

EXHIBIT "A"

LEGAL DESCRIPTION

BEING PORTIONS OF TOWNSHIP 42 SOUTH, RANGE 40 EAST; TOWNSHIP 42 SOUTH, RANGE 41 EAST; TOWNSHIP 43 SOUTH, RANGE 40 EAST AND TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

TOWNSHIP 42 SOUTH, RANGE 40 EAST
THE SOUTH ONE-HALF (S 1/2) OF SECTIONS 13, 14, AND 15 AND ALL OF SECTIONS 23, 24, 25, 26, 32, 33, 35, AND 36; AND THE SOUTH HALF OF SECTION 34; AND ALL THAT PART OF SECTION 31 LYING NORTH AND EAST OF THE NORTH EASTERLY RIGHT-OF-WAY LINE OF LEVEE L-8, A PROJECT IN THE PLAN OF WATER CONTROL OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT.

TOGETHER WITH:

TOWNSHIP 42 SOUTH, RANGE 41 EAST
ALL OF SECTIONS 31, 33, 34, AND 35.
THE WEST 1/2 OF SECTION 17 AND ALL OF SECTIONS 18, 19, 20, 21, 22, 27, 28, 29, 30, AND 32.
PCNs: 00414216000005010, 00414216000005020, 00414216000005030, 00414216000005040, 00414216000005050, 00414216000005060, 00414216000005070, AND 00414216000005080 AND THAT AREA OF NORTHLAKE BOULEVARD BETWEEN THESE PCNs.

TOGETHER WITH:

TOWNSHIP 43 SOUTH, RANGE 40 EAST
ALL OF SECTIONS 4, 9, 10, 11, 14, AND 15; THAT PART OF SECTION 3 LYING NORTHERLY AND WESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE "M" CANAL; THE WEST THREE-QUARTERS (W 3/4) OF SECTIONS 13, 24, AND 25; AND THAT PART OF THE WEST THREE-QUARTERS (W 3/4) OF SECTION 36 LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80 LESS PCNs 00404326010030010, 00404326010030020, 00404326010030030, 00404326010030040, 00404326010030050, 00404326010030060, 00404326010030190, 00404326010030200, 00404326010030210, 00404326010030220, 00404326010030230, AND 00404336000003020; AND ALL THAT PART OF SECTIONS 5, 8, AND 6 LESS PCNs 00404305000003010 AND 00404306000001010 LYING NORTH AND EAST OF THE NORTH EASTERLY RIGHT-OF-WAY LINE OF LEVEE L-8, A PROJECT IN THE PLAN OF WATER CONTROL OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT.

TOGETHER WITH:

TOWNSHIP 43 SOUTH, RANGE 41 EAST
ALL OF SECTIONS 2, 3, 4, 9, 10, AND 11.

TOGETHER WITH:

PARCEL 1
A PARCEL OF LAND LYING IN THE SOUTH 587.82 FEET OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:
BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SECTION 15.
BOUNDED ON THE WEST BY THE RIGHT-OF-WAY FOR COCONUT BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 5778, PAGE 1279, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE EAST BY THE RIGHT-OF-WAY FOR 120TH AVENUE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 135, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING: 35.15 ACRES, MORE OR LESS.

TOGETHER WITH:

91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	1	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

© COPYRIGHT 2021 By
StormwaterJ Engineering, Inc.
This Drawing is Provided For
Informational Purpose
Unless Signed And Sealed By
A Registered Professional
Engineer Representing
StormwaterJ Engineering, Inc.
C.A. 00009484



Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stn.com

PARCEL 2

A PARCEL OF LAND LYING IN THE SOUTH 587.82 FEET OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:
BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 15
BOUNDED ON THE WEST BY THE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 135, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE EAST BY THE RIGHT-OF-WAY FOR COCONUT BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 5778, PAGE 1279, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING: 30.71 ACRES, MORE OR LESS.
EXCEPTING THEREFROM THE ADDITIONAL RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 12017, PAGE 1009, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
NET ACREAGE (LESS ADDITIONAL RIGHT-OF-WAY) 29.59 ACRES, MORE OR LESS
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND LYING IN THE SOUTH 587.82 FEET OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:
BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION 16
BOUNDED ON THE WEST BY THE RIGHT-OF-WAY FOR 140TH AVENUE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 133, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 125, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE EAST BY THE EAST LINE OF THE WEST ONE - HALF OF SAID SECTION 16.
EXCEPTING THEREFROM THE ADDITIONAL RIGHT-OF-WAY FOR NORTHLAKE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 20418, PAGE 771, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING: 34.09 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND LYING IN THE SOUTH 587.82 FEET OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING BOUNDED AS FOLLOWS:
BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SECTION 17.
BOUNDED ON THE WEST BY THE WEST LINE OF THE EAST ONE-HALF OF SECTION 17.
BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY FOR LAKE PARK WEST ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 125, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
BOUNDED ON THE EAST BY THE RIGHT-OF-WAY FOR 140TH AVENUE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 133, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
CONTAINING: 35.73 ACRES, MORE OR LESS.

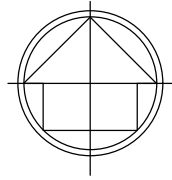
91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	2	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

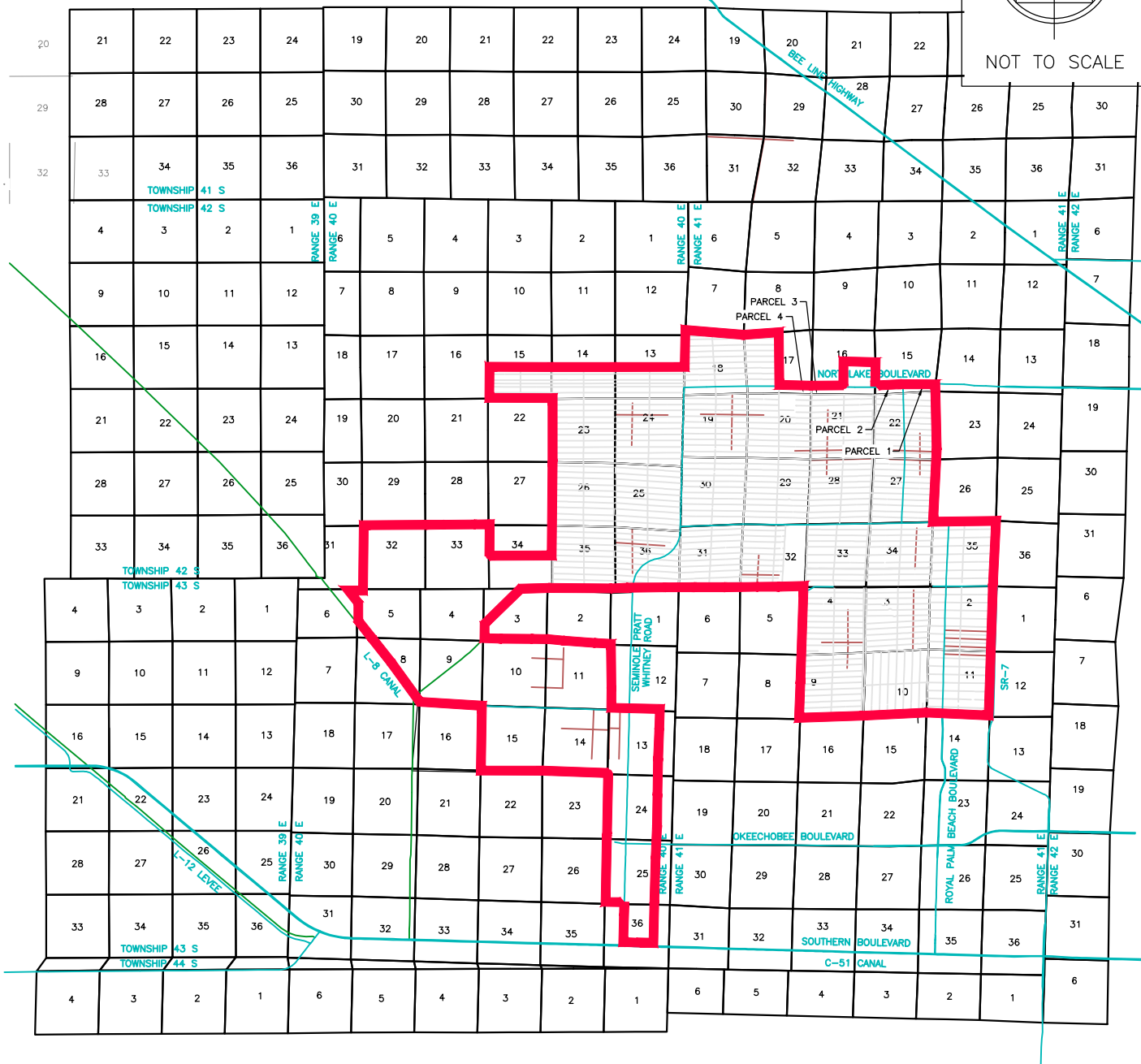
© COPYRIGHT 2021 By StormwaterJ Engineering, Inc. This Drawing is Provided For Informational Purpose Unless Signed And Sealed By A Registered Professional Engineer Representing StormwaterJ Engineering, Inc. C.A. 00009484



Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stn.com



NOT TO SCALE



SJE19-Jay

9/2/2021 1:44 PM

2021_0902_SJE_FCR_SRVY-BASE.dwg

91084000 JOB NO.	SHEET NO.		
	3	DATE	9/2/21
	7	DRAWN	JGF
		CHECKED	JGF

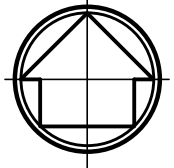
FCR BOUNDARY

INDIAN TRAIL IMPROVEMENT DISTRICT

© COPYRIGHT 2021 By StormwaterJ Engineering, Inc. This Drawing is Provided For Informational Purposes Unless Signed And Sealed By A Registered Professional Engineer Representing StormwaterJ Engineering, Inc. C.A. 00009484

STORMWATERJ ENGINEERING, INC.
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@dn.com

LEGEND	
SYM.	DESCRIPTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.R.	PALM BEACH COUNTY PUBLIC RECORD
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING



SCALE: 1" = 500'

15-42-41

S. LINE NORTHLAKE BLVD.
(O.R.B. 12017, PG. 1009, P.B.C.R.)

(LAKE PARK WEST ROAD)
(O.R.B. 1229, PG. 131, P.B.C.R.)

NORTHLAKE BLVD.

PARCEL 1
(PORTION OF SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA)

HAMLIN BLVD.

(60' ROAD & DRAINAGE EASEMENT)

S. LINE SECTION 15-42-41

RIGHT-OF-WAY
(O.R.B. 5778, PG. 1279, P.B.C.R.)

22-42-41

E. LINE 120TH AVE. N.
(O.R.B. 1229, PG. 135, P.B.C.R.)

COCOONUT BLVD.

120TH AVE. N.

SJE19-Jay

9/2/2021 1:44 PM

2021_0902_SJE_FCR_SRVY-BASE.dwg

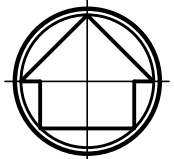
91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	4	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

© COPYRIGHT 2021 By
StormwaterJ Engineering, Inc.
This Drawing is Provided For
Informational Purposes
Unless Signed And Sealed By
A Registered Professional
Engineer Representing
StormwaterJ Engineering, Inc.
C.A. 00009484

**STORMWATERJ
ENGINEERING, INC.**
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stj.com

LEGEND	
SYM.	DESCRIPTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.R.	PALM BEACH COUNTY PUBLIC RECORD
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING



SCALE: 1" = 500'

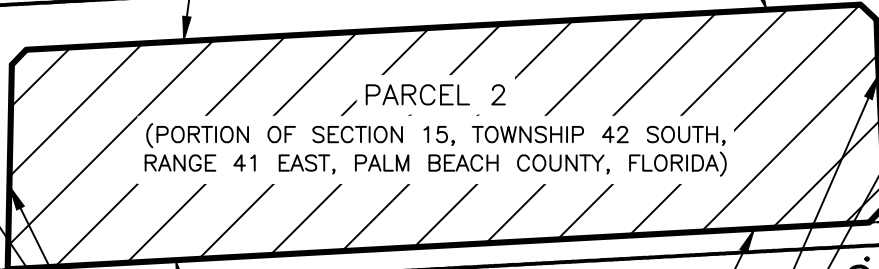
15-42-41

S. LINE NORTHLAKE BLVD.
(O.R.B. 12017, PG. 1009, P.B.C.R.)

(LAKE PARK WEST ROAD)
(O.R.B. 1229, PG. 131, P.B.C.R.)

NORTHLAKE BLVD.

130TH AVE. N.



PARCEL 2
(PORTION OF SECTION 15, TOWNSHIP 42 SOUTH,
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA)

HAMLIN BLVD.

(60' ROAD & DRAINAGE EASEMENT)

RIGHT OF WAY
(O.R.B. 1229, PG. 135, P.B.C.R.)

S. LINE SECTION 15-42-41

RIGHT OF WAY
(O.R.B. 5778, PG. 1279, P.B.C.R.)

COCONUT BLVD.

22-42-41

SJE19-Jay

9/2/2021 1:44 PM

2021_0902_SJE_FCR_SRVY-BASE.dwg

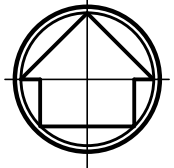
91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	5	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

© COPYRIGHT 2021 By
StormwaterJ Engineering, Inc.
This Drawing is Provided For
Informational Purposes
Unless Signed And Sealed By
A Registered Professional
Engineer Representing
StormwaterJ Engineering, Inc.
C.A. 00009484

**STORMWATERJ
ENGINEERING, INC.**
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stn.com

LEGEND	
SYM.	DESCRIPTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.R.	PALM BEACH COUNTY PUBLIC RECORD
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING



SCALE: 1" = 500'

16-42-41

S. LINE NORTHLAKE BLVD.
(O.R.B. 20418, PG. 771, P.B.C.R.)

(LAKE PARK WEST ROAD)
(O.R.B. 1229, PG. 125, P.B.C.R.)

NORTHLAKE BLVD.

140TH AVE. N.

AVOCADO BLVD

PARCEL 3

(PORTION OF SECTION 16, TOWNSHIP 42 SOUTH,
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA)

HAMLIN BLVD.

(60' ROAD & DRAINAGE EASEMENT)

RIGHT OF WAY
(O.R.B. 1229, PG. 133, P.B.C.R.)

S. LINE SECTION 16-42-41

E. LINE, W1/2
(16-42-41)

21-42-41

U-66	U-23	U-22	U-484
	U-21	U-483	

SJE19-Jay

9/2/2021 1:44 PM

2021_0902_SJE_FCR_SRVY-BASE.dwg

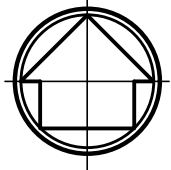
91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	6	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

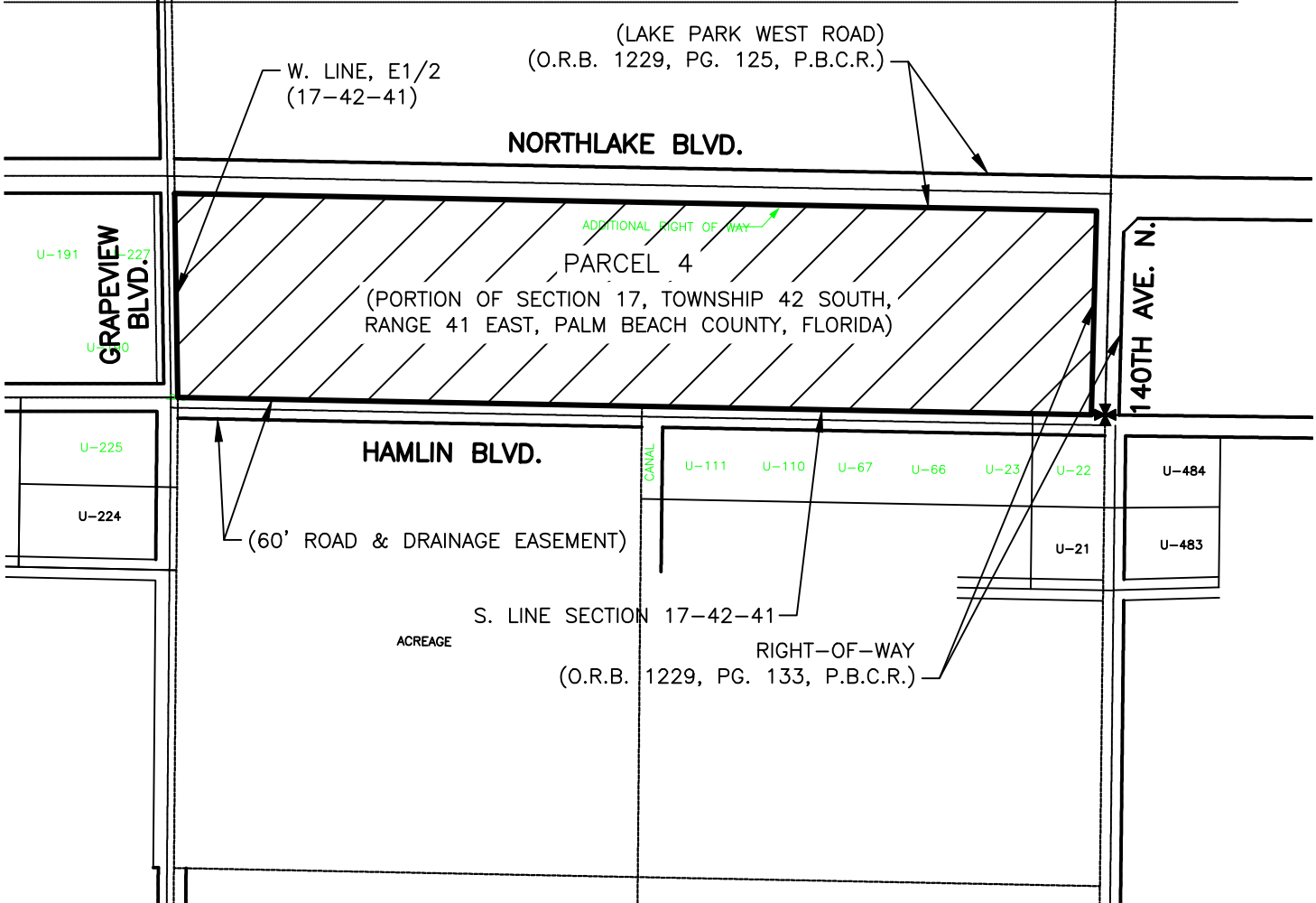
© COPYRIGHT 2021 By
StormwaterJ Engineering, Inc.
This Drawing is Provided For
Informational Purposes
Unless Signed And Sealed By
A Registered Professional
Engineer Representing
StormwaterJ Engineering, Inc.
C.A. 00009484

**STORMWATERJ
ENGINEERING, INC.**
Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stn.com

LEGEND	
SYM.	DESCRIPTION
L	ARC LENGTH
R	RADIUS
△	DELTA / CENTRAL ANGLE
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.R.	PALM BEACH COUNTY PUBLIC RECORD
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING



SCALE: 1" = 500'



SJE19-Jay

9/2/2021 1:44 PM

2021_0902_SJE_FCR_SRVY-BASE.dwg

91094000 JOB NO.	SHEET NO.	DATE	9/2/21
	7	DRAWN	JGF
	7	CHECKED	JGF

FCR BOUNDARY
INDIAN TRAIL IMPROVEMENT DISTRICT

© COPYRIGHT 2021 By
StormwaterJ Engineering, Inc.
This Drawing is Provided For
Informational Purposes
Unless Signed And Sealed By
A Registered Professional
Engineer Representing
StormwaterJ Engineering, Inc.
C.A. 00009484

Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph (561)242-0028 • Fax (561)242-0109
stormj@stn.com