

cc: CDD  
Planning  
BtZ  
Finance  
File

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1971983 OR BOOK 1450 PAGE 1148  
Recorded: 10/31/01 10:19

## ORDINANCE 01-012

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. 3; 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;

St. Lucie County Atty

- (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 IX "WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 3" OF CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS CREATED TO READ:**

**Section 1-6.5-100. Established; name**

The Westchester Community Development District No. 3 is hereby established.

**Section 1-6.5-101. Boundaries**

The boundaries of the Westchester Community Development District No. 3 are as set forth in the legal description contained in the attached Exhibit "A".

**Section 1-6.5-102. 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. 3: John E. Abdo, Paul J. Hegener, James L. Zboril, James H. Anderson, and Donald C. Petersen.

**Section 1-6.5-103. Special Conditions.**

The following special conditions shall apply to the creation, operation, and existence of Westchester Community Development District No. 3:

1. The powers and responsibilities of the Westchester Community Development District No. 3 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 1.6-5.101 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.

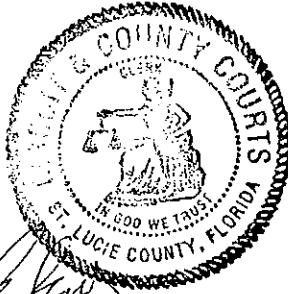
**PASSED AND DULY ADOPTED** This 21<sup>st</sup> Day of August 2001.

BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA

BY

  
Chairman

ATTEST:



Deputy Clerk

APPROVED AS TO FORM  
AND CORRECTNESS:

County Attorney

DJM  
OR01-012(h)

# Exhibit A

## Legal Description for Westchester Community Development District #3

# 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. - 3)

A PARCEL OF LAND LYING IN SECTIONS 8, 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; THENCE NORTH 00°00'00" WEST 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 DISTANCE OF 440.01 FEET TO A POINT OF

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

OR BOOK 1450 PAGE 1156

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

DATE: 3-5-01

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.

REVISIONS-UPDATES	DATE	BY	CK'D

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 6
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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

TANGENCY WITH A LINE; THENCE NORTH 13°02'47" WEST ALONG SAID LINE A DISTANCE OF 84.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST A DISTANCE OF 1289.58 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 248.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 200.02 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 129.71 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'57" AN ARC DISTANCE OF 157.51 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 71°57'03" WEST ALONG SAID LINE A DISTANCE OF 191.23 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'57" AN ARC DISTANCE OF 157.51 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 90°00'00" WEST ALONG SAID LINE A DISTANCE OF 556.48 FEET; THENCE SOUTH 00°14'07" WEST A DISTANCE OF 969.18 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT BEARS SOUTH 19°14'10" EAST FROM THIS POINT); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°48'46" AN ARC DISTANCE OF 370.77 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS NORTH 89°56'54" EAST FROM THIS POINT); THENCE SOUTH 89°57'05" WEST A DISTANCE OF 4508.45 FEET; THENCE NORTH 00°00'15" WEST A DISTANCE OF 2492.65 FEET; THENCE NORTH 89°59'45" EAST A DISTANCE OF 172.11 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 178.00 FEET (THE RADIUS POINT BEARS SOUTH 01°48'45" EAST FROM THIS POINT); THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°37'32" AN ARC DISTANCE OF 23.69 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1910.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 178.00 FEET BEARS SOUTH 05°48'47" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1910.00 FEET BEARS SOUTH 12°44'20" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1910.00 FEET THROUGH A CENTRAL ANGLE OF 15°06'26" AN ARC DISTANCE OF 503.61 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE (THE RADIUS POINT BEARS SOUTH 27°50'46" WEST FROM THIS POINT); THENCE NORTH 28°35'46" EAST ALONG SAID LINE A DISTANCE OF 131.77 FEET; THENCE SOUTH 57°54'11" EAST A DISTANCE OF 487.71 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 951.02 FEET (THE RADIUS POINT BEARS NORTH 32°18'14" EAST FROM THIS POINT); THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°25'02" AN ARC DISTANCE OF 704.06 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 79°53'12" EAST ALONG SAID LINE A DISTANCE OF 9.15 FEET; THENCE NORTH 33°02'56" EAST A DISTANCE OF 34.89 FEET; THENCE NORTH 12°43'13" WEST A DISTANCE OF 124.29 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2410.00 FEET (THE RADIUS POINT BEARS SOUTH 13°47'04" EAST FROM THIS POINT); THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'28" AN ARC DISTANCE OF 480.54 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 87°38'24" EAST ALONG SAID LINE A DISTANCE OF 34.41 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1150.00 FEET (THE RADIUS POINT BEARS SOUTH 81°57'30" WEST FROM THIS POINT); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'52" AN ARC DISTANCE OF 243.15 FEET TO A POINT

**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**

OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 69°50'38" WEST FROM THIS POINT); THENCE NORTH 49°36'24" EAST ALONG SAID LINE A DISTANCE OF 39.14 FEET; THENCE NORTH 29°13'49" WEST A DISTANCE OF 280.04 FEET; THENCE NORTH 07°13'39" WEST A DISTANCE OF 222.22 FEET; THENCE NORTH 03°00'12" EAST A DISTANCE OF 59.95 FEET; THENCE NORTH 02°11'39" WEST A DISTANCE OF 42.13 FEET; THENCE NORTH 06°57'04" WEST A DISTANCE OF 111.41 FEET; THENCE NORTH 03°16'44" WEST A DISTANCE OF 68.54 FEET; THENCE NORTH 17°51'33" WEST A DISTANCE OF 60.24 FEET; THENCE NORTH 35°24'06" EAST A DISTANCE OF 74.68 FEET; THENCE NORTH 71°44'37" EAST A DISTANCE OF 22.94 FEET; THENCE SOUTH 59°47'08" EAST A DISTANCE OF 74.32 FEET; THENCE SOUTH 77°49'24" EAST A DISTANCE OF 187.22 FEET TO A POINT IN A NON-RADIAL CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET (THE RADIUS POINT BEARS SOUTH 55°15'36" EAST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'32" AN ARC DISTANCE OF 173.11 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 550.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 175.00 FEET BEARS SOUTH 01°24'57" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 550.00 FEET BEARS SOUTH 72°38'57" EAST FROM THIS POINT); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 27°38'57" AN ARC DISTANCE OF 265.41 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 45°00'00" EAST ALONG SAID LINE A DISTANCE OF 1280.54 FEET; THENCE SOUTH 45°00'00" EAST A DISTANCE OF 636.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3100.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'22" AN ARC DISTANCE OF 921.15 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 62°01'31" EAST ALONG SAID LINE A DISTANCE OF 342.42 FEET; THENCE NORTH 44°59'45" EAST A DISTANCE OF 335.15 FEET; THENCE SOUTH 48°17'49" EAST A DISTANCE OF 1090.57 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 SOUTH 27°42'37" EAST FROM THIS POINT); THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY 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 NORTH 88°18'02" WEST FROM THIS POINT); THENCE NORTH 90°00'00" EAST ALONG SAID LINE A DISTANCE OF 1127.29 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 SOUTH 79°13'20" EAST FROM THIS POINT); THENCE SOUTHERLY AND SOUTHEASTERLY 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 NORTH 29°59'08" EAST FROM THIS POINT); THENCE SOUTH 00°00'52" EAST ALONG SAID LINE A DISTANCE OF 659.82 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2041.35 FEET (THE RADIUS POINT BEARS SOUTH 89°59'13" EAST FROM THIS POINT); THENCE SOUTHERLY 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 SOUTH 12°50'43" EAST ALONG SAID LINE A DISTANCE OF 282.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 463.60 ACRES, MORE OR LESS.

JOB NO.:

B379

BY: JDM

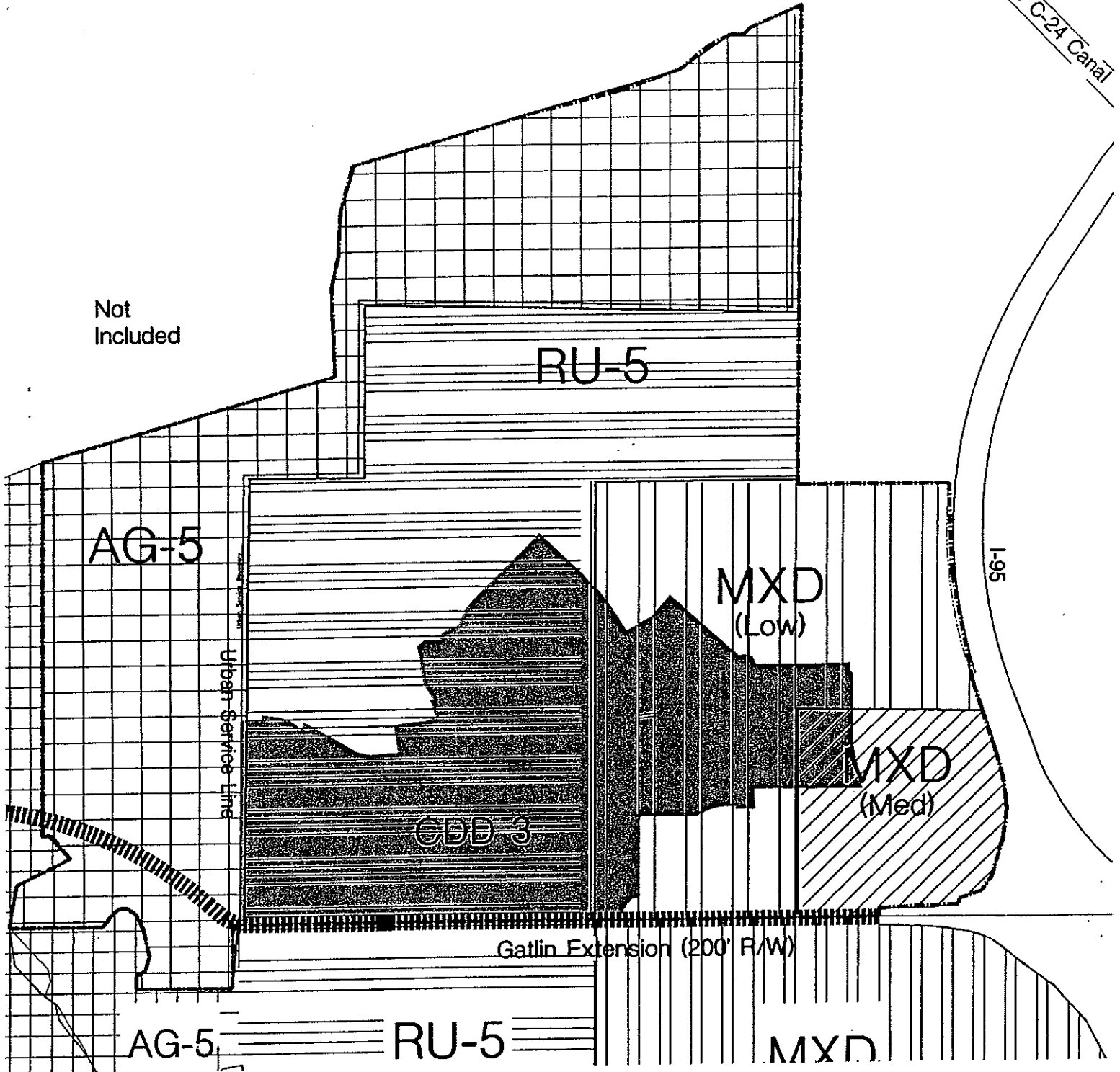
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F.B.: N/A PG.: N/A

SHEET 3 OF 6

SFWMD C-24 Canal

Not  
Included



# WESTCHESTER

## Existing Land Use

St. Lucie County, Florida



**Lucido & Associates**  
Land Planning/Landscape Architecture  
2015 1st Street, Suite 100  
St. Lucie, FL 34959



February 17, 2004

CDD:	LAND USE CATEGORY:				TOTAL CDD AREA:
3	AG-5	RU-5	MXD-LOW	MXD-MED	
	-	304.49	145.80	13.31	463.60



AG-5, Agriculture (0.2 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 02-012

AN ORDINANCE AMENDING ORDINANCE 01-012 GRANTED ON AUGUST 21, 2001, ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 3, AMONG OTHER MATTERS AND AMENDING CHAPTER 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 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 01-012 amending Chapter 1-6.5 "Community Development" of the St. Lucie County Code and Compiled Laws and establishing the Westchester Community Development District No. 3 as a community development district pursuant to Chapter 190, Florida Statutes, and its boundaries, among other matters. The boundaries of Westchester CDD No. 3 contain 463.06 acres of land entirely within the jurisdictional boundaries of St. Lucie County.
2. The Board of Supervisors of Westchester Community Development District No. 3, 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. 3 be expanded to 499.87 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 (f) 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 (g) 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 01-012 TO**  
34 **ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.**  
35

36 Part A of Ordinance 01-012 is hereby amended to expand the external boundaries of the  
37 District by deleting Exhibit A to Ordinance 01-012 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.

Double Underline is for addition  
Strike Through is for deletion

COPY

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

DR BOOK 1509 PAGE 1595

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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 26<sup>th</sup> 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

hf  
H:\WP\Petitions\BCC\Finished.2002\Westchester3.CDD\Westchester3ORD

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Strike-Through is for deletion

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**Exhibit A**

COPY

**Legal Description of the  
Westchester Community  
Development District #3**

COPY

OR BOOK 1509 PAGE 1597

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~~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-3**

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 10, 16 & 17, 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 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 RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE

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

DATE: 1-30-02

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.

REVISIONS-UPDATES	DATE	BY	CK'D

JOB NO.:	B589	BY: JDM	CHECKED: GRB	F.B.: N/A	PG.: N/A	SHEET 1 OF 8
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DR BOOK 1509 PAGE 1598

# 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**

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 58.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 4.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $76^{\circ}57'13''$ , AN ARC DISTANCE OF 5.37 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $90^{\circ}00'00''$  WEST, ALONG SAID LINE A DISTANCE OF 1,253.56 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 239.96 FEET; THENCE SOUTH  $89^{\circ}59'59''$  WEST, A DISTANCE OF 345.02 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 275.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}15'48''$ , AN ARC DISTANCE OF 58.86 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $12^{\circ}15'49''$  EAST FROM THIS POINT); THENCE SOUTH  $15^{\circ}14'57''$  EAST, A DISTANCE OF 513.76 FEET; THENCE SOUTH  $19^{\circ}29'57''$  WEST, A DISTANCE OF 295.52 FEET; THENCE SOUTH  $70^{\circ}10'51''$  WEST, A DISTANCE OF 208.88 FEET; THENCE NORTH  $75^{\circ}49'33''$  WEST, A DISTANCE OF 472.34 FEET; THENCE NORTH  $39^{\circ}04'35''$  WEST, A DISTANCE OF 189.81 FEET; THENCE NORTH  $00^{\circ}00'00''$  WEST, A DISTANCE OF 476.82 FEET; THENCE NORTH  $98^{\circ}00'00''$  WEST, A DISTANCE OF 85.88 FEET; THENCE NORTH  $44^{\circ}52'57''$  WEST, A DISTANCE OF 35.28 FEET; THENCE NORTH  $00^{\circ}14'07''$  EAST, A DISTANCE OF 20.18 FEET; THENCE NORTH  $89^{\circ}45'53''$  WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  $45^{\circ}26'22''$  WEST, A DISTANCE OF 35.23 FEET; THENCE SOUTH  $00^{\circ}13'48''$  WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH  $44^{\circ}33'37''$  EAST, A DISTANCE OF 35.47 FEET; THENCE SOUTH  $00^{\circ}14'07''$  WEST, A DISTANCE OF 833.93 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $11^{\circ}18'05''$  EAST FROM THIS POINT); THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $78^{\circ}44'50''$ , AN ARC DISTANCE OF 412.32 FEET, TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH  $89^{\circ}57'05''$  WEST, A DISTANCE OF 4,508.27 FEET; THENCE NORTH  $00^{\circ}00'15''$  WEST, A DISTANCE OF 2,492.64 FEET; THENCE NORTH  $89^{\circ}59'45''$  EAST, A DISTANCE OF 247.81 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 178.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $22^{\circ}45'14''$ , AN ARC DISTANCE OF 70.69 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $67^{\circ}15'01''$  EAST, ALONG SAID LINE A DISTANCE OF 214.49 FEET, TO THE POINT OF CURVATURE WITH A

OR BOOK 1509 PAGE 1599

# 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**

CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,920.49 FEET ;  
 THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
 ANGLE OF 05°06'57", AN ARC DISTANCE OF 171.48 FEET, TO A POINT OF NON-RADIAL  
 INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  
 27°51'57" WEST FROM THIS POINT); THENCE NORTH 28°35'46" EAST ALONG SAID LINE, A  
 DISTANCE OF 126.07 FEET; THENCE SOUTH 57°54'11" EAST, A DISTANCE OF 487.55 FEET,  
 TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, AND HAVING  
 A RADIUS OF 960.00 FEET ; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE  
 THROUGH A CENTRAL ANGLE OF 43°11'52", AN ARC DISTANCE OF 723.79 FEET, TO A  
 POINT OF TANGENCY WITH A LINE; THENCE NORTH 78°53'57" EAST, ALONG SAID LINE  
 A DISTANCE OF 122.41 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A  
 CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,864.29 FEET (THE RADIUS  
 POINT OF SAID CURVE BEARS SOUTH 11°33'47" EAST FROM THIS POINT); THENCE  
 EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  
 10°42'24", AN ARC DISTANCE OF 348.37 FEET, TO A POINT OF COMPOUND CURVATURE  
 WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 2,649.48 FEET ;  
 THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE  
 OF 01°33'23", AN ARC DISTANCE OF 71.98 FEET, TO A POINT OF NON-RADIAL  
 INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  
 00°42'00" WEST FROM THIS POINT); THENCE NORTH 00°07'32" EAST, A DISTANCE OF 8.74  
 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND  
 HAVING A RADIUS OF 120.00 FEET ; THENCE NORTHERLY, ALONG THE ARC OF SAID  
 CURVE THROUGH A CENTRAL ANGLE OF 26°06'27", AN ARC DISTANCE OF 54.68 FEET,  
 TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 25°58'55" WEST, ALONG SAID  
 LINE A DISTANCE OF 213.43 FEET, TO THE POINT OF CURVATURE WITH A CURVE,  
 CONCAVE EASTERLY, AND HAVING A RADIUS OF 380.00 FEET; THENCE NORTHERLY,  
 ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°12'15", AN ARC  
 DISTANCE OF 362.86 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE  
 (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°46'40" EAST FROM THIS POINT);  
 THENCE SOUTH 81°36'23" EAST, ALONG SAID LINE A DISTANCE OF 66.58 FEET; THENCE  
 NORTH 74°33'46" EAST, A DISTANCE OF 84.83 FEET; THENCE NORTH 05°28'36" EAST, A  
 DISTANCE OF 93.42 FEET; THENCE NORTH 13°36'12" WEST, A DISTANCE OF 148.52 FEET;  
 THENCE NORTH 04°31'12" WEST, A DISTANCE OF 121.23 FEET; THENCE NORTH 56°31'08"  
 EAST, A DISTANCE OF 413.01 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A  
 CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 250.00 FEET (THE  
 RADIUS POINT OF SAID CURVE BEARS NORTH 48°06'40" WEST FROM THIS POINT);  
 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
 ANGLE OF 37°00'29", AN ARC DISTANCE OF 161.48 FEET, TO A POINT OF REVERSE  
 CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF  
 250.00 FEET ; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A  
 CENTRAL ANGLE OF 40°07'09", AN ARC DISTANCE OF 175.05 FEET, TO A POINT OF  
 TANGENCY WITH A LINE; THENCE NORTH 45°00'00" EAST, ALONG SAID LINE A

OR BOOK 1509 PAGE 1600

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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 1,130.54 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 384.99 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 115.12 FEET; THENCE NORTH 77°28'34" EAST, A DISTANCE OF 85.31 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 925.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°13'29", AN ARC DISTANCE OF 520.24 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 420.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°01'35", AN ARC DISTANCE OF 242.10 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,766.70 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'04", AN ARC DISTANCE OF 486.15 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 346.92 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°00'28", AN ARC DISTANCE OF 375.45 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 51°23'09" EAST, ALONG SAID LINE A DISTANCE OF 430.16 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,025.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°44'26", AN ARC DISTANCE OF 227.92 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°21'17" WEST FROM THIS POINT); THENCE SOUTH 52°45'09" WEST, A DISTANCE OF 50.02 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 975.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°16'59" WEST FROM THIS POINT); THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°43'01", AN ARC DISTANCE OF 658.84 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" EAST, ALONG SAID LINE A DISTANCE OF 156.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,278.80 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°30'05", AN ARC DISTANCE OF 5.41 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°24'42", AN ARC DISTANCE OF 118.92 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°54'58", AN ARC DISTANCE OF 54.58 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'48", AN ARC DISTANCE OF 153.31 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'52" EAST, ALONG SAID LINE A DISTANCE OF 608.90

OF BOOK 1509 PAGE 1601

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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**

FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, AND  
HAVING A RADIUS OF 2,050.00 FEET; THENCE SOUTHERLY, 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 SOUTH  $13^{\circ}02'47''$  EAST, ALONG SAID  
LINE A DISTANCE OF 278.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 499.87 ACRES, MORE OR LESS.

**COPY**

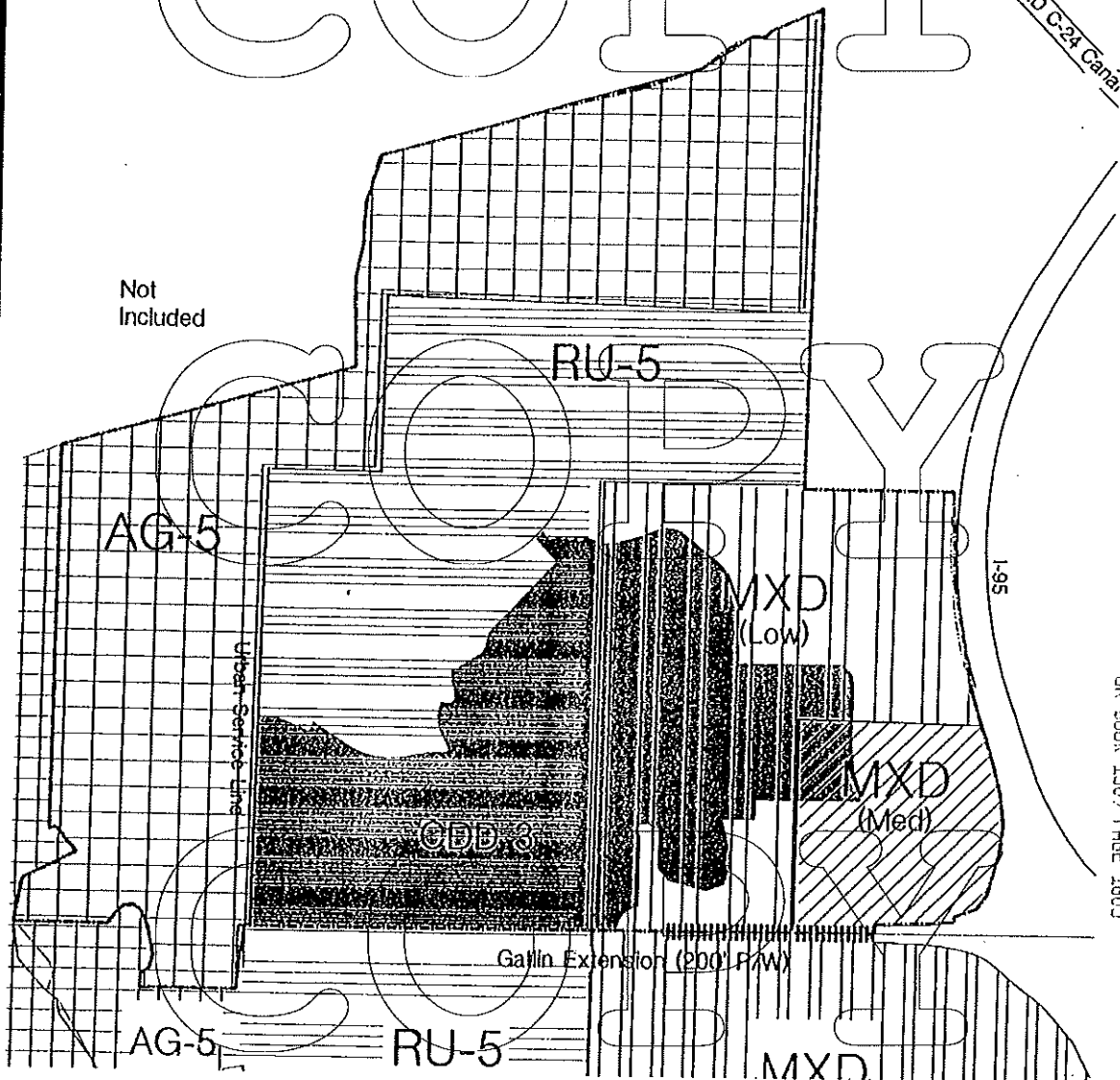
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# COPY

SFWMD C-2A Canal



## WESTCHESTER Existing Land Use St. Lucie County, Florida



**Lucido & Associates**  
Land Planning/Engineering/Architecture  
P.O. Box 1000, St. Lucie, FL 34956



CDD:	LAND USE CATEGORY:				TOTAL CDD AREA:
	AG-5	RU-5	MXD-LOW	MXD-MED	
3	-	291.41	193.62	14.84	499.87



AG-5, Agriculture (62 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 Flood (200' R/W)

(CDD No. 3)

ORDINANCE NO. 02-035

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-012 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 3, AS AMENDED BY ORDINANCE NO. 02-012 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 CONTRACT AND CONTEMPORANEOUSLY 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. 3; 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. 01-012 (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. 3 (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. 02-012 (the "Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinances 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 499.87 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 and contemporaneously expanded, so that thereafter approximately 569.20 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. 3" 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. The Petition further requests that the County amend the Original Ordinance, as amended

FL-1353027-5

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 excluded from, and included within, the boundaries of the District, when aggregated with the boundary changes 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 contraction and 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 and

contemporaneously expand 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. 3" and replace such reference with "Tradition Community Development District No. 3." 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. 3" shall be deemed to be replaced by references to "Tradition Community Development District No. 3."

**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.

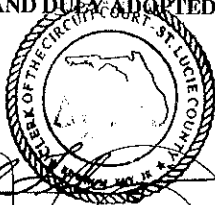
**PART E. FILING WITH THE DEPARTMENT OF STATE.** The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code and Laws, Department of State, The Capital, Tallahassee, Florida, 32304.

**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.



ATTEST:

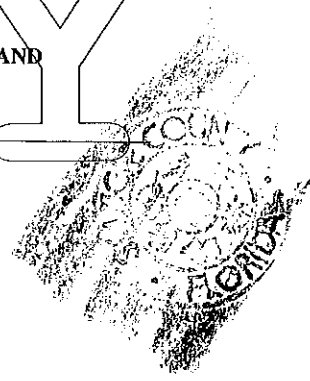
*[Signature]*  
Clerk

BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA

By: *[Signature]*  
Chairman

APPROVED AS TO FORM AND  
CORRECTNESS

*[Signature]*  
County Attorney



COPY

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FIL:1353027:5

EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT

COPY

COPY

FTL:1359027:5 COPY A-1



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BR 5432 / LD 9074

## DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION REVISED 5-5-05 C.D.D. NO. 3 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 10, 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 4A, PAGES 6, 4A THRU 4Z, TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 44, PAGES 25 AND 26, TRADITION PLAT NO. 11, RECORDED IN PLAT BOOK 45, PAGES 22 AND 23, TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND TRADITION PLAT NO. 21, RECORDED IN PLAT BOOK 44, PAGES 27 THRU 29 AND PORTIONS OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A-11E, 5C, TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D 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 NORTH-EAST CORNER OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°14'07" WEST AS A BASIS OF BEARINGS ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD, A DISTANCE OF 833.93 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°46'20" WEST FROM THIS POINT); THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID EAST RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 120.81 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE NOW CONCAVE TO THE SOUTHEAST AND SAID WESTERLY LINE, THRU A CENTRAL ANGLE OF 98°13'05", AN ARC DISTANCE OF 514.27 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°28'48" EAST FROM THIS POINT); SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 11; THENCE SOUTH 89°57'05" WEST ALONG SAID NON-RADIAL LINE AND SOUTH LINE OF SAID TRADITION PLAT NO. 11, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 1328.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 11°23'46", AN ARC DISTANCE OF 337.79 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 11; THENCE CONTINUE ALONG THE ARC OF SAID CURVE DEPARTING SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 00°22'19", AN ARC DISTANCE OF 10.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°06'05", AN ARC DISTANCE OF 316.82 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°57'05" WEST ALONG SAID LINE, A DISTANCE OF 2084.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1530.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°00'06", AN ARC DISTANCE OF 454.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 17°03'01" EAST FROM THIS POINT); THENCE NORTH 80°06'55" EAST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 166.87 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE TRaversing THE BOUNDARY OF SAID TRADITION PLAT NO. 16 BY THE FOLLOWING ELEVEN (11) COURSES:

1. CONTINUE NORTH 00°06'55" EAST, A DISTANCE OF 2489.94 FEET;
2. NORTH 89°44'44" EAST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°21'05", AN ARC DISTANCE OF 827.19 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 57°54'11" EAST ALONG SAID LINE, A DISTANCE OF 381.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 9000.00 FEET;
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'23", AN ARC DISTANCE OF 712.48 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
6. NORTH 10°25'34" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 9.23 FEET;
7. NORTH 32°46'15" EAST, A DISTANCE OF 33.95 FEET;

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 SHEETS 6 THRU 9 OF 9 FOR SKETCH

JULIAN D. MORRIS, PROFESSIONAL SURVEYOR  
AND MAPPER, FLORIDA REGISTRATION NO. 4731  
REVISE BOUNDARY 3-16-06 JDM  
REVISE BOUNDARY 5-04-05 DGB  
DATE OF SIGNATURE  
3-30-05

3/16/2006 12:29:25 PM EST  
SHEET 1 OF 9  
JOB No. B589 DRAWN: DDB CHECKED: GRB DESIGN: ARCADIS DATE: 8-17-04

FILE:1358027-5

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EO 3452 / L3-9074

### DESCRIPTION TO ACCOMPANY SKETCH

8. NORTH 12°20'57" WEST, A DISTANCE OF 104.38 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°00'38" WEST FROM THIS POINT);

9. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 40°26'09", AN ARC DISTANCE OF 178.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET;

10. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 59°03'56", AN ARC DISTANCE OF 257.72 FEET TO A POINT OF TANGENCY WITH A LINE;

11. NORTH 84°37'09" EAST ALONG SAID LINE, A DISTANCE OF 138.94 FEET;

THENCE NORTH 41°13'05" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 242.60 FEET; THENCE NORTH 27°38'00" WEST, A DISTANCE OF 286.71 FEET; THENCE NORTH 02°53'43" WEST, A DISTANCE OF 220.16 FEET; THENCE NORTH 01°35'43" EAST, A DISTANCE OF 77.02 FEET; THENCE NORTH 06°49'00" WEST, A DISTANCE OF 152.13 FEET; THENCE NORTH 00°45'41" EAST, A DISTANCE OF 132.15 FEET; THENCE NORTH 35°24'00" EAST, A DISTANCE OF 87.48 FEET; THENCE NORTH 71°44'37" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 80°53'39" EAST, A DISTANCE OF 125.53 FEET; THENCE SOUTH 59°06'35" EAST, A DISTANCE OF 143.79 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2862.48 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°20'17" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°47'56", AN ARC DISTANCE OF 139.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 978.88 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°08'13" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°08'13" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 978.88 FEET, THRU A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF 175.34 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°52'11" WEST FROM THIS POINT); THENCE SOUTH 21°40'18" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 37.55 FEET; THENCE SOUTH 25°58'47" EAST, A DISTANCE OF 44.50 FEET; THENCE SOUTH 30°01'43" EAST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 33°19'33" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 36°21'17" EAST, A DISTANCE OF 28.71 FEET; THENCE SOUTH 40°44'37" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 43°38'14" EAST, A DISTANCE OF 222.89 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 269.77 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°33'39" EAST FROM THIS POINT); THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°31'39", AN ARC DISTANCE OF 261.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 727.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°09'16", AN ARC DISTANCE OF 192.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1245.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°15'37", AN ARC DISTANCE OF 225.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHEASTERLY ALONG A LINE; THENCE NORTH 61°10'30" EAST ALONG SAID LINE, A DISTANCE OF 327.49 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3050.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°27'22" WEST FROM THIS POINT); SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-21 AS SHOWN ON SAID TRADITION PLAY NO. 12; THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAY NO. 12 BY THE FOLLOWING TEN (10) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°27'22", AN ARC DISTANCE OF 24.28 FEET TO A POINT OF TANGENCY WITH A LINE;

2. NORTH 45°00'00" WEST, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET;

3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 116°38'21", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 410.00 FEET;

4. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 35°24'20", AN ARC DISTANCE OF 253.36 FEET TO A POINT OF TANGENCY WITH A LINE;

5. SOUTH 72°37'19" EAST ALONG SAID LINE, A DISTANCE OF 299.89 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 420.00 FEET;

6. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°22'14", AN ARC DISTANCE OF 222.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2768.70 FEET;

7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°12'33", AN ARC DISTANCE OF 975.86 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET;

REVISE BOUNDARY 11-15-05 GRB REVISE BOUNDARY 3-16-06 JDM  
REVISE BOUNDARY 5-04-05 DOB

SEE SHEETS 6 THRU 9 OF 9 FOR SKETCH

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DATE: 6-17-04

SHEET 2 OF 9

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DB 9432 / LD 0674

**DESCRIPTION TO ACCOMPANY SKETCH**

8. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°32'27", AN ARC DISTANCE OF 347.42 FEET TO A POINT OF TANGENCY WITH A LINE;  
 9. NORTH 29°55'27" EAST ALONG SAID LINE, A DISTANCE OF 115.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;  
 10. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 88°28'37", AN ARC DISTANCE OF 6.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°47'56", AN ARC DISTANCE OF 226.17 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 72°23'51" EAST ALONG SAID LINE, A DISTANCE OF 736.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°45'48", AN ARC DISTANCE OF 712.70 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 04°38'03" EAST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
5. SOUTHEASTERLY 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;
6. SOUTH 18°08'12" EAST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 58.00 FEET;
7. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
8. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 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 SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
9. SOUTHEASTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 800.00 FEET;
10. SOUTHERLY 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 TANGENCY WITH A LINE;
11. SOUTH 00°00'22" EAST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2050.00 FEET;
12. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 456.28 FEET TO A POINT OF TANGENCY WITH A LINE;
13. SOUTH 13°02'47" EAST ALONG SAID LINE, A DISTANCE OF 213.79 FEET TO THE SOUTHWEST CORNER OF SAID VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6;

THENCE CONTINUE SOUTH 13°02'47" EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 10, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VILLAGE PARKWAY (TRACT R-1) OF TRADITION PLAT NO. 6, A DISTANCE OF 64.77 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STEPHANIE-WAY (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 76°57'13", AN ARC DISTANCE OF 5.37 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 90°00'00" WEST ALONG SAID LINE, A DISTANCE OF 1249.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL "1" AS SHOWN ON SAID TRADITION PLAT NO. 17;

REVISE BOUNDARY 3-16-06 JDM  
 REVISE BOUNDARY 11-15-05 GRB  
 REVISE BOUNDARY 5-04-05 DDB

SEE SHEETS 6 THRU 9 OF 9 FOR SKETCH

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SHEET 3 OF 9

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FL 0432 / LR 0074

## DESCRIPTION TO ACCOMPANY SKETCH

THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 231.95 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF CUSP WITH A LINE SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17;

THENCE TRAVERSING SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°59'59" WEST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'57", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE SOUTH 18°02'57" EAST ALONG SAID RADIAL LINE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTH-EAST CORNER OF PARCEL "A" AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. CONTINUE SOUTH 18°02'57" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°17'30", AN ARC DISTANCE OF 45.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
3. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°37'48", AN ARC DISTANCE OF 18.02 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
4. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°43'45", AN ARC DISTANCE OF 159.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
5. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 62°11'57", AN ARC DISTANCE OF 233.40 FEET TO A POINT OF TANGENCY WITH A LINE;
6. SOUTH 19°29'57" WEST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;
7. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°09'00", AN ARC DISTANCE OF 353.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
8. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°45'17", AN ARC DISTANCE OF 173.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
9. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°15'23", AN ARC DISTANCE OF 371.12 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 12°09'03" EAST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
11. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°47'55", AN ARC DISTANCE OF 166.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
12. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°11'09", AN ARC DISTANCE OF 77.51 FEET TO A POINT OF TANGENCY WITH A LINE;
13. NORTH 01°27'44" WEST ALONG SAID LINE, A DISTANCE OF 28.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 90°00'00" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 150.64 FEET;
2. SOUTH 45°07'04" WEST, A DISTANCE OF 35.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NO. 17;

REVISE BOUNDARY 3-16-06 JOM  
REVISE BOUNDARY 11-15-05 GRB  
REVISE BOUNDARY 5-04-05 DDB  
SHEET 4 OF 9

SEE SHEETS 6 THRU 9 OF 9 FOR SKETCH

JOB No. B589

DRAWN: DDB

CHECKED: GRB

DESIGN: ARCADIS

DATE: 8-17-04

FYL1359027:5

A-5

COPY



**Lawson, Noble & Webb, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS

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DB 8482 / LB 8474

### DESCRIPTION TO ACCOMPANY SKETCH

THENCE SOUTH 00°14'07" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A  
DISTANCE OF 19.80 FEET TO THE POINT OF BEGINNING.  
CONTAINING 569.202 ACRES, MORE OR LESS.

SEE SHEETS 6 THRU 9 OF 9 FOR SKETCH

P:\500-59412589\DRAWING\500-59412589-1-NEW.dwg 3/16/2006 12:29:25 PM EST

REVISE BOUNDARY 3-16-06 JDM

REVISE BOUNDARY 11-15-05 GRB

REVISE BOUNDARY 5-04-05 DOB

SHEET 5 OF 9

JOB No. B589

DRAWN: DOB

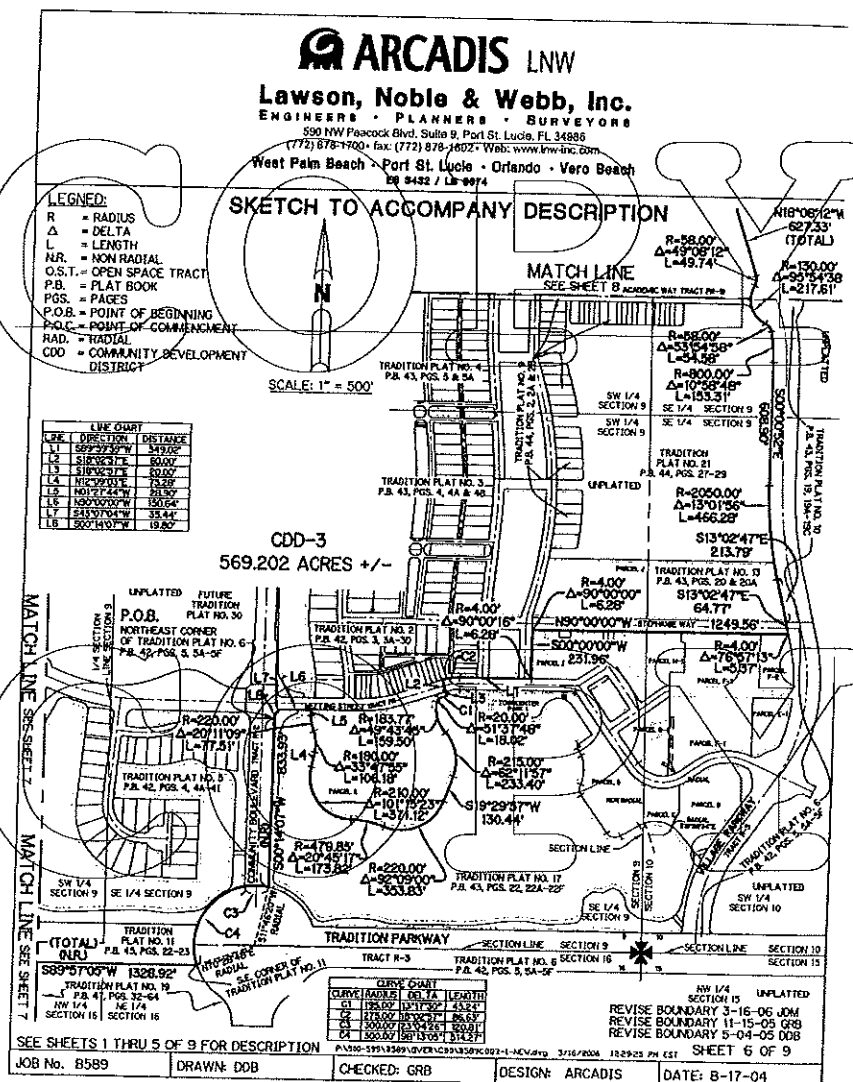
CHECKED: GRB

DESIGN: ARCADIS

DATE: 8-17-04

FTL1358027:5

A-6

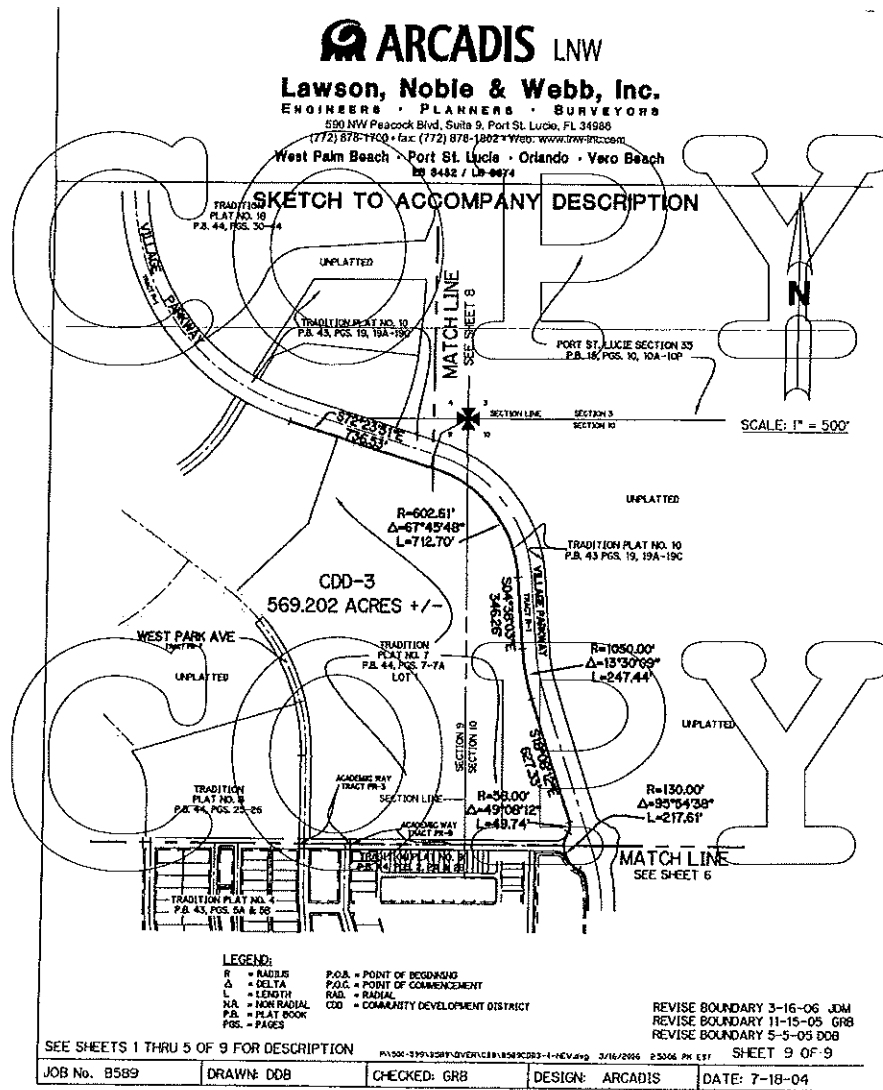


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A-17







**ORDINANCE 14-007**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 01-012 ENACTED BY THE COUNTY ON AUGUST 21, 2001, ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3, AS AMENDED BY ORDINANCE NO. 02-012 ENACTED BY THE COUNTY ON MARCH 26, 2002, AND ORDINANCE NO. 06-035 ENACTED BY THE COUNTY ON AUGUST 15, 2006, AND AMENDING SECTION 1-6.5-101 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IN ORDER TO CONTRACT 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. 01-012 ("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. 3 (formerly known as Westchester Community Development District No. 3) ("District") as a community development district pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act"), and other applicable law, including establishing its external boundaries, among other matters. On March 26, 2002, the County enacted Ordinance No. 02-012 ("Amending Ordinance") amending Section 1-6.5-101 "Community Development" of the Code of Ordinances 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 ("City"). On August 15, 2006, the County enacted Ordinance No. 06-035 ("Second Amending Ordinance") amending Section 1-6.5-101 "Community Development" of the Code of Ordinances 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 569.202 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 ("Petition") to the County requesting that the boundaries of the District be contracted, so that thereafter approximately 560.629 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 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 are true and correct;

(b) The land to be excluded from the boundaries of the District, when aggregated with the boundary changes effected by the Amending Ordinance and the Second Amending Ordinance, does not exceed a cumulative net total greater than 50 percent of the acres initially located within the boundaries of the District and does not exceed 500 acres;

(c) Following the proposed amendment of its boundaries, the District will not be inconsistent with any applicable element or portion of the State of Florida's comprehensive plan or of the City's comprehensive plan;

(d) Following the proposed amendment of the District's boundaries, the property comprising the District will be of sufficient size, compactness, and contiguity 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 1-6.5-101 of the Code of Ordinances of the County, as more fully set forth in this Ordinance.

**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 Original Ordinance, as amended, 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 to this Ordinance. Accordingly, Section 1-6.5-101 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 to this Ordinance.

**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:

Chair Frannie Hutchinson	AYE
Vice-Chair Paula Lewis	AYE
Commissioner Chris Dzadovsky	AYE
Commissioner Tod Mowery	AYE
Commissioner Kim Johnson	AYE

**PASSED AND DULY ADOPTED** this 4<sup>th</sup> day of February, 2014.

**BOARD OF COUNTY COMMISSIONERS  
ST. LUCIE COUNTY, FLORIDA**

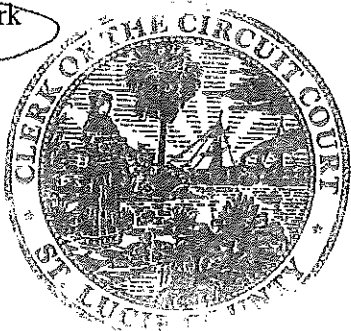
By: Frannie Hutchinson  
Chair

**APPROVED AS TO FORM AND  
CORRECTNESS**

Heather Goy  
County Attorney

**ATTEST:**

Lucie  
Clerk



# LEGAL DESCRIPTION

THIS IS NOT A SURVEY

DESCRIPTION: REVISED 09-03-2013 C.D.D. NO. 3 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 10, 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, TRADITION PLAT NO. 8, RECORDED IN PLAT BOOK 44, PAGES 25 AND 26, TRADITION PLAT NO. 11, RECORDED IN PLAT BOOK 45, PAGES 22 AND 23, TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND TRADITION PLAT NO. 21, RECORDED IN PLAT BOOK 44, PAGES 27 THRU 29 AND 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. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D 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 COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°14'07" WEST AS A BASIS OF BEARINGS ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD, A DISTANCE OF 833.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°46'20" WEST FROM THIS POINT); THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID EAST RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 23°04'28", AN ARC DISTANCE OF 120.81 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NO. 6; THENCE CONTINUE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE NOW CONCAVE TO THE SOUTHEAST AND SAID WESTERLY LINE, THRU A CENTRAL ANGLE OF 98°13'05", AN ARC DISTANCE OF 514.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°28'48" EAST FROM THIS POINT), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRADITION PLAT NO. 11; THENCE SOUTH 89°57'05" WEST ALONG SAID NON RADIAL LINE AND SOUTH LINE OF SAID TRADITION PLAT NO. 11, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 1328.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 11°23'48", AN ARC DISTANCE OF 337.79 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 11; THENCE CONTINUE ALONG THE ARC OF SAID CURVE DEPARTING SAID SOUTH LINE, THRU A CENTRAL ANGLE OF 00°22'19", AN ARC DISTANCE OF 10.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°06'05", AN ARC DISTANCE OF 316.82 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°57'05" WEST ALONG SAID LINE, A DISTANCE OF 2094.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1530.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°00'06", AN ARC DISTANCE OF 454.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 17°03'01" EAST FROM THIS POINT); THENCE NORTH 00°06'55" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 196.87 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 16 BY THE FOLLOWING ELEVEN (11) COURSES;

1. CONTINUE NORTH 00°06'55" EAST, A DISTANCE OF 2489.94 FEET;
2. NORTH 89°44'44" EAST, A DISTANCE OF 51.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°21'05", AN ARC DISTANCE OF 827.19 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 57°54'11" EAST ALONG SAID LINE, A DISTANCE OF 361.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 960.00 FEET;
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'23", AN ARC DISTANCE OF 712.48 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
6. NORTH 10°25'34" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 9.23 FEET;
7. NORTH 32°46'15" EAST, A DISTANCE OF 33.95 FEET;

SEE SHEETS 6 THROUGH 9 FOR SKETCH

Sheet 1 of 9

DESCRIPTION  
OF  
CDD-3

File:  
08-242-WA-05  
Date:  
9-03-2013  
Tech: BKH



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# LEGAL DESCRIPTION

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8. NORTH 12°20'57" WEST, A DISTANCE OF 104.38 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°00'38" WEST FROM THIS POINT);
9. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 40°26'09", AN ARC DISTANCE OF 176.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET;
10. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 59°03'56", AN ARC DISTANCE OF 257.72 FEET TO A POINT OF TANGENCY WITH A LINE;
11. NORTH 84°37'09" EAST ALONG SAID LINE, A DISTANCE OF 138.94 FEET;

THENCE NORTH 41°11'03" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 242.60 FEET; THENCE NORTH 27°38'00" WEST, A DISTANCE OF 286.71 FEET; THENCE NORTH 09°59'53" WEST, A DISTANCE OF 220.16 FEET; THENCE NORTH 01°35'43" EAST, A DISTANCE OF 77.02 FEET; THENCE NORTH 06°49'06" WEST, A DISTANCE OF 152.13 FEET; THENCE NORTH 00°45'41" EAST, A DISTANCE OF 132.15 FEET; THENCE NORTH 35°24'00" EAST, A DISTANCE OF 87.48 FEET; THENCE NORTH 71°44'37" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 80°53'39" EAST, A DISTANCE OF 125.53 FEET; THENCE SOUTH 59°06'35" EAST, A DISTANCE OF 143.79 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2862.48 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°20'17" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°47'56", AN ARC DISTANCE OF 139.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 978.88 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°08'13" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 978.88 FEET BEARS SOUTH 59°36'24" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 978.88 FEET, THRU A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF 175.34 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°52'11" WEST FROM THIS POINT); THENCE SOUTH 21°40'18" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 37.55 FEET; THENCE SOUTH 25°56'47" EAST, A DISTANCE OF 44.80 FEET; THENCE SOUTH 30°01'43" EAST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 33°19'33" EAST, A DISTANCE OF 29.44 FEET; THENCE SOUTH 36°21'17" EAST, A DISTANCE OF 28.71 FEET; THENCE SOUTH 40°44'37" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 43°38'14" EAST, A DISTANCE OF 222.89 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 269.77 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°35'39" EAST FROM THIS POINT); THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°31'39", AN ARC DISTANCE OF 261.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 727.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°09'16", AN ARC DISTANCE OF 192.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1245.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°21'37", AN ARC DISTANCE OF 225.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 36°15'33", AN ARC DISTANCE OF 730.93 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 64°10'30" EAST ALONG SAID LINE, A DISTANCE OF 527.49 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3050.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°27'22" WEST FROM THIS POINT), SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NO. 12; THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 12 BY THE FOLLOWING TEN (10) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°27'22", AN ARC DISTANCE OF 24.28 FEET TO A POINT OF TANGENCY WITH A LINE
2. NORTH 45°00'00" WEST, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET;
3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 116°38'21", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 410.00 FEET;
4. EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 35°24'20", AN ARC DISTANCE OF 253.36 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH 72°57'19" EAST ALONG SAID LINE, A DISTANCE OF 299.89 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 420.00 FEET;
6. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°22'14", AN ARC DISTANCE OF 222.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2766.70 FEET;
7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°12'33", AN ARC DISTANCE OF 975.86 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET;

SEE SHEETS 6 THROUGH 9 FOR SKETCH

Sheet 2 of 9

## DESCRIPTION

OF  
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File:  
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Date:  
9-03-2013

Tech: BKH



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2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.c-t-inc.com  
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STATE OF FLORIDA CERTIFICATE NO. 12008

# LEGAL DESCRIPTION

THIS IS NOT A SURVEY

8. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°32'27", AN ARC DISTANCE OF 347.42 FEET TO A POINT OF TANGENCY WITH A LINE;  
9. NORTH 29°55'27" EAST ALONG SAID LINE, A DISTANCE OF 116.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;  
10. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 88°28'37", AN ARC DISTANCE OF 6.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°47'56", AN ARC DISTANCE OF 226.17 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 72°23'51" EAST ALONG SAID LINE, A DISTANCE OF 736.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 602.61 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 67°45'48", AN ARC DISTANCE OF 712.70 FEET TO A POINT OF TANGENCY WITH A LINE;
4. SOUTH 04°38'03" EAST ALONG SAID LINE, A DISTANCE OF 346.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1050.00 FEET;
5. SOUTHEASTERLY 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;
6. SOUTH 18°08'12" EAST ALONG SAID LINE, A DISTANCE OF 627.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 58.00 FEET;
7. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET;
8. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 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 SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET;
9. SOUTHEASTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 800.00 FEET;
10. SOUTHERLY 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 TANGENCY WITH A LINE;
11. SOUTH 00°00'52" EAST ALONG SAID LINE, A DISTANCE OF 608.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2050.00 FEET;
12. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°01'56", AN ARC DISTANCE OF 468.28 FEET TO A POINT OF TANGENCY WITH A LINE;
13. SOUTH 13°02'47" EAST ALONG SAID LINE, A DISTANCE OF 213.79 FEET TO THE SOUTHWEST CORNER OF SAID VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 6;

THENCE CONTINUE SOUTH 13°02'47" EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF TRADITION PLAT NO. 10, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VILLAGE PARKWAY (TRACT R-1) OF TRADITION PLAT NO. 6, A DISTANCE OF 64.77 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STEPHANIE WAY (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 76°57'13", AN ARC DISTANCE OF 5.37 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 90°00'00" WEST ALONG SAID LINE, A DISTANCE OF 1249.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL "4" AS SHOWN ON SAID TRADITION PLAT NO. 17;

SEE SHEETS 6 THROUGH 9 FOR SKETCH

Sheet 3 of 9

## DESCRIPTION

OF  
CDD-3

File:  
08-242-WA-05

Date:  
9-03-2013

Tech: BKH



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PHONE 772-464-3537 • FAX 772-464-9197 • www.ct-eng.com  
151 SW 11th AVE • SUITE 201 • STUART, FLORIDA 34994  
PHONE 772-220-3376 • FAX 772-464-9197 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION NO. 18246

# LEGAL DESCRIPTION

THIS IS NOT A SURVEY

THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 231.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.28 FEET TO A POINT OF CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID TRADITION PLAT NO. 17;

THENCE TRAVERSING SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°59'59" WEST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'57", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE SOUTH 18°02'57" EAST ALONG SAID RADIAL LINE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS SHOWN ON SAID TRADITION PLAT NO. 17; THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. CONTINUE SOUTH 18°02'57" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°17'30", AN ARC DISTANCE OF 45.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
3. SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°37'48", AN ARC DISTANCE OF 18.02 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
4. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°43'45", AN ARC DISTANCE OF 159.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
5. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 62°11'57", AN ARC DISTANCE OF 233.40 FEET TO A POINT OF TANGENCY WITH A LINE;
6. SOUTH 19°29'57" WEST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;
7. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°09'00", AN ARC DISTANCE OF 353.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
8. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°45'17", AN ARC DISTANCE OF 173.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
9. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 101°15'23", AN ARC DISTANCE OF 371.12 FEET TO A POINT OF TANGENCY WITH A LINE;
10. NORTH 12°09'03" EAST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
11. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 33°47'55", AN ARC DISTANCE OF 106.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
12. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°11'09", AN ARC DISTANCE OF 77.51 FEET TO A POINT OF TANGENCY WITH A LINE;
13. NORTH 01°27'44" WEST ALONG SAID LINE, A DISTANCE OF 28.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 90°00'00" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 150.64 FEET;
2. SOUTH 45°07'04" WEST, A DISTANCE OF 35.44 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NO. 17;

SEE SHEETS 6 THROUGH 9 FOR SKETCH

Sheet 4 of 9

## DESCRIPTION

OF  
CDD-3

File:  
08-242-WA-05

Date:  
9-03-2013

Tech: BKH



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CONSULTING ENGINEERS | LAND SURVEYORS

2500 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

PHONE 772-464-3337 • FAX 772-464-9497 • www.ct-engineers.com

151 SW FLAGLER AVENUE • STUART, FLORIDA 34994

PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-engineers.com

STATE OF FLORIDA CERTIFICATE NO. LB 009

# LEGAL DESCRIPTION

THIS IS NOT A SURVEY

THENCE SOUTH 00°14'07" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 19.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ALL OF PARCEL "A" AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A - 22F, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CONTAINING 560,629 ACRES OF LAND, MORE OR LESS.

SEE SHEETS 6 THROUGH 9 FOR SKETCH

Sheet 5 of 9

## DESCRIPTION

OF  
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2900 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981

PHONE 772-464-3537 • FAX 772-464-9497 • [www.ct-eng.com](http://www.ct-eng.com)

151 SW FLAGLER AVENUE • STUART, FLORIDA 34994

PHONE 772-220-3376 • FAX 772-464-9497 • [www.ct-eng.com](http://www.ct-eng.com)

STATE OF FLORIDA LICENSE NUMBER 426

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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## LEGEND:

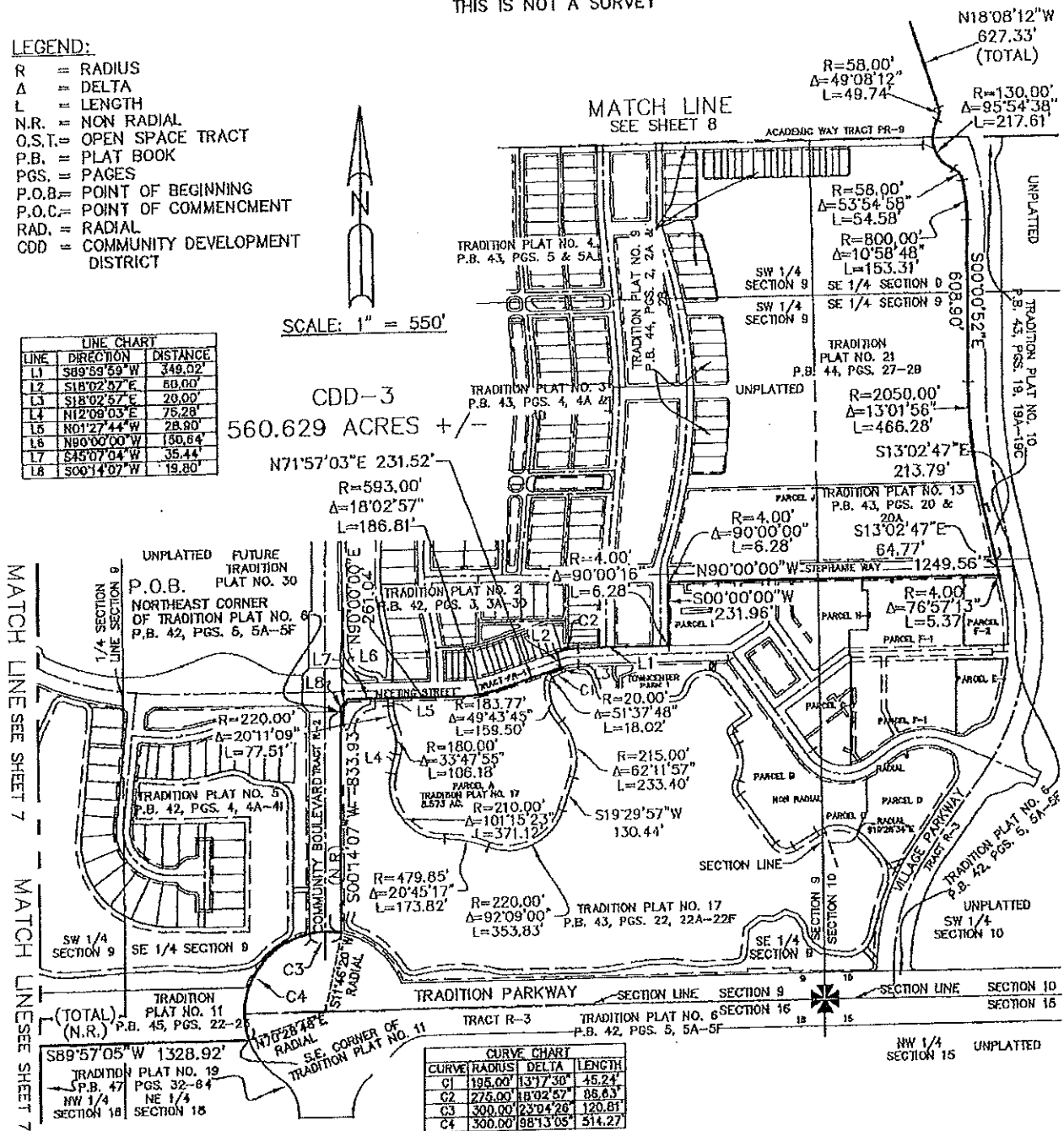
R = RADIUS  
Δ = DELTA  
L = LENGTH  
N.R. = NON RADIAL  
O.S.T. = OPEN SPACE TRACT  
P.B. = PLAT BOOK  
PGS. = PAGES  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
RAD. = RADIAL  
CDD = COMMUNITY DEVELOPMENT DISTRICT

LINE	DIRECTION	DISTANCE
L1	S89°59'59"W	349.02'
L2	S18°02'57"E	60.00'
L3	S18°02'57"E	20.00'
L4	N12°08'03"E	75.28'
L5	N01°27'44"W	28.80'
L6	N90°00'00"W	150.64'
L7	S45°07'04"W	35.44'
L8	S00°14'07"W	19.80'

SCALE: 1" = 550'

CDD-3

560.629 ACRES +/-



SEE SHEETS 1 THROUGH 5 OF 9 FOR DESCRIPTION

Sheet 6 of 9

SKETCH OF DESCRIPTION  
OF  
CDD-3

File:  
08-242-WA-05  
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2940 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
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STATE OF FLORIDA CERTIFICATION No. 12,494

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

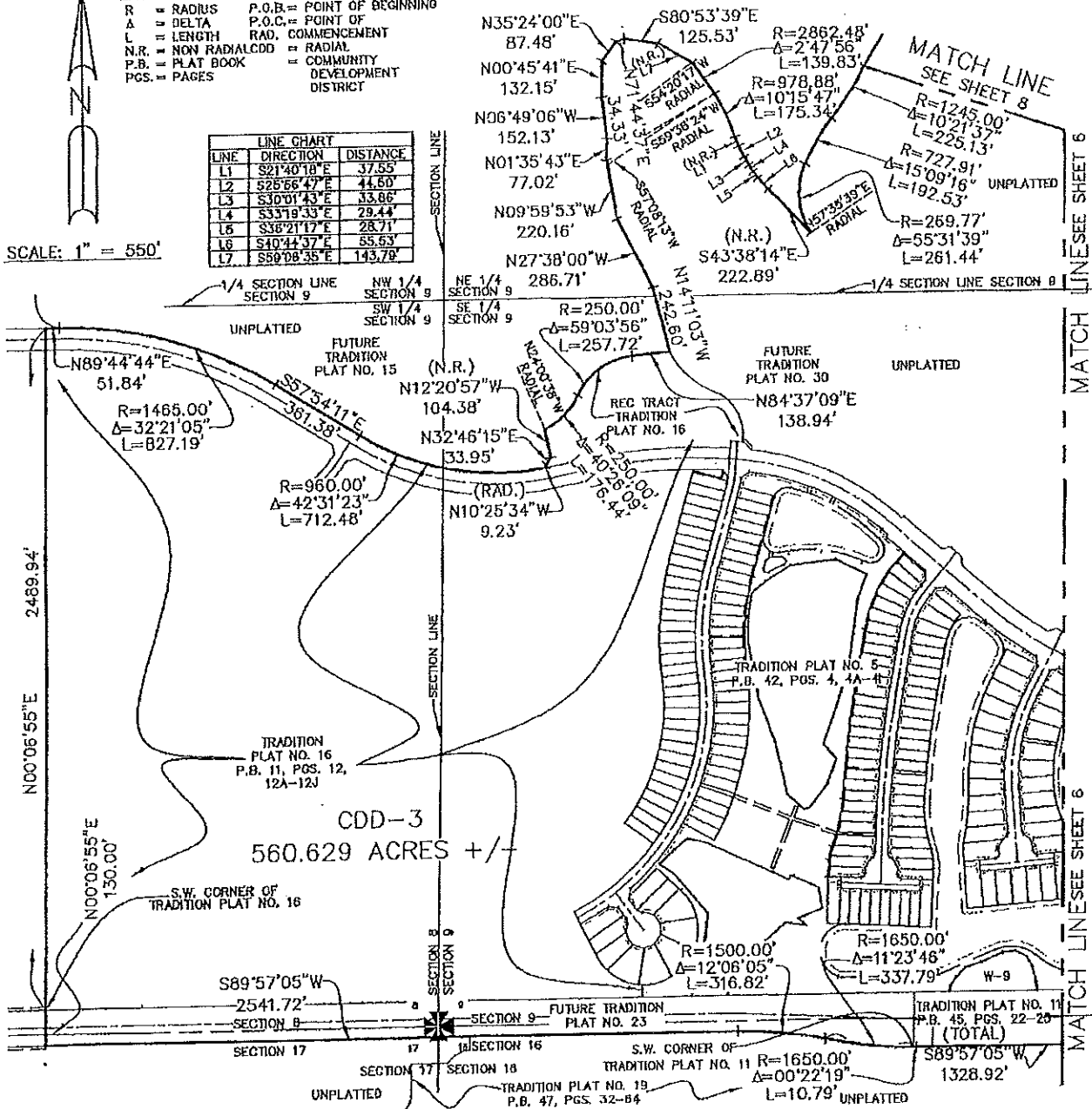
THIS IS NOT A SURVEY

## LEGEND:

R = RADIUS P.O.B. = POINT OF BEGINNING  
 Δ = DELTA P.O.C. = POINT OF COMMENCEMENT  
 L = LENGTH RAD. = COMMENCEMENT  
 N.R. = NON RADIAL CDD = COMMUNITY  
 P.B. = PLAT BOOK DEVELOPMENT  
 PGS. = PAGES DISTRICT

LINE	DIRECTION	DISTANCE
L1	S21°40'18"E	37.55'
L2	S25°56'47"E	44.80'
L3	S30°01'43"E	33.86'
L4	S33°19'33"E	29.44'
L5	S36°21'17"E	28.71'
L6	S40°44'37"E	55.53'
L7	S50°08'35"E	143.79'

SCALE: 1" = 550'



SEE SHEETS 1 THROUGH 5 OF 9 FOR DESCRIPTION

Sheet 7 of 9

SKETCH OF DESCRIPTION  
OF  
CDD-3

File:  
08-242-WA-05

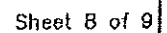
Date:  
9-03-2013

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2090 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-engineers.com  
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OF  
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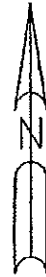
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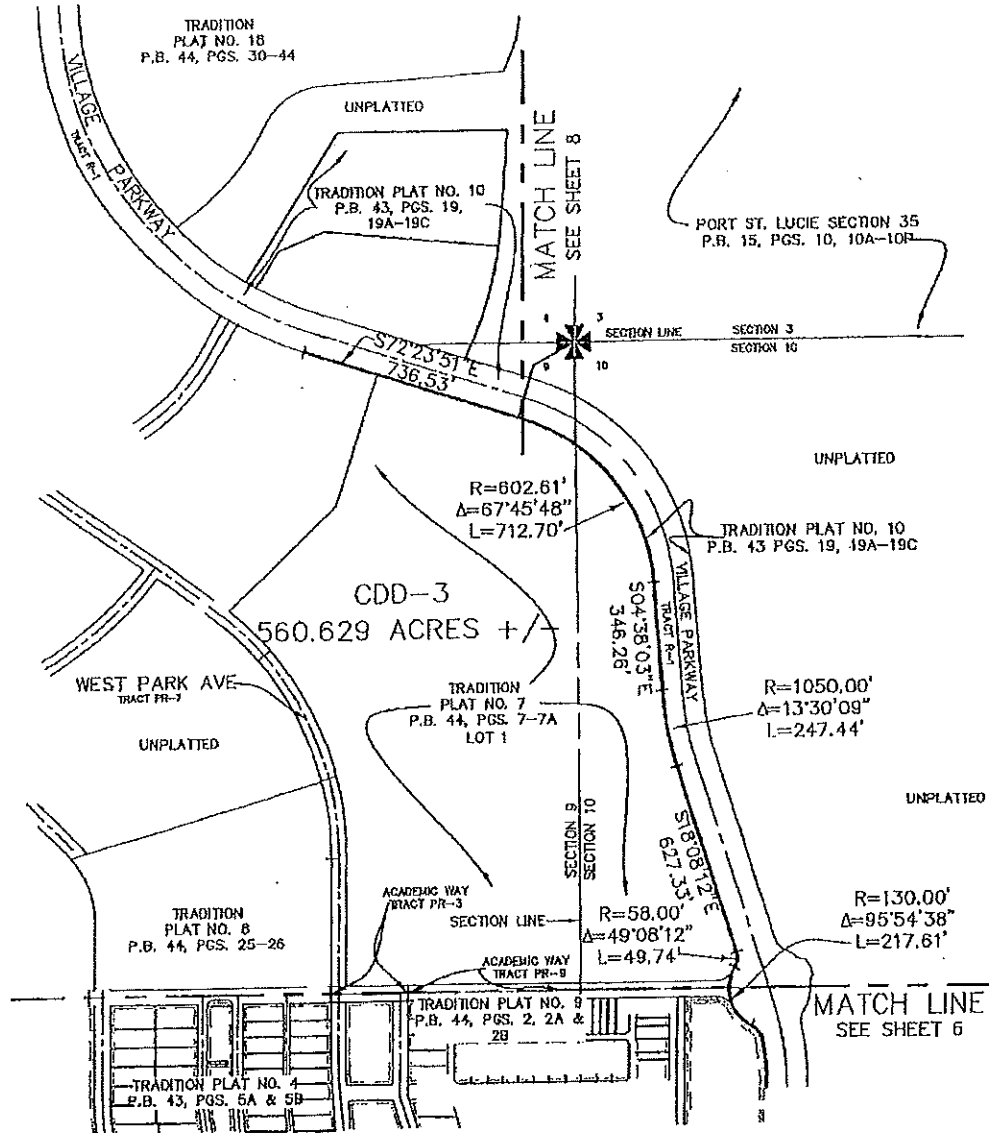
STATE OF FLORIDA CONTINGENT FEE CASE NO. \_\_\_\_\_

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



SCALE: 1" = 550'



## LEGEND:

R = RADIUS	P.O.B. = POINT OF BEGINNING
Δ = DELTA	P.O.C. = POINT OF COMMENCEMENT
L = LENGTH	RAD. = RADIAL
N.R. = NON RADIAL	CDD = COMMUNITY DEVELOPMENT DISTRICT
P.B. = PLAT BOOK	
PGS. = PAGES	

SEE SHEETS 1 THROUGH 5 OF 9 FOR DESCRIPTION

Sheet 9 of 9

## SKETCH OF DESCRIPTION

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2880 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
PHONE 772-220-3316 • FAX 772-464-9497 • www.ct-eng.com  
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