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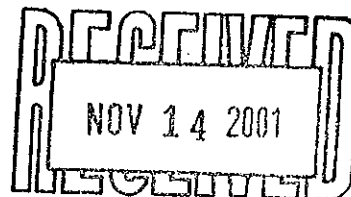
JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1971997 OR BOOK 1450 PAGE 1218
Recorded: 10/31/01 10:19

ORDINANCE 01-011

AN ORDINANCE AMENDING CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA; ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 2; ESTABLISHING THE BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. The Board is authorized, pursuant to Sections 125.01 and 190.005, Florida Statutes, to establish community development districts that are less than 1,000 acres in size and located within the unincorporated areas of the County.
2. Westchester Development Company, a Florida Corporation, has filed with the Board a petition for the establishment of a community development district, which petition contains the information required by Section 190.005(l)(a), Florida Statutes.
3. In accordance with Section 190.005(l)(d) and 2(b), Florida Statutes, the Board held a public hearing on August 21, 2001, after publishing notice of such hearing in the Ft. Pierce Tribune and the Port St. Lucie News on July 24, July 31, August 7, and August 14, 2001.
 - (a) The Board has considered the record of the public hearing and the factors set forth in Section 190.005 (l) (e), Florida Statutes, and has found that:
 - (b) All statements contained within the petition are true and correct;



- (c) The creation of this district is consistent with all applicable elements and portions of the state comprehensive plan and the effective local government comprehensive plan;
- (d) The area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
- (e) The district is the best alternative available for delivering the community development services and facilities to the area that will be served by the district;
- (f) the community development services and facilities for the district will be compatible with the capacity and uses of the existing local and regional community development services and facilities; and,
- (g) The area that will be served by the district is amenable to separate special district government.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. ARTICLE VIII "WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 2" OF CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS CREATED TO READ:

Section 1-6.5-90. Established; name

The Westchester Community Development District No. 2 is hereby established.

Section 1-6.5-91. Boundaries

The boundaries of the Westchester Community Development District No. 2 are as set forth in the legal description contained in the attached Exhibit "A".

Section 1-6.5-92. Initial Board of Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors of the Westchester Community Development District No. 2: John E. Abdo, Paul J. Hegener, James L. Zboril, James H. Anderson, and Donald C. Petersen.

Section 1-6.5-93. Special Conditions.

The following special conditions shall apply to the creation, operation, and existence of Westchester Community Development District No. 2:

1. The powers and responsibilities of the Westchester Community Development District No. 2 shall be limited to the following:

To finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures 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 connecting 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 basin, 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)
 1. District roads equal to or exceeding the specifications of the county in which such district roads are located, and street lights.
 2. Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage;

- (e) Investigation and remediation costs associated with the cleanup of actual or perceived environmental contamination within the district under the supervision or direction of a competent governmental authority unless the covered costs benefit any person who is a landowner within the district and who caused or contributed to the contamination;
- (f) Conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species, and any related interest in real or personal property;
- (g) Parks and facilities for indoor and outdoor recreational, cultural and educational uses;
- (h) Fire prevention and control, including water mains and plugs, (but excluding fire stations, fire trucks and other vehicles and equipment);
- (i) School buildings and related structures, which may be leased, sold or donated to the school district, for use in the educational system, when authorized by the district school board; and,
- (j) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

The Commission further consents to provide the District of the right and power of eminent domain, pursuant to Chapter 73, Florida Statutes and Chapter 74, Florida Statutes, over any property outside the boundaries of the District and within the unincorporated areas of the County (except municipal, county, state and federal property) for the uses and purposes of the District relating solely to water, sewer, District roads, and water management, specifically including, without limitation, the power of eminent domain for the taking of easements for the drainage of the land of one person over and through the land of another; provided, however, that the District shall exercise the eminent domain power only if for uses and purposes contemplated by, consistent with or in furtherance of the requirements of approved development permits or development orders relating to the real property within the District.

The foregoing powers shall be in addition, and supplemental, to the powers which the

District is entitled to exercise pursuant to Chapter 190, Florida Statutes.

2. The district will use its best efforts to develop in an integrated fashion the traffic circulation, water, and sewer facilities on the district property as one functional interrelated community.
3. The district shall take no action which is inconsistent with the comprehensive plan, ordinances or regulations of St. Lucie County.
4. No publicly owned property that may be located or acquired within the legal deception of this Community Development District shall be assessed for, or obligated in any way to pay for the infrastructure constructed, maintained, or operated by the Community Development Described in section 1.6-5.91 above.

PART B. CONFLICTING PROVISIONS.

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property, or circumstance.

PART D. APPLICABILITY OF ORDINANCE.

This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. FILING WITH THE DEPARTMENT OF STATE.

The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida 32304.

PART F. EFFECTIVE DATE.

This ordinance shall take effect upon filing with the Department of State.

PART G. ADOPTION.

After motion and second, the vote on this ordinance was as follows:

Chairwoman Frannie Hutchinson	AYE
Vice-Chairman Doug Coward	AYE
Commissioner Paula A. Lewis	AYE
Commissioner John D. Bruhn	AYE
Commissioner Cliff Barnes	AYE

PART H. CODIFICATION.

Provisions of this ordinance shall be incorporated in the St. Lucie County Land Development Code, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intention; provided, however, that Parts B through H shall not be codified.

PASSED AND DULY ADOPTED This 21st Day of August 2001.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

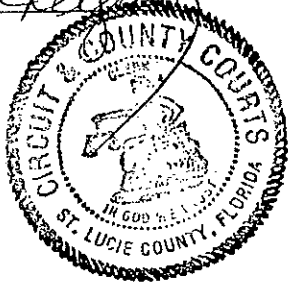
BY


Chairman

ATTEST:

APPROVED AS TO FORM
AND CORRECTNESS:

Deputy Clerk



County Attorney

DJM
OR01-011(h)

Exhibit A

Legal Description for Westchester Community Development District #2

LAWSON, NOBLE & WEBB, INC.

LB# 6674


CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
590 NW PEACOCK BLVD, SUITE 9, PORT ST. LUCIE, FLORIDA
PHONE (561) 878-1700

LEGAL DESCRIPTION: (C.D.D. - 2)

A PARCEL OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GATLIN BOULEVARD (ALSO BEING THE NORTH LINE OF SECTION 15) AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 4, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 - 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79 (THE ABOVE DESCRIBED WESTERLY LIMITS OF GATLIN BOULEVARD BEAR SOUTH 00°01'45" WEST AND ALL BEARINGS ARE RELATIVE THERETO); THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 696.94 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST A DISTANCE OF 46.73 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 766.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°53'43" AN ARC DISTANCE OF 466.52 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 34°53'43" EAST ALONG SAID LINE A DISTANCE OF 324.06 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 100.00 FEET (THE RADIUS POINT BEARS NORTH 64°53'43" EAST FROM THIS POINT); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°04'24" AN ARC DISTANCE OF 188.62 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 07°01'53" EAST FROM THIS POINT); THENCE NORTH 22°58'07" EAST A DISTANCE OF 88.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 700.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00'55" AN ARC

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


GARY R. BURFORD, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REG. NO. 4981

DATE: 3-5-01

REVISIONS-UPDATES	DATE	BY	CK'D

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THIS INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

JOB NO.:	B379	BY:	LJH	CHECKED:	GRB	F.B.:	N/A	PG.:	N/A	SHEET 1 OF 5
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LAWSON, NOBLE & WEBB, INC.

LB# 6674

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
590 NW PEACOCK BLVD, SUITE 9, PORT ST. LUCIE, FLORIDA
PHONE (561) 878-1700

DISTANCE OF 440.01 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 13°02'47" WEST ALONG SAID LINE A DISTANCE OF 84.45 FEET; THENCE NORTH 12°50'43" WEST A DISTANCE OF 282.65 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2041.35 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'29" AN ARC DISTANCE OF 458.11 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'52" WEST ALONG SAID LINE A DISTANCE OF 659.82 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.00 FEET (THE RADIUS POINT BEARS NORTH 29°59'08" EAST FROM THIS POINT); THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°47'31" AN ARC DISTANCE OF 123.56 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 79°13'20" EAST FROM THIS POINT); THENCE NORTH 90°00'00" WEST ALONG SAID LINE A DISTANCE OF 1127.29 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.01 FEET (THE RADIUS POINT BEARS NORTH 88°18'02" WEST FROM THIS POINT); THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°24'35", AN ARC DISTANCE OF 260.53 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 27°42'37" EAST FROM THIS POINT); THENCE NORTH 48°17'49" WEST ALONG SAID LINE A DISTANCE OF 1090.57 FEET; THENCE NORTH 44°59'45" EAST A DISTANCE OF 1636.03 FEET; THENCE NORTH 60°47'33" EAST A DISTANCE OF 447.17 FEET TO THE SOUTH LINE OF PORT ST. LUCIE SECTION 35 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°54'10" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1793.84 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5983.56 FEET SAID CURVE BEING A PORTION OF THE WEST LINE OF LANDS DESCRIBED IN ORDER OF TAKING, DATED JULY 24, 1979, OFFICIAL RECORD BOOK 311, PAGES 2946 - 2952, PUBLIC RECORDS OF SAID COUNTY (THE RADIUS POINT BEARS SOUTH 85°05'37" EAST FROM THIS POINT); THENCE TRAVERSING THE WESTERLY LINE OF SAID LANDS DESCRIBED IN ORDER OF TAKING, BY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH CENTRAL ANGLE OF 23°41'42" AN ARC DISTANCE OF 2474.53 FEET TO A POINT OF TANGENCY WITH A LINE
2. SOUTH 18°47'19" EAST ALONG SAID LINE A DISTANCE OF 714.01 FEET
3. SOUTH 14°47'19" EAST A DISTANCE OF 510.88 FEET
4. SOUTH 07°32'07" EAST A DISTANCE OF 374.37 FEET
5. SOUTH 06°58'16" WEST A DISTANCE OF 373.49 FEET
6. SOUTH 15°33'28" WEST A DISTANCE OF 491.49 FEET
7. SOUTH 34°39'50" WEST A DISTANCE OF 207.78 FEET
8. SOUTH 70°02'50" WEST A DISTANCE OF 289.50 FEET
9. SOUTH 00°01'46" WEST A DISTANCE OF 64.09 FEET
10. SOUTH 82°24'53" WEST A DISTANCE OF 317.56 FEET
11. NORTH 89°58'15" WEST A DISTANCE OF 635.24 FEET

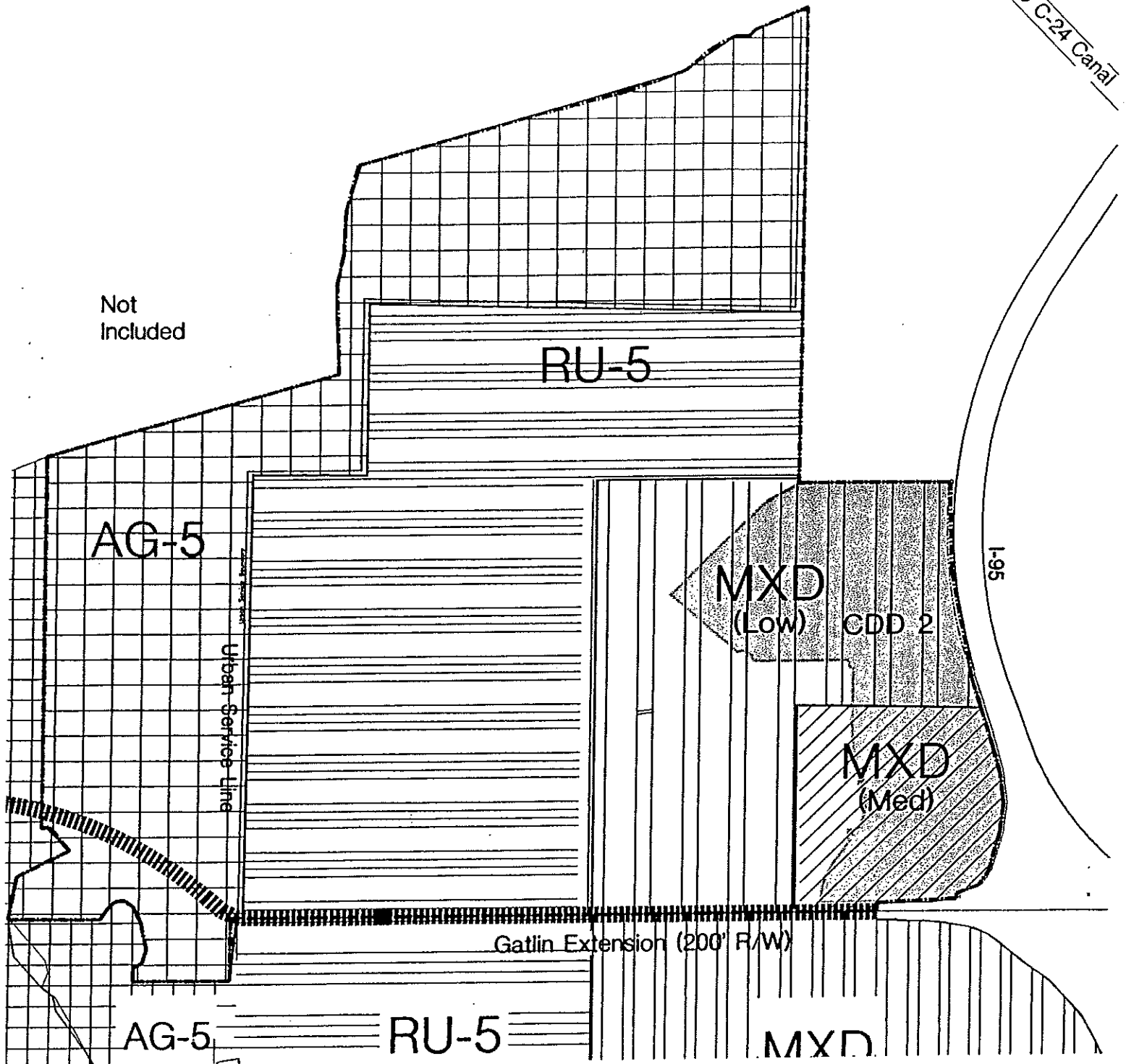
THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 89°57'05" WEST A DISTANCE OF 697.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 257.45 ACRES, MORE OR LESS.

OB NO.:	B379	BY: JDM	CHECKED: GRB	F.B.: N/A	PG.: N/A	SHEET 2 OF 5
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SEWMD C-24 Canal

Not
Included



WESTCHESTER

Existing Land Use

St. Lucie County, Florida



Lucido & Associates
Land Planning/Landscape Architecture
11750 W. US Highway 1
Fort Myers, FL 33907



February 22, 2001

CDD: LAND USE CATEGORY: TOTAL CDD AREA:

	AG-5	RU-5	MXD-LOW	MXD-MED	
2	-	-	155.16	102.29	257.45



AG-5, Agriculture (02 du/ac)



RU-5, Residential Urban (5 du/ac)



MXD - Low Intensity Mixed Use Development (5 du/ac)



MXD - Medium Intensity Mixed Use Development (5-9 du/ac)

Proposed Road (200' R/W)

SOURCE: St. Lucie County Comprehensive Plan
NOTE: All acreages are approximate.

COPY

ORDINANCE 02-011

AN ORDINANCE AMENDING ORDINANCE 01-011 GRANTED ON AUGUST 21, 2001, ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 2, AMONG OTHER MATTERS AND AMENDING CHAPTER 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA; IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT AND ESTABLISH THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION.

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. On August 21, 2001, St. Lucie County granted approval to Ordinance 01-011 amending Chapter 1-6.5 "Community Development" of the St. Lucie County Code and Compiled Laws and establishing the Westchester Community Development District No. 1 as a community development district pursuant to Chapter 190, Florida Statutes, and its boundaries, among other matters. The boundaries of Westchester CDD No. 2 contain 257.45 acres of land entirely within the jurisdictional boundaries of St. Lucie County.
2. The Board of Supervisors of Westchester Community Development District No. 2, has filed with the Board a petition for an amendment of the community development district, which petition contains the information required by Section 190.046(1), Florida Statutes. The Petitioner is requesting that the boundaries of Westchester CDD No. 2 be contracted to 234.33 acres of land.
3. In accordance with Section 190.046(1)(b), Florida Statutes, the Board held a public hearing on March 26, 2002, after publishing notice of such hearing in the Ft. Pierce Tribune and the Port St. Lucie News on March 15, 2002.

Double Underline is for addition
Strike Through is for deletion

COPY

- 1 (a) The Board has considered the record of the public hearing and the factors
2 set forth in Section 190.005 (l) (e), Florida Statutes, and has found that:
3
4 (b) All statements contained within the petition are true and correct;
5
6 (c) The land to be removed from the District does not exceed 50% of the acres
7 initially located within the District and the Board of Supervisors of the District
8 has not previously petitioned St. Lucie County for the expansion or
9 contraction of the District's boundaries.
10
11 (d) The amendment of this district is consistent with all applicable elements and
12 portions of the state comprehensive plan and the effective local government
13 comprehensive plan;
14
15 (e) The area of land within the proposed district is of sufficient size, is sufficiently
16 compact, and is sufficiently contiguous to be developable as one functional
17 interrelated community;
18
19 (e) The district is the best alternative available for delivering the community
20 development services and facilities to the area that will be served by the
21 district;
22
23 (f) The community development services and facilities for the district will be
24 compatible with the capacity and uses of the existing local and regional
25 community development services and facilities; and,
26
27 (g) The area that will be served by the district following contraction is amenable
28 to separate special district government.
29

30 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St.
31 Lucie County, Florida:

32
33 **PART A. GRANT OF PETITION; AMENDMENT TO ORDINANCE 01-011 TO**
34 **ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.**
35

36 Part A of Ordinance 01-011 is hereby amended to contract the external boundaries of the
37 District by deleting Exhibit A to Ordinance 01-011 in its entirety and replacing it with Exhibit
38 A attached hereto. Accordingly, Section 1-6.5-81 of the Code of Compiled Laws
39 establishing the boundaries of the District is hereby amended so that references therein to
40 Exhibit "A" shall mean Exhibit A attached hereto.

OR BOOK 1509 PAGE 1605

Double Underline is for addition
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1 **PART B. CONFLICTING PROVISIONS.**

2
3 Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie
4 County, County ordinances, and County resolutions, or parts thereof, in conflict with this
5 ordinance are hereby superseded by this ordinance to the extent of such conflict.
6

7 **PART C. SEVERABILITY.**

8
9 If any portion of this ordinance is for any reason held or declared to be unconstitutional,
10 inoperative, or void, such holding shall not affect the remaining portions of this ordinance.
11 If this ordinance or any provision thereof shall be held to be inapplicable to any person,
12 property, or circumstance, such holding shall not affect its applicability to any other person,
13 property, or circumstance.
14

15 **PART D. APPLICABILITY OF ORDINANCE.**

16
17 This ordinance shall be applicable throughout St. Lucie County's jurisdiction.
18

19 **PART E. FILING WITH THE DEPARTMENT OF STATE.**

20
21 The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to
22 the Bureau of Administrative Code and Laws, Department of State, The Capitol,
23 Tallahassee, Florida 32304.
24

25 **PART F. EFFECTIVE DATE.**

26
27 This ordinance shall take effect upon filing with the Department of State.
28

29 **PART G. ADOPTION.**

30
31 After motion and second, the vote on this ordinance was as follows:

32
33 Chairwoman Doug Coward

AYE

34
35 Vice-Chairman Cliff Barnes

AYE

36
37 Commissioner Frannie Hutchinson

ABSENT

38
39 Commissioner Paula A. Lewis

AYE

40

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Strike Through is for deletion

COPY

Commissioner John D. Bruhn

AYE

PART H. CODIFICATION.

Provisions of this ordinance shall be incorporated in the St. Lucie County Land Development Code, and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be re-numbered or re-lettered to accomplish such intention; provided, however, that Parts B through H shall not be codified.

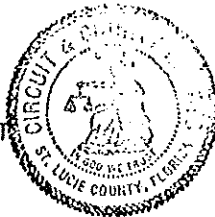
PASSED AND DULY ADOPTED This 26th Day of March 2002.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY

Chairman

ATTEST



APPROVED AS TO FORM
AND CORRECTNESS:

Deputy Clerk

County Attorney

lf
H:\WP\Petitions\BCC\Finished.2002\Westchester2.CDD\Westchester2ORD

Double Underline is for addition
Strike-Through is for deletion

COPY

1

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Exhibit A

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COPY

**Legal Description of the
Westchester Community
Development District #2**

COPY

OR BOOK 1509 PAGE 1608

Double Underline is for addition
Strike Through is for deletion

COPY

LAWSON, NOBLE & WEBB, INC.

LB# 6674

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
590 NW PEACOCK BLVD, SUITE 9, PORT ST. LUCIE, FLORIDA
PHONE (561) 878-1700

CDD-2

A PARCEL OF LAND LYING IN SECTIONS 9 & 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GATLIN BOULEVARD (ALSO BEING THE NORTH LINE OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST) AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 4, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 - 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79 (THE ABOVE DESCRIBED WESTERLY LIMITS OF GATLIN BOULEVARD BEAR SOUTH 00°01'45" WEST AND ALL BEARINGS ARE RELATIVE THERETO); THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 737.09 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, AND A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°38'04", AN ARC DISTANCE OF 39.11 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 781.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°34'43", AN ARC DISTANCE OF 471.34 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 34°53'43" EAST, ALONG SAID LINE, A DISTANCE OF 291.45 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'44", AN ARC DISTANCE OF 50.31 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A

GARY R. BURFORD, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REG. NO. 4981

DATE: 1-30-02

REVISIONS-UPDATES	DATE	BY	CK'D
JOB NO.:	B589	BY: JDM	CHECKED: GRB

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THIS INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

F.B.: N/A PG.: N/A SHEET 1 OF 6

OR BOOK 1509 PAGE 1609

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PHONE (561) 878-1700

RADIUS OF 130.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}41'07''$, AN ARC DISTANCE OF 205.76 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.00 FEET ; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}25'22''$, AN ARC DISTANCE OF 55.09 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 800.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}30'32''$, AN ARC DISTANCE OF 481.83 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $13^{\circ}02'47''$ WEST, ALONG SAID LINE, A DISTANCE OF 337.09 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,050.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}01'56''$, AN ARC DISTANCE OF 466.28 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $00^{\circ}00'52''$ WEST, ALONG SAID LINE, A DISTANCE OF 608.96 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 800.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}58'48''$, AN ARC DISTANCE OF 153.31 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 58.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}54'58''$, AN ARC DISTANCE OF 54.58 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}24'42''$, AN ARC DISTANCE OF 118.92 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $77^{\circ}30'05''$, AN ARC DISTANCE OF 5.41 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $90^{\circ}00'00''$ WEST, ALONG SAID LINE, A DISTANCE OF 1,278.80 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 456.86 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 975.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}43'01''$, AN ARC DISTANCE OF 658.84 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $51^{\circ}16'59''$ WEST FROM THIS POINT); THENCE NORTH $52^{\circ}45'09''$ EAST ALONG SAID LINE, A DISTANCE OF 395.15 FEET; THENCE NORTH $78^{\circ}15'06''$ EAST, A DISTANCE OF 907.21 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 4.00 FEET ; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $99^{\circ}48'52''$, AN ARC DISTANCE OF 6.97 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 602.61 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}10'10''$, AN ARC DISTANCE OF

DR BOOK 1509 PAGE 1610

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548.69 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°16'04" WEST FROM THIS POINT); THENCE NORTH 16°16'02" EAST ALONG SAID LINE, A DISTANCE OF 171.26 FEET; THENCE NORTH 60°47'35" EAST, A DISTANCE OF 146.85 FEET TO THE SOUTH LINE OF PORT ST. LUCIE SECTION 35 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 10 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°54'10" EAST ALONG SAID LINE, A DISTANCE OF 1,793.84 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE-EASTERLY, AND HAVING A RADIUS OF 3,983.58 FEET, SAID CURVE BEING A PORTION OF THE WEST LINE OF LANDS DESCRIBED IN ORDER OF TAKING, DATED JULY 24, 1979, IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID COUNTY (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT); THENCE TRAVERSING THE WESTERLY LINE OF SAID LANDS DESCRIBED IN ORDER OF TAKING, BY THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2,474.52 FEET, TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 18°47'19" EAST ALONG SAID LINE, A DISTANCE OF 714.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.37 FEET;
5. SOUTH 06°58'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 15°33'28" WEST, A DISTANCE OF 491.49 FEET;
7. SOUTH 34°39'50" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 64.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 317.56 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 635.24 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 89°57'05" WEST, A DISTANCE OF 737.23 FEET TO THE POINT OF BEGINNING.

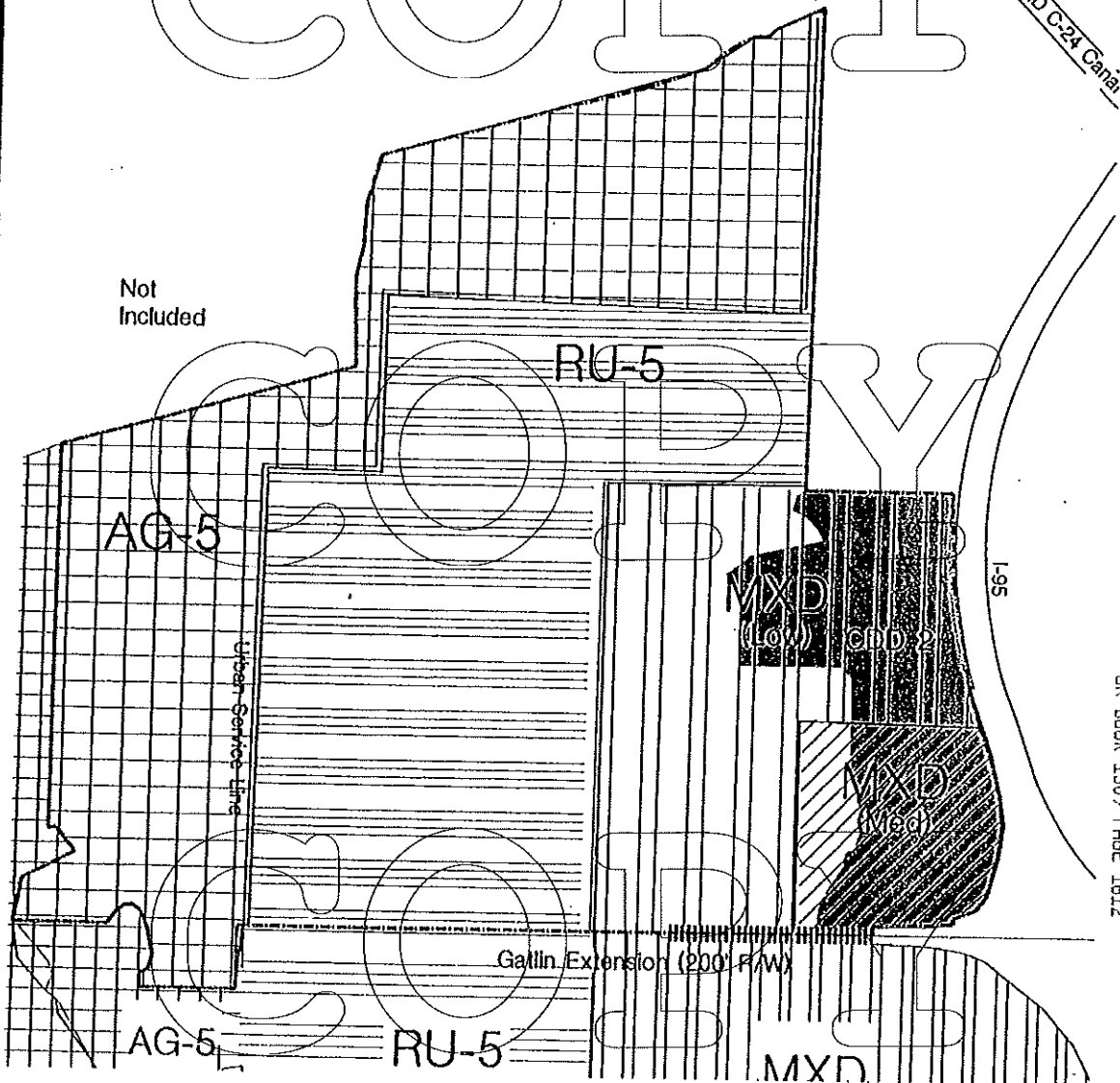
CONTAINING 234.33 ACRES, MORE OR LESS.

OR BOOK 1509 PAGE 1611

COPY

SFWMD C-24 Canal

Not
Included



DR BOOK 1509 PAGE 1612

WESTCHESTER Existing Land Use St. Lucie County, Florida

Lucido & Associates
Land Planning/Architecture/Engineering



CDD	LAND USE CATEGORY:				TOTAL CDD AREA:
	AG-5	RU-5	MXD-LOW	MXD-MED	
2	-	-	132.93	101.40	234.33



AG-5, Agriculture (102 du/ac)



RU-5, Residential Urban (5 du/ac)



MXD - Low Intensity Mixed Use Development (5 du/ac)



MXD - Medium Intensity Mixed Use Development (5-9 du/ac)

SOURCE: St. Lucie County Comprehensive Plan
NOTE: All acreages are approximate.

Proposed Road (200' R/W)

(CDD No. 2)

ORDINANCE NO. 06-034

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-011 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 2, AS AMENDED BY ORDINANCE NO. 02-011 ENACTED BY THE COUNTY ON MARCH 26, 2002, AMONG OTHER MATTERS AND AMENDING SECTION 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA IN ORDER TO EXPAND THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT AND AMENDING SECTIONS 1-6.5-83 OF THE CODE OF ORDINANCES TO PROVIDE FOR THE CHANGE OF THE DISTRICT'S NAME TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. On August 21, 2001, the County enacted Ordinance No. 01-011 (the "Original Ordinance") amending Section 1-6.5 "Community Development" of the Code of Ordinances of St. Lucie County, Florida to establish Westchester Community Development District No. 2 (the "District") as a community development district pursuant to Chapter 190, Florida Statutes (the "Act") and its external boundaries, among other matters. On March 26, 2002, the County enacted Ordinance No. 02-011 (the "Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District. Subsequent to the enactment of the Amending Ordinance, all of the real property within the boundaries of the District was annexed into the boundaries of the City of Port St. Lucie, Florida (the "City"). The external boundaries of the District currently contain approximately 234.33 acres of real property located entirely within the jurisdictional boundaries of the City.

2. Pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the County requesting that the boundaries of the District be contracted, so that thereafter approximately 196.53 acres of real property will be located within the external boundaries of boundaries of the District. The Petition also requests the change of the District's name to "Tradition Community Development District No. 2" to be consistent with the name of the community within the boundaries of the District. The Petition further requests that the County amend the Original Ordinance, as amended by the Amending Ordinance, to reflect the revised boundaries of the District and the changed name of the District.

3. The County has conducted a public hearing on the Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, among other factors, and hereby finds that:

(a) All statements in the Petition have been found to be true and correct;

(b) That the land to be included within the boundaries of the District, when aggregated with the boundary changes as effected by the Amending Ordinance, does not exceed 50% of the acres initially located within the boundaries of the District and does not exceed 500 acres

(c) The District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective County comprehensive plan;

(d) The area of land within the proposed revised boundaries of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(e) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

(f) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(g) The area that will be served by the District following expansion of the District's boundaries is amenable to separate special district government.

4. The City has submitted to the County a resolution consenting to the approval of the Petition by the County.

5. The County now desires to grant the Petition by amending the Original Ordinance, as amended by the Amending Ordinance, and Section 1-6.5-81 of the Code of Ordinances of the County, as more fully set forth herein.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. GRANT OF PETITION; AMENDMENT TO ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT AND CHANGE NAME OF DISTRICT. The County hereby grants the Petition. Part A of the Amending Ordinance is hereby amended to contract the external boundaries of the District by deleting Exhibit A to the Amending Ordinance in its entirety and replacing it with Exhibit A attached hereto. Accordingly, Section 1-6.5-81 of the Code of Ordinances of the County establishing the boundaries of the District is hereby amended so that

references therein to Exhibit "A" shall mean Exhibit A attached hereto. The portion of Part A of the Original Ordinance establishing the name of the District and accordingly, Section 1-6.5-80 of the Code of Ordinances, is hereby amended to delete the reference therein to "Westchester Community Development District No. 2" and replace such reference with "Tradition Community Development District No. 2." The Original Ordinance and the Amended Ordinance and accordingly all references in Sections 1-6.5-80 through 1-6.5-83 of the Code of Ordinances are hereby amended so that all other references therein to "Westchester Community Development District No. 2" shall be deemed to be replaced by references to "Tradition Community Development District No. 2."

PART B. CONFLICTING PROVISIONS. Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY. If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property or circumstance.

PART D. APPLICABILITY OF ORDINANCE. This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. FILING WITH THE DEPARTMENT OF STATE. The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capital, Tallahassee, Florida, 32304.

PART F. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State.

After motion and second, the vote on this ordinance was as follows:

Commissioner Doug Coward, Chairperson	AYE
Commissioner Chris Craft, Vice Chairperson	AYE
Commissioner Joseph E. Smith	AYE
Commissioner Frannie Hutchinson	AYE
Commissioner Paula A. Lewis	AYE

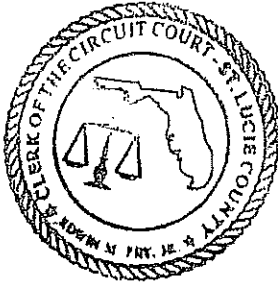
PASSED AND DULY ADOPTED this 15th day of August, 2006.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST:

Melissa H. Fisher
Clerk

By: David L. Carr
Chairman



APPROVED AS TO FORM AND
CORRECTNESS

[Signature]
County Attorney

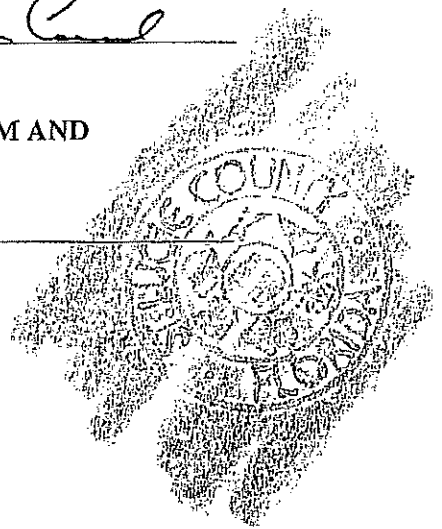


EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT



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ED 3432 / LB 8874

DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: REVISED C.D.D. NO. 2 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING PORTIONS OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B AND TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY, A DISTANCE OF 737.23 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING EIGHT (8) COURSES;

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 89°38'04", AN ARC DISTANCE OF 39.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 781.00 FEET;
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 34°34'43", AN ARC DISTANCE OF 471.34 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 34°53'43" EAST ALONG SAID LINE, A DISTANCE OF 291.45 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
4. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°41'44", AN ARC DISTANCE OF 50.31 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 130.00 FEET;
5. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°41'07", AN ARC DISTANCE OF 205.76 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°25'22", AN ARC DISTANCE OF 55.09 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 800.00 FEET;
7. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 34°30'32", AN ARC DISTANCE OF 481.83 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 13°02'47" WEST ALONG SAID LINE, A DISTANCE OF 123.30 FEET TO THE NORTHWEST CORNER OF SAID VILLAGE PARKWAY AS SHOWN ON SAID TRADITION PLAT NO. 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10;

THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 10 BY THE FOLLOWING TWELVE (12) COURSES;

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or monuments set in connection with the preparation of the information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

SEE SHEET 4 & 5 OF 5 FOR SKETCH

P:\500-599\B589\OVER\CD\B589\CD02-L.dwg 3/16/2006 10:37:53 AM EST

SHEET 1 OF 5

Julian D. Morris 3-16-06
JULIAN D. MORRIS, PROFESSIONAL SURVEYOR
AND MAPPER, FLORIDA REGISTRATION NO. 4731

JOB No. B589054	DRAWN: GRB	CHECKED: GRB	DESIGN: N/A	DATE: 8-23-04
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EB 3492 / LR 8874

DESCRIPTION TO ACCOMPANY SKETCH

1. CONTINUE NORTH 13°02'47" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 6, A DISTANCE OF 213.79 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2050.00 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 466.28 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 00°00'52" WEST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 800.00 FEET;
4. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°58'48", AN ARC DISTANCE OF 153.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°54'58", AN ARC DISTANCE OF 54.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
6. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°54'38", AN ARC DISTANCE OF 217.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
7. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 18°08'12" WEST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
9. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°30'09", AN ARC DISTANCE OF 247.44 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 04°38'03" WEST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
11. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°45'48", AN ARC DISTANCE OF 712.20 FEET TO A POINT OF TANGENCY WITH A LINE;
12. NORTH 72°23'51" WEST ALONG SAID LINE, A DISTANCE OF 14.04 FEET.

THENCE NORTH 16°16'02" EAST DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 171.09 FEET;
THENCE NORTH 60°47'35" EAST, A DISTANCE OF 146.85 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE NORTH 89°54'10" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1793.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5983.58 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT). SAID CURVE ALSO BEING THE WESTERLY LINE OF THAT ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING ELEVEN (11) COURSES;

SEE SHEET 4 & 5 OF 5 FOR SKETCH P:\500-599\B589\OVER\CDP\B589CDD2-1.dwg 3/16/2006 10:37:53 AM EST SHEET 2 OF 5

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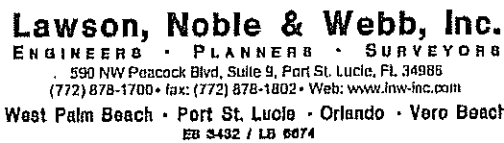
DESCRIPTION TO ACCOMPANY SKETCH

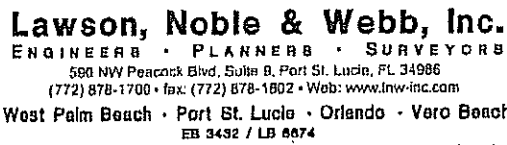
1. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 18°47'19" EAST, A DISTANCE OF 714.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.37 FEET;
5. SOUTH 06°58'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 15°33'28" WEST, A DISTANCE OF 491.49 FEET;
7. SOUTH 34°39'50" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 64.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 317.56 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 635.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 196.533 ACRES, MORE OR LESS.

SEE SHEET 4 & 5 OF 5 FOR SKETCH P:\S00-599\B589\OVER\CPD\B5B9C002-L.dwg 3/16/2006 10:37:53 AM EST SHEET 3 OF 5

JOB No. B589054	DRAWN: GRB	CHECKED: GRB	DESIGN: N/A	DATE: 8-23-04
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Draft #1 (CDD No. 2)

ORDINANCE NO. 07-043

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-011 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2, AS AMENDED BY ORDINANCE NO. 02-011 ENACTED BY THE COUNTY ON MARCH 26, 2002 AND ORDINANCE NO. 06-034 ENACTED BY THE COUNTY ON AUGUST 15, 2006, AMONG OTHER MATTERS AND AMENDING SECTION 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA IN ORDER TO EXPAND THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, based on the testimony and evidence, including, but not limited to the staff report, has made the following determinations:

1. On August 21, 2001, the County enacted Ordinance No. 01-011 (the "Original Ordinance") amending Section 1-6.5 "Community Development" of the Code of Ordinances of St. Lucie County, Florida to establish Tradition Community Development District No. 2 (formerly known as Westchester Community Development District No. 2) (the "District") as a community development district pursuant to Chapter 190, Florida Statutes (the "Act") and its external boundaries, among other matters. On March 26, 2002, the County enacted Ordinance No. 02-011 (the "Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District. Subsequent to the enactment of the Amending Ordinance, all of the real property within the boundaries of the District was annexed into the boundaries of the City of Port St. Lucie, Florida (the "City"). On August 15, 2006, the County enacted Ordinance No. 06-034 (the "Second Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District and change the name of the District. The external boundaries of the District currently contain approximately 196.53 acres of real property located entirely within the jurisdictional boundaries of the City.

2. Pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the County requesting that the boundaries of the District be expanded, so that thereafter approximately 215.762 acres of real property will be located within the external boundaries of boundaries of the District. The Petition further requests that the County amend the Original Ordinance, as amended, to reflect the revised boundaries of the District.

3. The County has conducted a public hearing on the Petition in accordance with the requirements of Section 190.0046(1)(b) and has considered the record of the public hearing and

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the factors set forth in Section 190.005(1)(e) of the Act, among other factors, and hereby finds that:

(a) All statements in the Petition have been found to be true and correct;

(b) That the land to be included within the boundaries of the District when aggregated with the boundary changes effected by the Amending Ordinance and the Second Amending Ordinance, does not exceed 50% of the acres initially located within the boundaries of the District and does not exceed 500 acres;

(c) The District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective local government comprehensive plan;

(d) The property comprising the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

(e) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

(f) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(g) The area that will be served by the District is amenable to separate special district government.

4. The City has submitted to the County a resolution consenting to the County's approval of the boundary changes requested in the Petition.

5. The County now desires to grant the Petition by amending the Original Ordinance, as amended, and Section 1-6.5-81 of the Code of Ordinances of the County, as more fully set forth herein.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of St. Lucie County, Florida:

PART A. GRANT OF PETITION; AMENDMENT TO ORIGINAL ORDINANCE, AS AMENDED, TO ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT. The County hereby grants the Petition. Part A of the Amending Ordinance is hereby amended to expand the external boundaries of the District by deleting Exhibit A to the Second Amending Ordinance in its entirety and replacing it with Exhibit A attached hereto. Accordingly, Section 1-6.5-81 of the Code of Ordinances of the County establishing the boundaries of the District is hereby amended so that references therein to Exhibit "A" shall mean Exhibit A attached hereto.

PART B. CONFLICTING PROVISIONS. Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict.

PART C. SEVERABILITY. If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, property or circumstance.

PART D. APPLICABILITY OF ORDINANCE. This ordinance shall be applicable throughout St. Lucie County's jurisdiction.

PART E. FILING WITH THE DEPARTMENT OF STATE. The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capital, Tallahassee, Florida, 32304.

PART F. EFFECTIVE DATE. This ordinance shall take effect upon filing with the Department of State.

After motion and second, the vote on this ordinance was as follows:

Chairman	Chris Craft	AYE
Vice-Chairman	Joseph E. Smith	AYE
Commissioner	Doug Coward	AYE
Commissioner	Paula A. Lewis	AYE
Commissioner	Charles Grande	AYE

PASSED AND DULY ADOPTED this 14th day of September, 2007.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST:

Clerk

Chairman

APPROVED AS TO FORM AND
CORRECTNESS

County Attorney

FT-12169474:2

EXHIBIT A**EXTERNAL BOUNDARIES OF THE DISTRICT**

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

DESCRIPTION REVISED C.D.D. NO. 2 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING PORTIONS OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C AND TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH $89^{\circ}52'05''$ WEST AS A BASIS OF BEARINGS ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY, A DISTANCE OF 737.23 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $89^{\circ}38'04''$, AN ARC DISTANCE OF 39.11 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 781.00 FEET;

2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $25^{\circ}50'02''$, AN ARC DISTANCE OF 352.14 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS OF SAID CURVE BEARS SOUTH $63^{\circ}50'57''$ EAST AT THIS POINT);

THENCE NORTH $41^{\circ}02'18''$ WEST, A DISTANCE OF 178.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $79^{\circ}45'38''$, AN ARC DISTANCE OF 215.77 FEET TO A POINT; THENCE SOUTH $58^{\circ}45'15''$ WEST, A DISTANCE OF 104.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $83^{\circ}46'12''$, AN ARC DISTANCE OF 74.85 FEET TO A POINT; THENCE NORTH $35^{\circ}27'33''$ WEST, A DISTANCE OF 228.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $63^{\circ}32'38''$, AN ARC DISTANCE OF 55.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $56^{\circ}33'41''$, AN ARC DISTANCE OF 148.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $83^{\circ}01'03''$, AN ARC DISTANCE OF 21.73 FEET TO A POINT; THENCE NORTH $54^{\circ}32'27''$ EAST, A DISTANCE OF 300.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $90^{\circ}00'02''$, AN ARC DISTANCE OF 6.28 FEET TO A POINT; THENCE NORTH $35^{\circ}27'33''$ WEST, A DISTANCE OF 193.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $87^{\circ}50'52''$, AN ARC DISTANCE OF 6.15 FEET TO A POINT;

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 3864

5-31-07
DATE OF SIGNATURE:
SEE PAGES 4 AND 5 OF 5 FOR SKECH
REVISIONS DATED 4/16/07 CM

 ARCADIS U.S., Inc. 5901 HWY 170/200 RD., SUITE 10 Port St. Lucie, Florida 34956 Tel: (772) 878-1700 Fax: (772) 878-1800 www.arcadis-usa.com	PROJECT NUMBER 155	DEPARTMENT NUMBER PN	SCALE: 1"=450'	CHECKED BY MTK
	SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-2 (REVISED) SHEET 1 OF 5	DATE: 04/16/07	PROJECT NUMBER B589	DRAWN BY CM

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A-1

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

THENCE SOUTH 56°41'35" WEST, A DISTANCE OF 26.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STEPHANIE WAY AS SHOWN ON SAID PLAT; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 903.13 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRADITION PLAT NO. 6; THENCE NORTH 13°02'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 84.77 FEET TO A POINT ON THE NORTH LINE OF SAID TRADITION PLAT NO. 6;

THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PLAT NO. 10 BY THE FOLLOWING TWELVE (12) COURSES;

1. CONTINUE NORTH 13°02'47" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 6, A DISTANCE OF 213.79 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2050.00 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 466.28 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 00°00'32" WEST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 800.00 FEET;
4. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°58'48", AN ARC DISTANCE OF 153.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°54'58", AN ARC DISTANCE OF 54.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
6. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°54'38", AN ARC DISTANCE OF 217.61 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
7. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 18°08'12" WEST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
9. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°30'09", AN ARC DISTANCE OF 247.44 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 04°38'03" WEST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
11. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°45'48", AN ARC DISTANCE OF 712.20 FEET TO A POINT OF TANGENCY WITH A LINE;
12. NORTH 72°23'51" WEST ALONG SAID LINE, A DISTANCE OF 14.04 FEET.

THENCE NORTH 16°16'02" EAST DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 171.09 FEET; THENCE NORTH 60°47'35" EAST, A DISTANCE OF 146.85 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE NORTH 89°54'18" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1793.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5983.88 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT); SAID CURVE ALSO BEING THE WESTERLY LINE OF THAT ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2945 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING ELEVEN (11) COURSES;

SEE PAGES 4 AND 5 OF 6 FOR SKETCH

 ARCADIS U.S., Inc. 550 HWY 90/4000 BLVD, SUITE 10 FORT BLISS, TEXAS 76116	PROJECT MANAGER MJK	DEPARTMENT MANAGER PJK	SCALE 1"=150'	CHECKED BY MJK
	SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-2 (REVISED)		DATE 04/19/07	DRAWN BY CJR
	SHEET 2 OF 5		PROJECT NUMBER B589	DRAWING NUMBER 2 OF 5
	TEL: (772) 878-1700 FAX: (772) 878-1802 WWW.ARCADIS-USA.COM			

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A-2

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

1. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2174.52 FEET TO A POINT-OF-TANGENCY WITH A LINE;
2. SOUTH 16°47'19" EAST, A DISTANCE OF 714.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.87 FEET;
5. SOUTH 06°58'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 15°33'28" WEST, A DISTANCE OF 491.49 FEET;
7. SOUTH 34°39'50" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 61.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 317.56 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 635.24 FEET TO THE POINT OF BEGINNING.

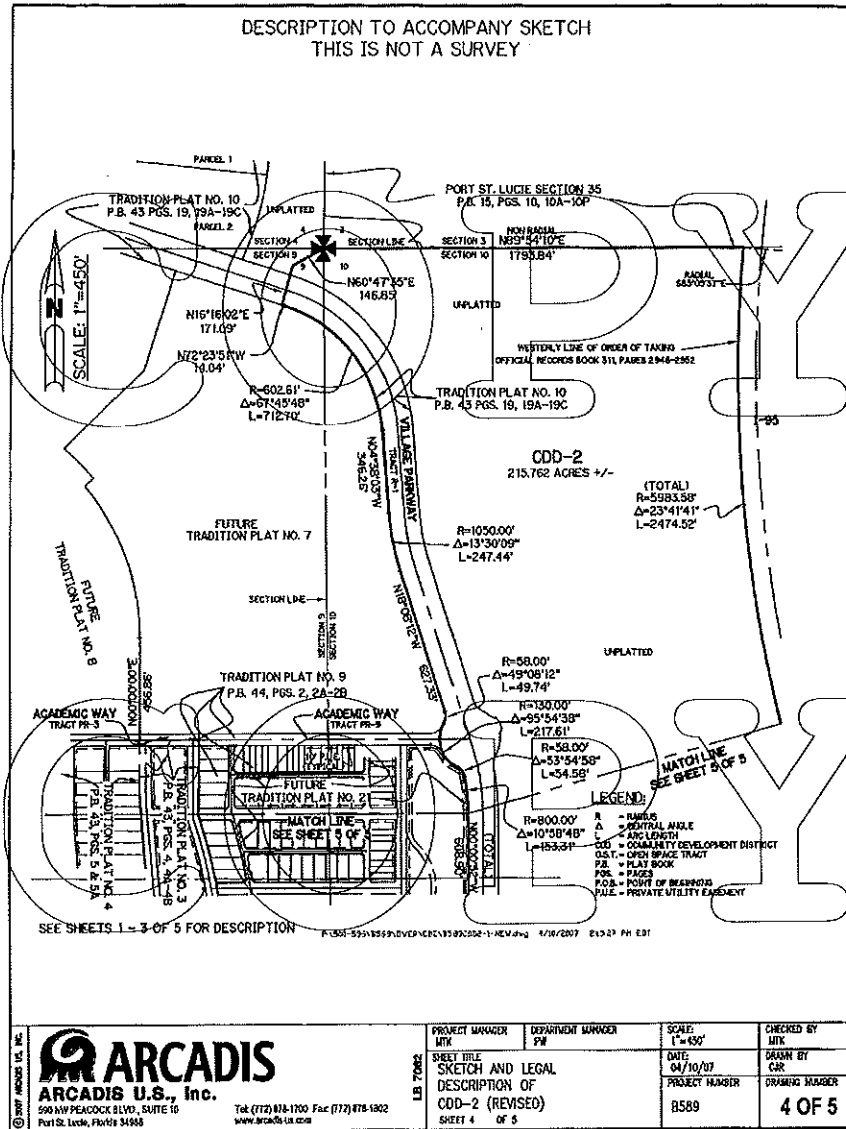
CONTAINING 215762 ACRES OF LAND, MORE OR LESS.

SEE PAGES 4 AND 5 OF 5 FOR SKETCH

 ARCADIS U.S., Inc. 590 HWY PEACOCK BLVD., SUITE 10 FORT SL. LAUD, FLORIDA 33446 TEL: (772) 876-1700 FAX: (772) 876-1802 WWW.ARCADIS-US.COM	PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=450'	CHECKED BY MTK
	SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD--2 (REVISED)		DATE: 04/10/07	DRAWN BY CJR
	SHEET 3 OF 5		PROJECT NUMBER B589	DRAWING NUMBER 3 OF 5

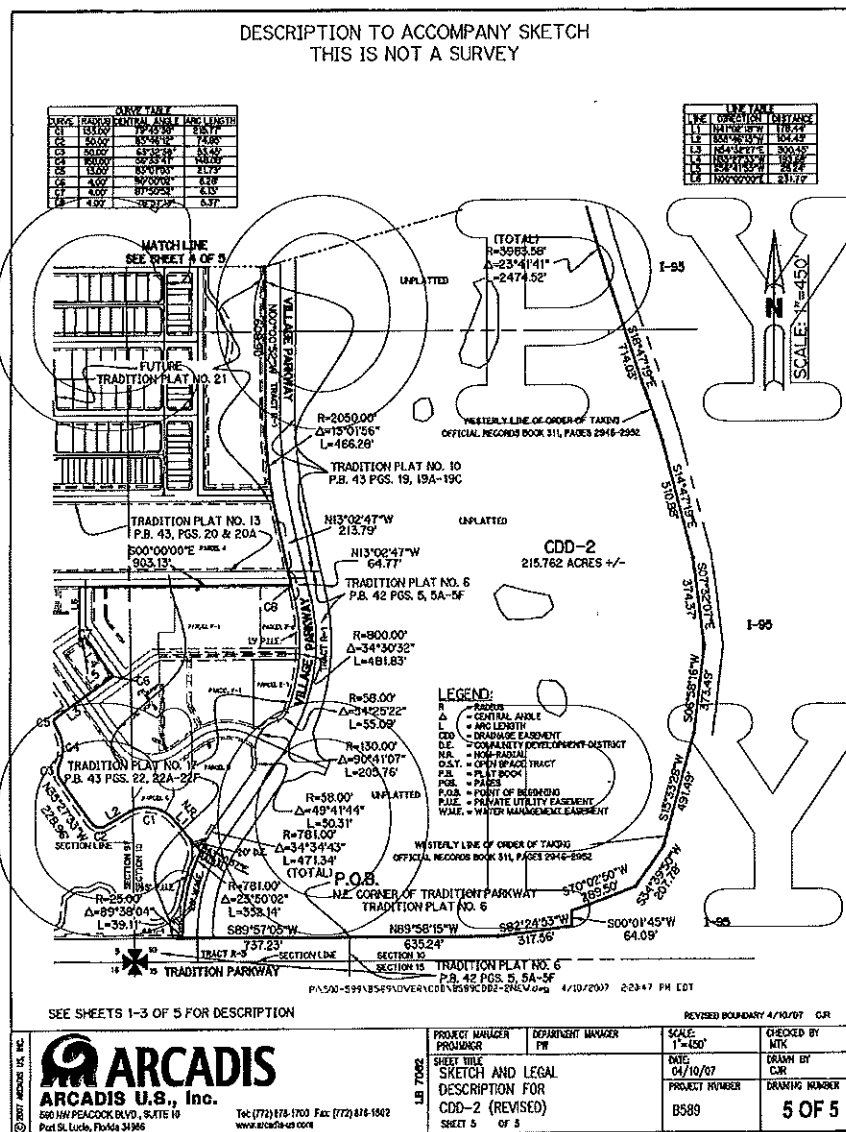
FTC:2169474:2

A-3



FTL2169474:2

A-4



FTL:2169474:2

A-5