

RESOLUTION NO. R-2024- 0004

RESOLUTION APPROVING ZONING APPLICATION CRB-2023-01718
(CONTROL NO. 2021-00058)
Correcting Legal Description
CONTAINED WITHIN RESOLUTION NO. R-2022-00782
(Reserve at Atlantic)

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/CA-2022-00192 to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Multiple Use Planned Development (AGR-MUPD) Zoning District was approved by the Board of County Commissioners at a public hearing on July 28, 2022, and adopted by Resolution No. R-2022-00782;

WHEREAS, Resolution No. R-2022-00782 inadvertently contained an incomplete legal description within Exhibit A, as it only included the legal description for the AGR-MUPD Development Area and Preserve Area 3, but inadvertently omitted the legal description for Preserve Areas 1 and 2; and

WHEREAS, Zoning Application CRB-2023-01718 was presented to the Board of County Commissioners at a public hearing conducted on January 4, 2024, to correct the legal description contained within Exhibit A of Resolution R-2022-00782, as described herein;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct, and are incorporated herein.
2. Exhibit A, Legal Description, of Resolution No. R-2022-00782 is hereby deleted in its entirety and replaced with Exhibit A, attached hereto and incorporated herein.

Commissioner Marino moved for the approval of the Resolution.

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

Commissioner Maria Sachs, Mayor	- Aye
Commissioner Maria G. Marino, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Michael A. Barnett	- Absent
Commissioner Marci Woodward	- Aye
Commissioner Sara Baxter	- Aye
Commissioner Mack Bernard	- Aye

The Mayor thereupon declared the resolution was duly passed and adopted on January 4th, 2024.

Filed with the Clerk of the Board of County Commissioners on January 4th, 2024

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

JOSEPH ABRUZZO
CLERK & COMPTROLLER

BY:



COUNTY ATTORNEY

BY:



DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: RESERVE AT ATLANTIC MUPD

DEVELOPMENT AREA 1 RESIDENTIAL SITE

A PORTION OF TRACTS 5,6,7,8,25,26,27, AND 28, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89° 32' 38" WEST, ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1336.95 FEET; THENCE SOUTH 01° 45' 58" EAST ALONG THE EAST LINE OF SAID TRACT 5 AND THE NORTHERLY PROJECTION THEREOF FOR 162.58 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 45' 58" EAST ALONG SAID TRACT 5 AND 28 FOR 757.37 FEET; THENCE SOUTH 89° 21' 01" WEST, A DISTANCE OF 847.01 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 75.03 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 112.51 FEET HAVING A CENTRAL ANGLE OF 85° 55' 14" (CHORD BEARING OF SOUTH 46° 23' 24" WEST,) TO THE BEGINNING OF A NON-TANGENT, 75.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 112.56 FEET HAVING A CENTRAL ANGLE OF 85° 59' 21" (CHORD BEARING OF SOUTH 46° 24' 16" WEST); THENCE SOUTH 89° 23' 56" WEST TANGENT TO SAID CURVE, A DISTANCE OF 221.24 FEET TO A POINT ON A NON-TANGENT, 2045.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 212.59 FEET HAVING A CENTRAL ANGLE OF 5° 57' 23" (CHORD BEARING OF NORTH 15° 14' 37" EAST); THENCE NORTH 18° 13' 17" EAST TANGENT TO SAID CURVE, A DISTANCE OF 7.75 FEET TO THE BEGINNING OF A NON-TANGENT, 2145.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 692.05 FEET HAVING A CENTRAL ANGLE OF 18° 29' 08" (CHORD BEARING OF NORTH 8° 53' 28" EAST); THENCE NORTH 89° 31' 17" EAST, A DISTANCE OF 504.97 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 16578.51 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 523.39 FEET HAVING A CENTRAL ANGLE OF 1° 48' 32" (CHORD BEARING OF NORTH 88° 37' 01" EAST) TO THE POINT OF BEGINNING. SAID PARCEL BEING 852705.15 SQFT OR 19.575 ACRES MORE OR LESS.AND:

DEVELOPMENT AREA 2 NON-RESIDENTIAL – INSTITUTIONAL SITE

A PORTION OF TRACTS 8, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89° 32' 38" WEST, ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 2659.88 FEET; THENCE SOUTH 1° 38' 29" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 141.81 FEET; THENCE NORTH 88° 21' 31" EAST, A DISTANCE OF 24.74 FEET TO A POINT ON THE EASTERLY MAINTENANCE RIGHT OF WAY LINE OF HALF MILE ROAD AS RECORDED IN ROAD PLAT BOOK 7, PAGE 169 OF SAID PUBLIC RECORD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 31' 27" EAST, A DISTANCE OF 190.09 FEET TO A POINT ON A NON-TANGENT, 2045.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 381.37 FEET HAVING A CENTRAL ANGLE OF 10° 41' 06" (CHORD BEARING OF SOUTH 04° 54' 13" WEST); THENCE SOUTH 88° 59' 38" WEST, A DISTANCE OF 143.33 FEET TO SAID EASTERLY MAINTAINABLE RIGHT OF WAY LINE; THE NEXT FIVE (5) COURSES RUN ALONG SAID LINE; THENCE NORTH 00° 04' 36" EAST 54.62 FEET; THENCE NORTH 00° 12' 33" WEST 100.03 FEET; THENCE NORTH 02° 57' 31" WEST 100.03 FEET; THENCE NORTH 04° 26' 49" WEST 100.12 FEET; THENCE NORTH 02° 12' 52" WEST 26.02 FEET, TO THE POINT OF BEGINNING.BEING 64,444 SQUARE FEET OR 1.479 ACRES. AND:

HALF MILE DRAINAGE DEDICATION

A PORTION OF TRACTS 8 AND 25, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89° 32' 38" WEST, ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 2659.88 FEET; THENCE SOUTH 1° 38' 29" EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 522.42 FEET; THENCE NORTH 88° 21' 31" EAST, A DISTANCE OF 28.06 FEET TO A POINT ON THE EASTERLY MAINTENANCE RIGHT OF WAY LINE OF HALF MILE ROAD AS RECORDED IN ROAD PLAT BOOK 7, PAGE 169 OF SAID PUBLIC RECORD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 59' 38" EAST, A DISTANCE OF 143.33 FEET TO A POINT ON A NON-TANGENT, 2045.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 284.66 FEET HAVING A CENTRAL ANGLE OF 7° 58' 32" (CHORD BEARING OF SOUTH 14° 14' 02" WEST); THENCE SOUTH 18° 13' 19" WEST, A DISTANCE OF 7.75 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 2125.00 FEET, CURVE TO THE LEFT FOR AN ARC LENGTH OF 261.20 FEET HAVING A CENTRAL ANGLE OF 07° 02' 33" (CHORD BEARING OF SOUTH 14° 42' 01" WEST); TO SAID EASTERLY MAINTENANCE RIGHT OF WAY LINE; THE NEXT FIVE (6) COURSES RUN ALONG SAID LINE; THENCE NORTH 01° 11' 00" WEST 87.55 FEET; THENCE NORTH 00° 46' 59" WEST 100.01 FEET; THENCE NORTH 00° 50' 21" WEST 100.01 FEET; THENCE NORTH 00° 19' 22" WEST 100.02 FEET; THENCE NORTH 00° 14' 52" EAST 100.05 FEET, THENCE NORTH 00° 04' 42" WEST 45.43 FEET; TO THE POINT OF BEGINNING. BEING 39,429 SQUARE FEET OR 0.905 ACRES. AND:

HALF MILE ROAD DEDICATION

A PORTION OF TRACTS 8, AND 25, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 89° 32' 38" WEST, A DISTANCE OF 2363.39 FEET; THENCE SOUTH 1° 08' 30" EAST, A DISTANCE OF 69.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'18" EAST, A DISTANCE OF 76.09 FEET TO A POINT OF CURVATURE THENCE ALONG THE ARC A DURVE TO THE RIGHT HAVING A RADIUS OF 2125.00 FEET, AN ARC LENGTH OF 718.02 FEET HAVING A CENTRAL ANGLE OF 19° 21' 35"; THENCE SOUTH 18° 13' 17" WEST TANGENT TO SAID CURVE, A DISTANCE OF 7.75 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 2045.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 513.76 FEET HAVING A CENTRAL ANGLE OF 14° 23' 39" (CHORD BEARING OF SOUTH 11° 01' 29" WEST); THENCE SOUTH 89° 19' 31" WEST, ALONG THE SOUTH LINE OF SAID TRACT 25 A DISTANCE OF 37.44 FEET; THE NEXT 4 COURSES BEING ALONG THE EXISTING WEST RIGHT OF WAY LINE OF HALF MILE ROAD PER MAINTENANCE MAP ROAD BOOK 7 PAGE 169 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. THENCE NORTH 1° 38' 28" WEST, A DISTANCE OF 63.54 FEET; THENCE NORTH 1° 24' 45" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 1° 17' 50" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 1° 11' 00" WEST, A DISTANCE OF 12.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH A RADIAL BEARING OF SOUTH 78° 49' 15" WEST, 2125.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 261.20 FEET HAVING A CENTRAL ANGLE OF 7° 02' 33" (CHORD BEARING OF NORTH 14° 42' 01" EAST); THENCE NORTH 18° 13' 19" EAST TANGENT TO SAID CURVE, A DISTANCE OF 7.75 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 2045.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 690.99 FEET; THENCE NORTH 01°08'41" WEST, A DISTANCE OF 77.01 FEET; THENCE NORTH 89° 31' 17" EAST, ALONG THE SOUTH LINE OF PARCEL 107.3R PER OFFICIAL RECORDS BOOK 32914 PAGE 1797 PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 98,556 SQFT OR 2.263 ACRES MORE OR LESS. AND

LAKE WORTH DRAINAGE DEDICATION

A PORTION OF TRACTS 5, 6 7, AND 8 IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT No. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 2 AT PAGES 26,27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WEST PORTION 807/107 1) COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 2) THENCE SOUTH 89° 32' 38" WEST, A DISTANCE OF 2635.82 FEET; 3) THENCE SOUTH 1° 38' 29" EAST, A DISTANCE OF 69.32 FEET TO THE TRUE POINT OF BEGINNING; 4) THENCE NORTH 89° 31' 17" EAST, A DISTANCE OF 191.88 FEET; 5) THENCE SOUTH 1° 08' 18" EAST, A DISTANCE OF 77.01 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; 6) THENCE ON A TANGENT, 2045.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 24.99 FEET (CHORD BEARING OF SOUTH 00° 47' 28" EAST); 7) THENCE SOUTH 89° 31' 17" WEST, A DISTANCE OF 190.09 FEET; 8) THENCE NORTH 2° 12' 52" WEST, A DISTANCE OF 74.03 FEET; 9) THENCE NORTH 1° 38' 29" WEST, A DISTANCE OF 28.01 FEET TO HE TRUE POINT OF BEGINNING. SAID PARCEL BEING 19497.27 SQFT OR 0.448 ACRES MORE OR LESS.

ALSO TOGETHER WITH: EAST PORTION 807/107 1) COMMENCING AT THE SOUTHEAST CORNER OF TRACT 28 IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT No. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 2 AT PAGES 26,27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 2) THENCE NORTH 1° 45' 58" WEST, A DISTANCE OF 1193.49 FEET TO THE TRUE POINT OF BEGINNING TO A POINT ON A NON-TANGENT, 16578.51 FEET RADIUS CURVE TO THE RIGHT HAVING A CENTRAL OF 1° 48' 32" FOR AN ARC LENGTH OF 523.39 FEET (CHORD BEARING OF SOUTH 88° 37' 01" WEST); 3) THENCE SOUTH 89° 31' 17" WEST TANGENT TO SAID CURVE, A DISTANCE OF 504.96 FEET TO A POINT ON A NON-TANGENT 2125.00 FEET RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0° 41' 55" FOR AN ARC LENGTH OF 25.91 FEET (CHORD BEARING OF NORTH 00° 47' 31" WEST); 4) THENCE NORTH 1° 08' 18" WEST TANGENT TO SAID CURVE, A DISTANCE OF 76.09 FEET; 5) THENCE NORTH 89° 31' 17" EAST, A DISTANCE OF 505.99 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; 6) THENCE ON A TANGENT, 16477.51 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 508.10 FEET HAVING A CENTRL ANGLE OF 1° 46' 01" (CHORD BEARING OF NORTH 88° 38' 17" EAST); 7) THENCE NORTH 89° 32' 28" EAST, A DISTANCE OF 12.98 FEET; 8) THENCE SOUTH 1° 45' 58" EAST, A DISTANCE OF 101.59 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 104818.62 SQFT OR 2.406 ACRES MORE OR LESS BOTH PARCELS CONTAINING 124,315.89 SQFT OR 2.854 SCRES MORE OR LESS.AND:

FDOT PARCEL 107 R/W DEDICATION

A PORTION OF TRACTS 5, 6, 7, 8 IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT No. 1, AS SAID PLAT IS RECORDED IN PLAT BOOK 2 AT PAGES 26,27 AND 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF TRACT 28 IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT No. 1, THENCE NORTH 1° 45' 58" WEST ALONG THE EAST LINE OF SAID TRACT 28 AND SAID TRACT 5, A DISTANCE OF 1295.09 FEET TO A POINT OF INTERSECTION WITH A LINE 31.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 5; THENCE SOUTH 89° 32' 28" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 12.98 FEET TO THE POINT OF BEGINNING; AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 88° 38' 17" WEST, HAVING A RADIUS OF, 16477.51 FEET, A CENTRAL ANGLE OF 1°46'01", AN ARC LENGTH OF 508.09 FEET; THENCE SOUTH 89° 31' 17" WEST TANGENT TO SAID CURVE, A DISTANCE OF 777.85 FEET; THENCE NORTH 1° 38' 29" WEST, A DISTANCE OF 16.51 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 22.80 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 8; THENCE NORTH 89° 32' 38" EAST, ALONG SAID PARALLEL LINE AND ITS EASTERLY PROJECTION, A DISTANCE OF 637.81 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 7; THENCE SOUTH 1° 42' 02" EAST ALONG SAID EAST LINE, A DISTANCE OF 8.20 FEET TO A POINT OF INTERSECTION WITH A LINE 31.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 6; THENCE NORTH 89° 32' 28" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 648.24 FEET TO THE POINT OF BEGINNING. CONTAING 14,272 SQUARE FEET/0.328 ACRES, MORE OR LESS. AND:

RESERVE AT ATLANTIC LYONS ROAD 15' ADDITIONAL RIGHT OF WAY

A PORTION OF TRACTS 48, AND 49 BLOCK 17 OF THE PALM BEACH FARMS CO. PLAT NO. 1, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 1) COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 2) THENCE SOUTH 00° 30' 35" WEST, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 1349.27 FEET; 3) THENCE NORTH 89° 07' 30" EAST, A DISTANCE OF 143.75 FEET; TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 48. 4) THENCE NORTH 89° 07' 30" EAST, ALONG THE NORTH LINE OF SAID TRACT 48 A DISTANCE OF 15.00 FEET; 5) THENCE SOUTH 1° 03' 04" EAST, 15.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF TRACTS 48 AND 49, A DISTANCE OF 1342.93 FEET; 6) THENCE SOUTH 89° 02' 13" WEST, ALONG THE SOUTH LINE OF SAID TRACT 49 A DISTANCE OF 15.00 FEET; 7) THENCE NORTH 1° 03' 04" WEST, ALONG THE EAST LINE OF SAID TRACTS 49 AND 48 DISTANCE OF 1342.95 FEET TO THE POINT OF BEGINNING. BEING 20,140 SQUARE FEET OR 0.462 ACRES. AND:

RESERVE AT ATLANTIC PRESERVE 1

A PORTION OF TRACTS 48, 49 BLOCK 17 AND ALL OF TRACTS 47 AND 50 BLOCK 17 OF THE PALM BEACH FARMS CO. PLAT NO. 1, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST. THENCE SOUTH 00° 30' 35" WEST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1349.27 FEET; THENCE NORTH 89° 07' 30" EAST, A DISTANCE OF 258.75 FEET; TO THE POINT OF BEGINNING. THENCE NORTH 89° 07' 30" EAST, ALONG THE NORTH LINES OF TRACTS 48 AND 47, TO THE NORTHEAST CORNER OF TRACT 47, BLOCK 17 OF SAID PLAT, A DISTANCE OF 552.20 FEET; THENCE SOUTH 1° 05' 12" EAST, ALONG THE EAST LINES OF TRACTS 47 AND 50, TO THE SOUTHEAST CORNER OF TRACT 50, BLOCK 17 OF SAID PLAT. A DISTANCE OF 1341.92 FEET; THENCE SOUTH 89° 02' 13" WEST, ALONG THE SOUTH LINES OF TRACTS 50 AND 49, A DISTANCE OF 553.03 FEET; THENCE NORTH 1° 03' 04" WEST, ALONG A LINE 115' EAST OF AND PARALLEL TO WEST LINE OF TRACTS 49 AND 48, TO THE POINT OF BEGINNING, THE NORTHWEST CORNER OF TRACT 48 OF SAID PLAT. A DISTANCE OF 1342.77 FEET. BEING 741,798 SQUARE FEET OR 17.029 ACRES. AND:

RESERVE AT ATLANTIC PRESERVE 2 RURAL PARKWAY

A PORTION OF TRACTS 48, AND 49 BLOCK 17 OF THE PALM BEACH FARMS CO. PLAT NO. 1, SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. 1) COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 2) THENCE SOUTH 00° 30' 35" WEST, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 1349.27 FEET; 3) THENCE NORTH 89° 07' 30" EAST, A DISTANCE OF 158.75 FEET; TO THE POINT OF BEGINNING. 4) THENCE NORTH 89° 07' 30" EAST, ALONG THE NORTH LINE OF SAID TRACT 48 A DISTANCE OF 100.00 FEET; 5) THENCE SOUTH 1° 03' 04" EAST, 115.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF TRACTS 48 AND 49, A DISTANCE OF 1342.77 FEET; 6) THENCE SOUTH 89° 02' 13" WEST, ALONG THE SOUTH LINE OF SAID TRACT 49 A DISTANCE OF 100.00 FEET; 7) THENCE NORTH 1° 03' 04" WEST, 15.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACTS 49 AND 48 DISTANCE OF 1342.93 FEET TO THE POINT OF BEGINNING. BEING 134,287 SQUARE FEET OR 3.083 ACRES. AND:

RESERVE AT ATLANTIC PRESERVE 3 (ATLANTIC AVE ON-SITE PRESERVE)

A PORTION OF TRACTS 25,26,27, AND 28, BLOCK 19, PALM BEACH FARMS COMPANY PLAT NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89° 32' 38" WEST, ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 1336.95 FEET; THENCE SOUTH 1° 45' 58" EAST, ALONG THE EAST LINE OF SAID TRACT 5 AND 28 AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 919.95 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 1° 45' 58" EAST, A DISTANCE OF 436.16 FEET; THENCE SOUTH 89° 19' 31" WEST, ALONG THE SOUTH LINE OF SAID TRACTS

25,26,27,AND 28 A DISTANCE OF 1271.95 FEET TO A POINT ON A NON-TANGENT, 2045.00 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 301.16 FEET AND A CENTRAL ANGLE OF 8° 26' 16" (CHORD BEARING OF NORTH 8° 02' 47" EAST); THENCE NORTH 89° 23' 56" EAST, A DISTANCE OF 221.24 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE ON A TANGENT, 75.00 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 112.56 FEET HAVING A CENTRAL ANGLE OF 85° 59' 21" (CHORD BEARING OF NORTH 46° 24' 16" EAST,) TO THE BEGINNING OF A NON-TANGENT, 75.03 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 112.51 FEET HAVING A CENTRAL ANGLE OF 85° 55' 14" (CHORD BEARING OF NORTH 46° 23' 24" EAST); THENCE NORTH 89° 21' 01" EAST TANGENT TO SAID CURVE, A DISTANCE OF 847.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 499923.61 SQFT OR 11.477 ACRES MORE OR LESS.

RESERVE AT ATLANTIC MUPD TOTAL AREA 59.455 ACRES MORE OR LESS.