

ORDINANCE NO. 3390 -00

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, RELATING TO THE ESTABLISHMENT OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW PERTAINING TO THE PETITION TO ESTABLISH THE HAMAL COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING AND NAMING THE HAMAL COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING CONSENT FOR THE EXERCISE OF CERTAIN POWERS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

\* \* \* \* \*

WHEREAS, the Florida Legislature created and amended Chapter 190, *Florida Statutes*, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a petition to establish the Hamal Community Development District pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, was submitted to the City of West Palm Beach by Golden West Limited Partnership on November 13, 2000; and

WHEREAS, the proposed Hamal Community Development District comprises approximately 275 acres, all located within the City of West Palm Beach; and

WHEREAS, pursuant to *Florida Statutes*, Section 190.005(1)(d), notice of the public hearing on the petition to establish the Hamal Community Development District has been published in the *Palm Beach Post* once a week for four consecutive weeks prior to the hearing; and

WHEREAS, the City, having considered the petition and all information presented at the public hearing, and being fully advised and informed of the premises, has determined that it is in the best interests of the citizens of West Palm Beach to approve the petition to establish the Hamal Community Development District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:**

**SECTION 1:** The City Commission of the City of West Palm Beach hereby makes the following findings of fact and conclusions of law:

1. Golden West Limited Partnership, a Virginia limited partnership and petitioner, submitted a Petition to establish the Hamal Community Development District (the "District") pursuant to Chapter 190, *Florida Statutes*, as amended and supplemented, to the City of West Palm Beach on November 13, 2000 (the "Petition").
2. The property proposed to comprise the Hamal Community Development District consists of 275 acres, more or less, located entirely within the boundaries of the City of West Palm Beach, Florida, is generally bounded on the west by the water catchment area, on the east by the Florida Turnpike, on the south by the Vista Center and on the north by the water catchment area and is identified on the map attached hereto as Exhibit A; and a metes and bounds description of the external boundaries of the proposed District are set forth in the legal description of the Hamilton Bay parcel, the Golden West Limited Partnership South parcel, the HAE Joint Venture-North of Elementary School Site parcel, and the HAE Joint Venture-South of Elementary School Site parcel, collectively attached hereto as composite Exhibit B.
3. The City Commission of the City of West Palm Beach held a public hearing on the petition to establish the Hamal Community Development District on

December 11, 2000.

4. The City has reviewed the Petition to establish the Hamal Community Development District and found all the statements therein to be true and correct.
5. Pursuant to the Petition, the planned uses within the District are limited to residential sites, one or more multi-family sites and open or green space with an overall average density of 4.44 dwelling units per gross acre, which is consistent with the applicable elements or portions of the West Palm Beach Comprehensive Plan.
6. The approximately 275 acres of the proposed Hamal Community Development District is all contained within the Residential Planned Development Master Plan relating to such property and thus is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional, interrelated community and as an independent special district.
7. The Hamal Community Development District will be responsible for the financing, development, construction and maintenance of
  - (a) surface water management and control systems, including a 2100 gpm primary pump station with backup pumps; potable water distribution, fire hydrants, and wastewater collection and transmission facilities. Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed in a manner acceptable to City may be dedicated to the

City, provided the City agrees to accept same and all necessary access and maintenance easements are granted to City;

- (b) certain access roads; internal roads, offsite roadway improvements, including turn lanes, signalization, streetscape, and irrigation;
- (c) eradication of exotic vegetation, including melaleuca, brazilian pepper and Australian pine;
- (d) offsite environmental mitigation,
- (e) street lighting,
- (f) sound abatement walls,
- (g) bicycle and pedestrian circulation system

(collectively, the "Public Infrastructure"). The proposed Public Infrastructure must be compatible with the City of West Palm Beach surface water management system, potable water system, parks and landscaping system, fire services, and the City and Department of Transportation roadway facilities.

8. The special assessments bonds proposed to be used to provide the capital to acquire the Districts' Public Infrastructure is the best alternative available for delivering the Public Infrastructure and facilities to the area that will be served by the District.

9. The Public Infrastructure and services and facilities of the District will be compatible with the capacity and uses of existing City and regional community development services and facilities.

10. The area that will be served by the District is amendable to separate special district government.

**SECTION 3:** The City Commission of the City of West Palm Beach hereby grants the Petition to establish a community development district.

**SECTION 4:** The District shall be known as the “Hamal Community Development District.”

**SECTION 5:** The District shall be that area generally bounded on the west by the water catchment area, on the east by the Florida Turnpike, on the south by Okeechobee Boulevard and on the north by the water catchment area. The metes and bounds description of the external boundaries of the District is set forth in the combined legal descriptions of the Hamilton Bay parcel, the Golden West Limited Partnership South parcel, the HAE Joint Venture-North of Elementary School Site parcel, and the HAE Joint Venture-South of Elementary School Site parcel, collectively attached hereto as composite Exhibit B.

**SECTION 6:** Pursuant to Section 190.005(2)(d), *Florida Statutes*, the charter for the Hamal Community Development District shall fully comply with Sections 190.006 through 190.041, *Florida Statutes*.

**SECTION 7:** The five persons designated to be the initial members of the Board of

Supervisors are as follows:

Alan S. Resh  
Stephen B. Liller  
Catherine Holder  
Thomas McKee  
Jane Sonet

They shall hold office for ninety days or until the first meeting of the landowners is held pursuant to Section 190.006, *Florida Statutes*.

**SECTION 8:** The District shall have, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and districts having authority with respect to any area included within the District, the special powers relating to public improvement and community facilities authorized by Section 190.012, *Florida Statutes*, including the financing, funding, planing, establishment, acquisition, construction or reconstruction, enlargement or extension, equipment, operation and maintenance of systems, facilities and basic infrastructure for the following:

- (a) Water management and control for the lands within the District and to connect some or any of such facilities with roads and bridges;
- (b) Water supply, sewer and wastewater management, reclamation and reuse or any combination thereof, and to construct and operate connection intercepting or outlet sewers and sewer mains and pipes and water mains, conduits or pipelines, in, along and under any street, alley, highway or other public place or ways, and to dispose of any effluent, residue or other

byproducts of such system or sewer system.

- (c) Bridges or culverts that may be needed across any drain, ditch, canal, floodway, holding basis, excavation, public highway, tract, grade, fill or cut and roadways over levees and embankments, and to construct any and all of such works and improvements across, through or over any public right-of-way, highway , grade, fill or cut;
- (d) District roads equal to or exceeding the specifications of the county in which such district roads are located, and street lights;
- (e) Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage;
- (f) Conservation areas, mitigation areas, and wild-life habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property.

**SECTION 9:** In addition to the special powers contained in Section 190.012(1), Florida Statutes, the Hamal Community Development District shall also have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:

- (a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and
- (b) security, including but not limited to guardhouses, fences and gates, except that the district may not exercise any police power; and
- (c) school buildings and related structures; and
- (d) fire prevention and control including fire stations, water mains and plugs,

fire trucks and other vehicles and equipment.

**SECTION 10:** The District shall comply with that certain Development Agreement between the City and the landowners, Golden West and HAE Joint Venture, dated September 21, 1998, and recorded in Official Record Book 10723, Page 387 of the Public Records of Palm Beach County, Florida, relating to the property within the District.

**SECTION 11:** That certain Development Agreement for Water and Wastewater Services between the City and HAE Joint Venture, dated February 15, 1995, remains in force and effect as it applies to property within the District.

**SECTION 12:** The Public Infrastructure developed and constructed by the District shall be compatible with the City of West Palm Beach surface water management system, potable water system, parks and landscaping system, fire services, and the City and Department of Transportation roadway facilities.

**SECTION 13:** The District shall maintain all Public Infrastructure developed and constructed by the District, except for any systems dedicated to and accepted by the City. Upon completion and connection to the City's lines, certain potable water and sanitary sewer lines or systems constructed pursuant to standards acceptable to City may be dedicated to the City, provided all necessary access and maintenance easements, in the City's opinion, are granted to City and the City agrees to accept the dedication. Unless



dedicated to and accepted by the City, the City shall have no obligation to maintain the District's Public Infrastructure improvements.

**SECTION 14:** The District shall, at least 60 days prior to adoption, submit to the City, for disclosure and information purposed only, its proposed annual budget for the ensuing fiscal year and any proposed long-term financial plan or program of the District for future operations. The City may submit written comments to the District for its assistance and information in adopting its budget and financial plans.

**SECTION 15:** The District shall disclose, pursuant to *Florida Statutes*, Chapter 190, the fact that this is a special taxing district and that special assessments will be assessed against all property owners within the District. In addition, such disclosure shall be in BOLD type on all sales brochures and on all sales information. Furthermore, a 24" x 36" sign providing the disclosure shall be posted at all times at the entrance to the sales office.

**SECTION 16:** Any and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 17:** Should any part or provision of this ordinance or any portion, paragraph, sentence or word thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part other than the part declared to be valid.

Ordinance No. 3390-00


**SECTION 18:** This ordinance shall become effective upon second reading  
in accordance with law.

FIRST READING THIS 11<sup>th</sup> DAY OF December, 2000.

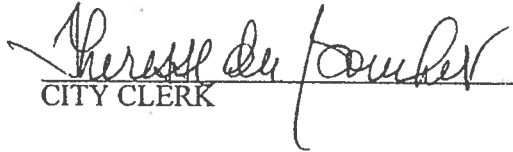
SECOND READING AND FINAL PASSAGE THIS 8<sup>th</sup> DAY OF January, 2001

(CORPORATE SEAL)

CITY OF WEST PALM BEACH  
BY ITS CITY COMMISSION

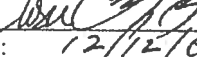
  
PRESIDING OFFICER

ATTEST:

  
CITY CLERK

CITY ATTORNEY'S OFFICE

Approved as to form and  
legal sufficiency

By:   
Date: 12/12/00

HAMILTON BAY

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1,067.47 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 00°46'29" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 728.51 FEET TO A POINT ON A CURVE CONCAVE EAST, HAVING A RADIUS OF 415.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 54°06'34" EAST; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°21'12", A DISTANCE OF 248.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°43'59", A DISTANCE OF 117.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°26'56", A DISTANCE OF 495.78 FEET; THENCE, SOUTH 44°03'30" EAST, A DISTANCE OF 662.74 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,486.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 48°14'08" WEST, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569, PUBLIC RECORDS, SAID PALM BEACH COUNTY; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°00'22", A DISTANCE OF 217.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1130, SAID PUBLIC RECORDS; THENCE, SOUTH 61°10'31" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,474.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 42°06'16" WEST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°44'12", A DISTANCE OF 463.69 FEET; THENCE, SOUTH 12°29'09" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.60 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,486.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 31°06'09" WEST, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 10247, PAGE 1569; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°42'38", A DISTANCE OF 247.82 FEET; THENCE, SOUTH 79°00'41" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,474.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 24°16'01" WEST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°17'39", A DISTANCE OF 12.70 FEET; THENCE, SOUTH 66°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 426.86 FEET; THENCE, SOUTH 23°58'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, SOUTH 66°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 314.08 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SAID EAST HALF OF SECTION 15; THENCE, NORTH 02°51'59" EAST, ALONG SAID WEST LINE, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,933.80 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWEST CORNER OF SAID EAST HALF OF SECTION 15; THENCE, SOUTH 89°13'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1,146.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 69.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

*Stephen L. Shirley*  
STEPHEN L. SHIRLEY, P.S.M. 3818

SEE SHEET 2 OF 2 FOR SKETCH

DESCRIPTION OF:

HAMILTON BAY



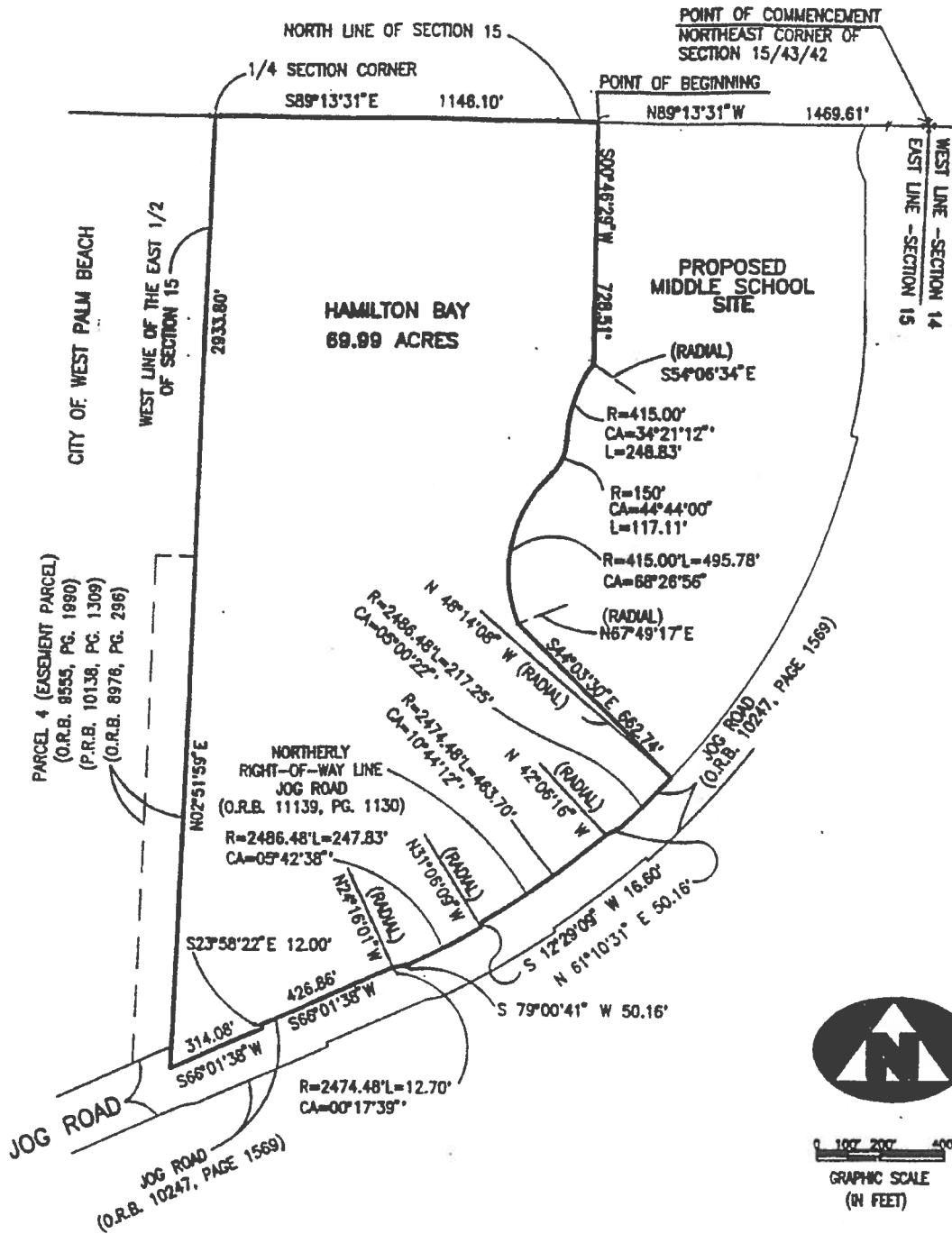
**BENCH MARK**

LAND SURVEYING & MAPPING, INC.

4152 W. BLUE HERON BOULEVARD • SUITE 121  
RIVIERA BEACH • FLORIDA 33404

PHONE: (561) 848-2102 • LB. 2171 • FAX: (561) 844-9659

EMAIL: bmlsm@aol.com WEB: <http://members.aol.com//bmlsm>



THIS IS NOT A SURVEY

SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH OF:

HAMILTON BAY



**BENCH MARK**

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& MAPPING, INC.

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EMAIL: bmlsm@aol.com WEB: <http://members.aol.com/~bmlsm>

FILE: HAMILTON.

SKETCH DATE: 10-18-00 BY: BP

CKD:

W O # P220

SHEET 2 OF 2

**LEGAL DESCRIPTION OF GOLDEN WEST LIMITED PARTNE SHIP SOUTH PARCEL**

PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND LYING SOUTHERLY OF THE RIGHT-OF-WAY FOR JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1124, PUBLIC RECORDS, SAID PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE, SOUTH 9°48'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 998.37 FEET; THENCE, NORTH 00°11'08" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE LYING 100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 15; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND:

THENCE, CONTINUE NORTH 00°11'08" EAST, A DISTANCE OF 119.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 416.50 FEET; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'19", A DISTANCE OF 334.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.97 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°06'06", A DISTANCE OF 195.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 269.52 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°40'55", A DISTANCE OF 196.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1048.74 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°24'36", A DISTANCE OF 410.19 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 47°11'59" WEST, A DISTANCE OF 157.43 FEET TO A POINT ON THE SOUTHERLY CURVED RIGHT-OF-WAY LINE OF SAID JOG ROAD; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1849.86 FEET AND WHOSE RADIUS POINT BEARS SOUTH 47°11'59" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°13'36", A DISTANCE OF 749.90 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1606.77 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE, SOUTH 02°51'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1138.84 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE, NORTH 89°48'52" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1517.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 66.12 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

*Wesley R. Van Campen*  
P.S.M. 2424

SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF:

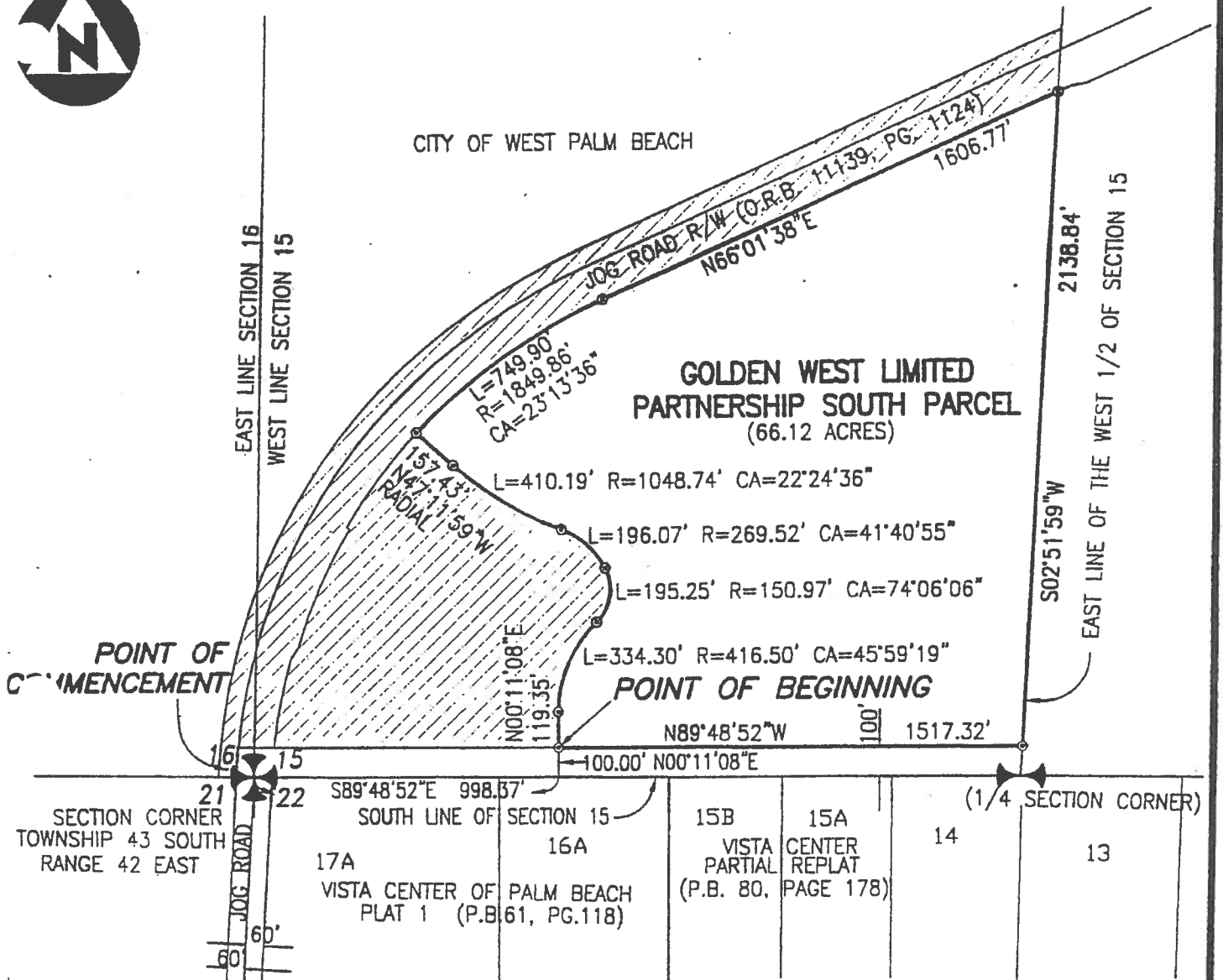
**GOLDEN WEST LIMITED PARTNERSHIP  
SOUTH PARCEL**



**BENCH MARK** Land Surveying and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121,  
Riviera Beach, FL 33404-4859 L.B. 2171  
Fax (561) 844-9659 Phone (561) 848-2102  
WEB: <http://members.aol.com//bmlsm> EMAIL: [bmlsm@aol.com](mailto:bmlsm@aol.com)

FILE: P220\P2...P123 | DATE: 5-4-2000 | BY: WVC | CKD: | W.O.#: P220 | SHEET 1 OF 2

FT. 500 25 0 00 1000 1500 2000 2500 FT.



THIS IS NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

**GOLDEN WEST LIMITED PARTNERSHIP  
SOUTH PARCEL**



**BENCH MARK** Land Surveying and Mapping, Inc.  
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FILE: 123A

DATE: 5-4-2000

BY: DJC

CKD:

W.O.#: P220

SHEET 2 OF 2

HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND NORTH OF ELEMENTARY SCHOOL SITE


A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 402.14 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THAT CERTAIN 40 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1152, PAGE 286, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,485.78 FEET TO THE SOUTH LINE OF THE NORTH 1,485.50 OF THE SAID EAST HALF OF SECTION 15 AND THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.06 FEET; THENCE, NORTH 45°13'42" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 726.70 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,618.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 53°13'37" WEST, SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11886, PAGE 1639, SAID PUBLIC RECORDS; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°54'36", A DISTANCE OF 41.59 FEET; THENCE, NORTH 54°08'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,606.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 54°08'13" WEST SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF JOG ROAD, AS RECORDED ON OFFICIAL RECORDS BOOK 10247, PAGE 1569, SAID PUBLIC RECORDS; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°35'33", A DISTANCE OF 436.38 FEET; THENCE, SOUTH 89°13'31" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 306.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

  
STEPHEN L. SHIRLEY, P.S.M. 3918

SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF:

HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND NORTH OF ELEMENTARY SCHOOL SITE



**BENCH MARK** Land Surveying  
and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121,  
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WEB: <http://members.aol.com//bmlsm> EMAIL: [bmlsm@aol.com](mailto:bmlsm@aol.com)

FILE: HAEA.D.

DATE: 10-17-2000

BY: BP

CKD:

W.O.#: P220DHAEA

SHEET 1 OF 2



F

2400

1800

1200

600

3

0

150

FT. 300

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
SECTION 15/43/42

S01°54'14"W 1485.78'  
POINT OF BEGINNING

SOUTH LINE OF THE NORTH 1485.50' OF THE EAST HALF OF SECTION 15

TOWNSHIP 43 SOUTH, RANGE 42 EAST

N89°13'31"W 402.14'

NORTH LINE OF  
SECTION 15

306.73'  
S89°13'31"E

7.08  
ACRES

RADIAL  
N53°13'37"W

JOG ROAD R/W (O.R.B. 10247, PG. 1569)  
R=2606.6', L=436.38"  
CA=09°35'33"

(RADIAL)  
S54°08'13"E 12.00'  
R=2618.48', L=41.59"  
CA=00°54'36"

JOG ROAD R/W (O.R.B. 11886, PAGE 1639)  
N45°13'42"W 726.70'

ELEMENTARY FUTURE SCHOOL SITE

WEST RIGHT-OF WAY LINE  
S01°54'14"W 922.06'

SUNSHINE STATE PARKWAY 40' R/W  
(FLORIDA'S TURNPIKE) (D.B. 1152, PG. 286)

AUTHORITY R/W MAP CONTRACT NO. 4.1, SHEET 4 OF 12

EAST LINE OF SECTION 15

THIS IS NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND NORTH OF ELEMENTARY SCHOOL SITE



**BENCH MARK** Land Surveying  
and Mapping, Inc.

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FILE: HAEA D

DATE: 10-17-2000 BY:

CKD:

W.O.#: P220HAEA

SHEET 2 OF 2



HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND SOUTH OF ELEMENTARY SCHOOL SITE

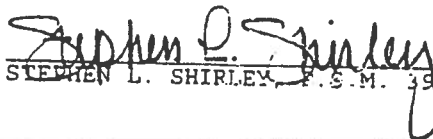
PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 402.14 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THAT CERTAIN 40 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1152, PAGE 286, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,027.74 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2,287.25 FEET TO THE SOUTH LINE OF THE SAID EAST HALF OF SECTION 15; THENCE, NORTH 88°58'11" WEST, ALONG SAID SOUTH LINE AND DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,302.57 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF SECTION 15; THENCE, NORTH 02°51'59" EAST, ALONG THE WEST LINE OF SAID EAST OF SECTION 15, A DISTANCE OF 2,238.94 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569, SAID PUBLIC RECORDS; THENCE, NORTH 66°01'38" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.63 FEET; THENCE, NORTH 79°31'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 51.42 FEET; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET; THENCE, NORTH 23°58'22" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 267.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,606.48 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'47", A DISTANCE OF 64.28 FEET TO THE END OF SAID CURVE; THENCE, NORTH 77°14'02" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52.62 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,618.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 26°30'34" WEST; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°41'43", A DISTANCE OF 397.38 FEET; THENCE, NORTH 35°12'17" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,606.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 35°12'17" WEST; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°21'45", A DISTANCE OF 152.97 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 45°13'42" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,048.70 FEET; THENCE, SOUTH 88°05'46" EAST, A DISTANCE OF 160.58 FEET; THENCE, NORTH 01°54'14" EAST, A DISTANCE OF 85.00 FEET; THENCE, SOUTH 88°05'46" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 132.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

  
STEPHEN L. SHIRLEY, P.S.M. 3918

SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF: HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND SOUTH OF ELEMENTARY SCHOOL SITE



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FILE: HAE.B.D.W.

DATE: 10-17-2000 BY: BP

CKD:

W.O.#: P220DHAEB

SHEET 1 OF 2



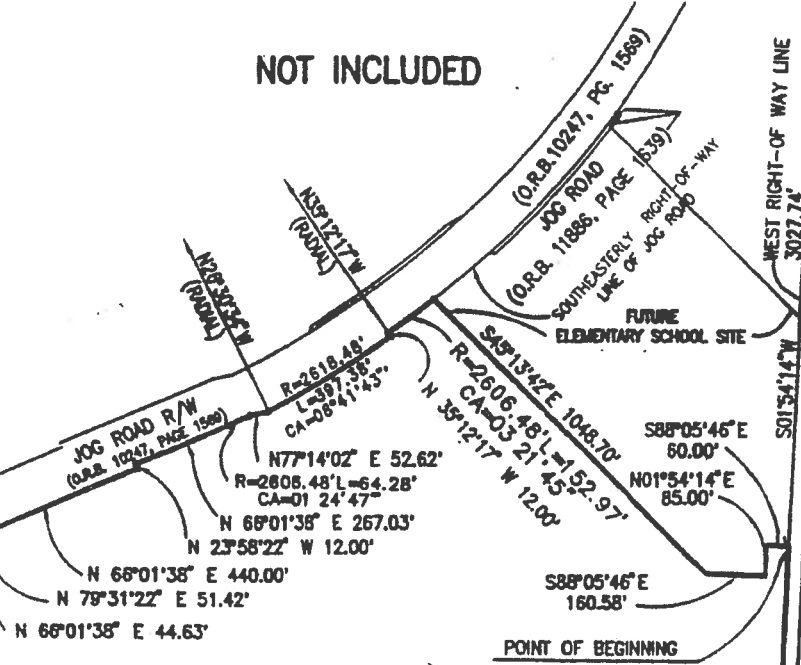
WEST LINE OF THE EAST 1/2 OF SECTION 15

N 02°51'59" E 2238.94'

PART OF  
HAE JOINT VENTURE PARCEL  
SOUTH OF JOG ROAD  
132.00 AC.

NOT INCLUDED

NB9°13'31" 2.14'  
SOUTH LINE OF THE NORTH 1485.50' OF SECTION 15  
TOWNSHIP 43 SOUTH, RANGE 42 EAST



NORTH LINE OF SECTION 15

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
SECTION 15/43/42

WEST RIGHT-OF-WAY LINE  
3027.74'

EAST LINE - SECTION 15

EAST LINE OF SECTION 15

SOUTH LINE - SECTION 15

N 88°58'11" W 2302.57'

SECTION CORNER  
15 14

(1/4 SECTION CORNER)

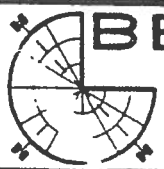
VISTA CENTER OF PALM BEACH PLAT 1 (P.B. 61, PG. 118)

22 23

THIS IS NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND SOUTH OF ELEMENTARY SCHOOL SITE



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FILE: HAEB.DV.	DATE: 10-17-2000	BY:	CKD:	W.O.#: P220HAEB	SHEET 2 OF 2
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