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°42'56" WEST, A DISTANCE OF 39.78 FEET; THENCE ALONG A LINE 35.64 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 72, NORTH 89°05'13" EAST, A DISTANCE OF 318.79 FEET; THENCE ALONG THE EAST LINE OF SAID TRACT 72, SOUTH 01°36'11" EAST, A DISTANCE OF 0.36 FEET; THENCE ALONG A LINE 36.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 71, NORTH 89°05'13" EAST, A DISTANCE OF 159.32 FEET; THENCE ALONG A LINE 159.30 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID TRACT 72, SOUTH 01°36'11" EAST, A DISTANCE OF 631.91 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 71 AND 72, SOUTH 89°04'42" WEST, A DISTANCE OF 482.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.951 ACRES, MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

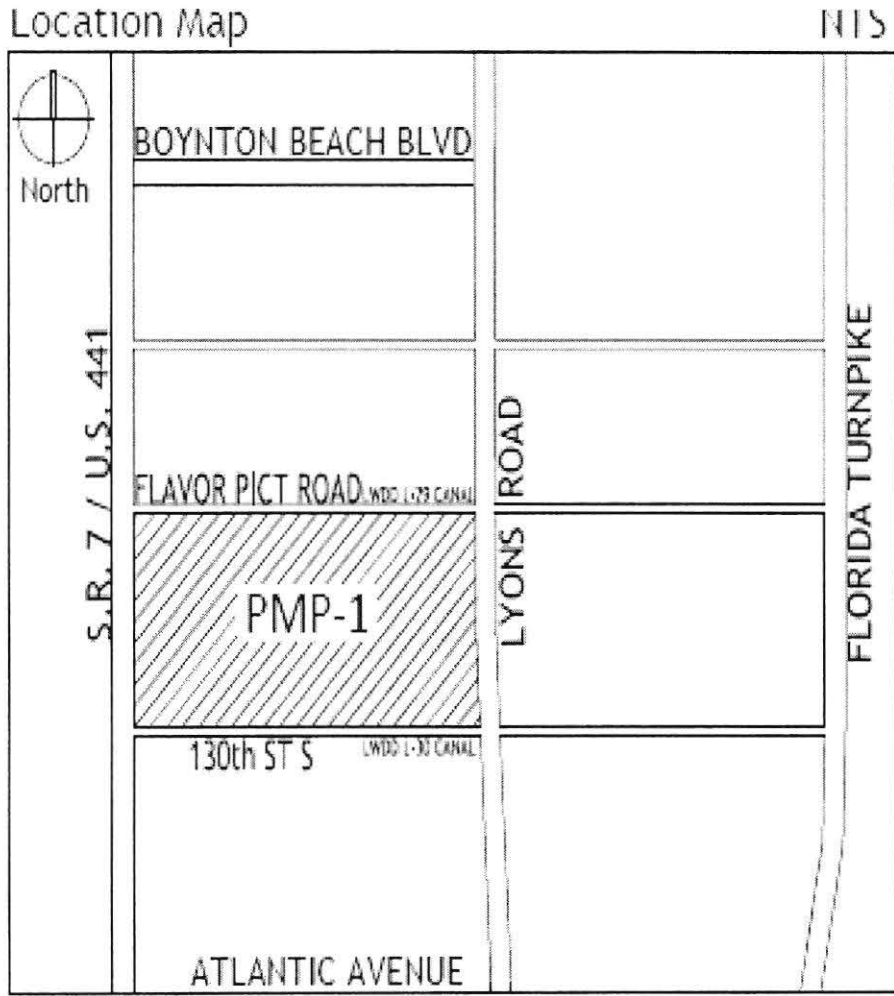


EXHIBIT C
CONDITIONS OF APPROVAL

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.