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JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1971987 OR BOOK 1450 PAGE 1182
Recorded: 10/31/01 10:19

ORDINANCE 01-010

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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. 1; ESTABLISHING THE BOUNDARIES OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION.

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

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

Return to County Attorney's Office

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

Section 1-6.5-80. Established; name.
The Westchester Community Development District No. 1 is hereby established.

Section 1-6.5-81. Boundaries
The boundaries of the Westchester Community Development District No. 1 are as set forth in the legal description contained in the attached Exhibit "A".

Section 1-6.5-82. 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. 1: John E. Abdo, Paul J. Hegener, James L. Zboril, James H. Anderson, and Donald C. Petersen.

Section 1-6.5-83. Special Conditions.
The following special conditions shall apply to the creation, operation, and existence of Westchester Community Development District No. 1:
1. The powers and responsibilities of the Westchester Community Development District No.

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1 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,

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(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 depiction 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 1.6.5.01 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

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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.

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

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY

Thomas W. Davidson
Chairman

ATTEST:



M. Kelly
Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS:

[Signature]
County Attorney

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DJM
OR01-010(h)

Ordinance 01-010
Final

Page 6
Print Date: 06/21/01

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OR BOOK 1450 PAGE 1188

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Exhibit A

**Legal Description of the
Westchester Community
Development District #1**

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BOOK 1450 PAGE 1189

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.- 1)

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

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GATLIN BOULEVARD (ALSO BEING THE NORTH LINE OF SECTION 15) AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 4, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 - 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79 (THE ABOVE DESCRIBED WESTERLY LIMITS OF GATLIN BOULEVARD BEAR SOUTH 00°04'45" WEST AND ALL BEARINGS ARE RELATIVE THERETO); THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 698.94 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 1731.15 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°37'24" AN ARC DISTANCE OF 168.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°48'39", AN ARC DISTANCE OF 386.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 19°14'10" EAST FROM THIS POINT); THENCE NORTH 00°14'07" EAST ALONG SAID LINE, A DISTANCE OF 989.18 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 556.48 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY AND NORTHEASTERLY 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

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


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

DATE: **3-5-01**

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 3
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DR. BOOK 1450 PAGE 1190

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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

LINE; THENCE NORTH 71°57'03" EAST ALONG SAID LINE, A DISTANCE OF 191.23 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY AND EASTERLY 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 90°00'00" EAST ALONG SAID LINE A DISTANCE OF 129.71 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.02 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 248.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 1289.58 FEET; THENCE SOUTH 13°02'47" EAST A DISTANCE OF 84.45 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHERLY 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 TANGENCY WITH A LINE; THENCE SOUTH 22°58'07" WEST ALONG SAID LINE A DISTANCE OF 88.21 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 SOUTH 07°01'53" EAST FROM THIS POINT); THENCE SOUTHERLY 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 NORTH 64°53'43" EAST FROM THIS POINT); THENCE SOUTH 34°53'43" WEST ALONG SAID LINE A DISTANCE OF 324.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 768.00 FEET; THENCE SOUTHERLY 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 SOUTH 00°00'00" WEST ALONG SAID LINE A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.25 ACRES, MORE OR LESS.

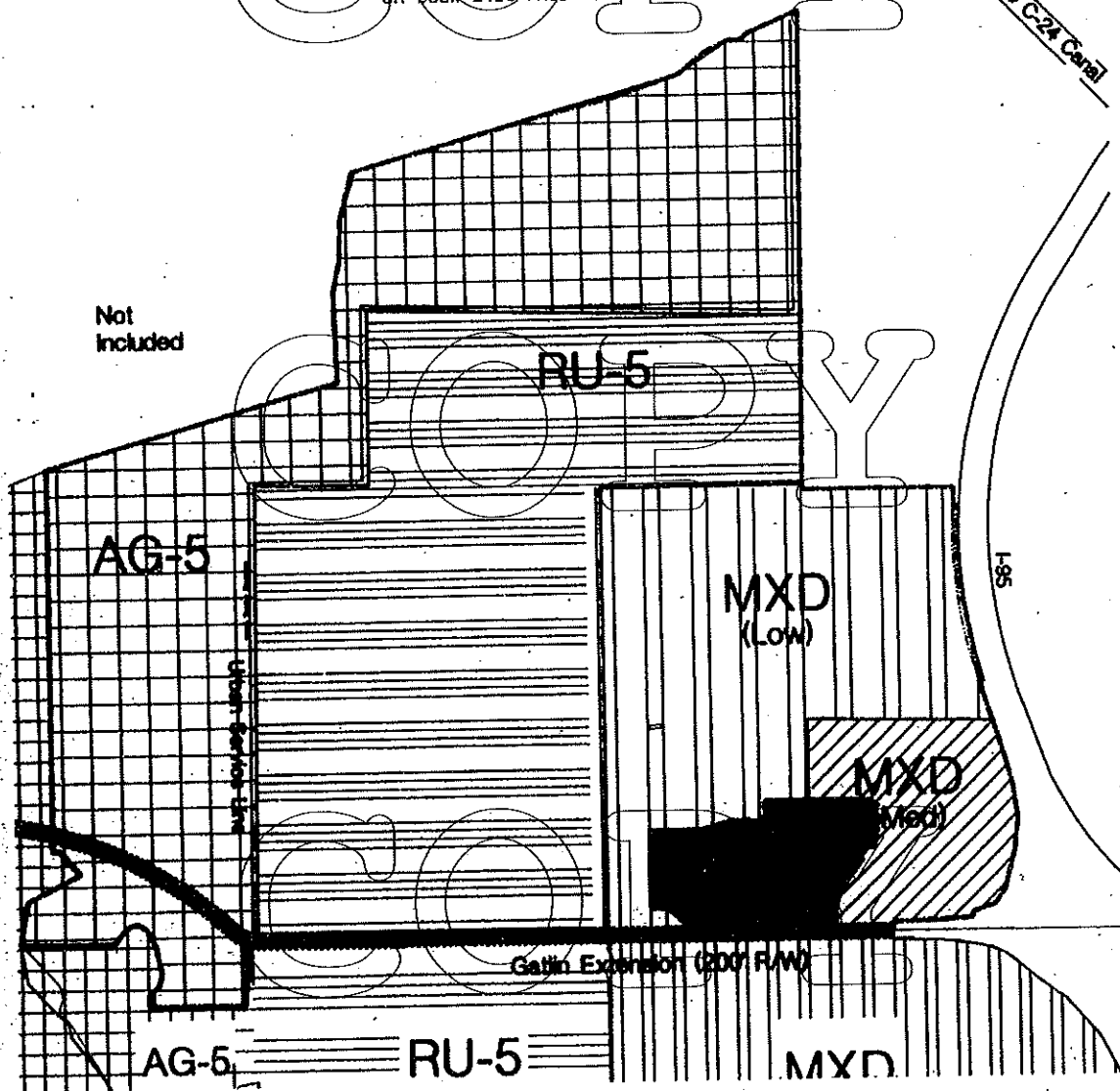
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OR BOOK 1450 PAGE 1191

SFWMD C-24 Canal

Not included



WESTCHESTER Existing Land Use

St. Lucie County, Florida



Lucido & Associates
301 Westchester Blvd
St. Lucie County, Florida 34956



COD	LAND USE CATEGORY:				TOTAL COD AREA:
	AG-5	RU-5	MXD-LOW	MXD-MED	
1	-	-	5425	2000	7425



AG-5, Agriculture (S-2 district)



RU-5, Residential Urban (S-2 district)



MXD - Low Intensity Mixed Use Development (S-2 district)



MXD - Medium Intensity Mixed Use Development (S-2 district)

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

Proposed Road (200' R/W)

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ORDINANCE 02-010

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AN ORDINANCE AMENDING ORDINANCE 01-010 GRANTED ON AUGUST 21, 2001, ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, AMONG OTHER MATTERS AND AMENDING CHAPTER 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA; IN ORDER TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT AND ESTABLISH THE REVISED BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION.

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

1. On August 21, 2001, St. Lucie County granted approval to Ordinance 01-010 amending Chapter 1-6.5 "Community Development" of the St. Lucie County Code and Compiled Laws and establishing the Westchester Community Development District No. 1 as a community development district pursuant to Chapter 190, Florida Statutes, and its boundaries, among other matters. The boundaries of Westchester CDD No. 1 contain 74.25 acres of land entirely within the jurisdictional boundaries of St. Lucie County.
2. The Board of Supervisors of Westchester Community Development District No. 1, 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. 1 be contracted to 59.428 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.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2025053 OR BOOK 1509 PAGE 1574
Recorder: 04/02/02 08:29

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Returned to: Co. Atty

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- (a) The Board has considered the record of the public hearing and the factors set forth in Section 190.005 (l) (e), Florida Statutes, and has found that:
- (b) All statements contained within the petition are true and correct;
- (c) The land to be removed from the District does not exceed 50% of the acres initially located within the District and the Board of Supervisors of the District has not previously petitioned St. Lucie County for the expansion or contraction of the District's boundaries.
- (d) The amendment of this district is consistent with all applicable elements and portions of the state comprehensive plan and the effective local government comprehensive plan;
- (e) 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 following contraction 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. GRANT OF PETITION; AMENDMENT TO ORDINANCE 01-010 TO ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.

Part A of Ordinance 01-010 is hereby amended to contract the external boundaries of the District by deleting Exhibit A to Ordinance 01-010 in its entirety and replacing it with Exhibit A attached hereto. Accordingly, Section 1-6.5-81 of the Code of Compiled Laws establishing the boundaries of the District is hereby amended so that references therein to Exhibit "A" shall mean Exhibit A attached hereto.

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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 Doug Coward	AYE
Vice-Chairman Cliff Barnes	AYE
Commissioner Frannie Hutchinson	ABSENT
Commissioner Paula A. Lewis	AYE

DR BOOK 1509 PAGE 1576

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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 26th Day of March 2002.

COPY

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY

[Signature]
Chairman

ATTEST



APPROVED AS TO FORM
AND CORRECTNESS:

[Signature]
Deputy Clerk

[Signature]
County Attorney

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DR BOOK 1509 PAGE 1577

hf
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Exhibit A

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**Legal Description of the
Westchester Community
Development District #1**

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OR BOOK 1509 PAGE 1578

Double Underline is for addition
~~Strike Through~~ is for deletion

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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

CDD-1

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

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF GATLIN BOULEVARD (ALSO BEING THE NORTH LINE OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST) AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 4, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 - 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79 (THE ABOVE DESCRIBED WESTERLY LIMITS OF GATLIN BOULEVARD BEAR SOUTH 00°01'45" WEST AND ALL BEARINGS ARE RELATIVE THERETO); THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 737.09 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 1,691.19 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC DISTANCE OF 166.84 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°52'34", AN ARC DISTANCE OF 344.93 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°18'05" EAST FROM THIS POINT); THENCE NORTH 00°14'07" EAST, ALONG SAID LINE A DISTANCE OF 833.93 FEET; THENCE NORTH 44°33'37" WEST, A DISTANCE OF 35.47 FEET; THENCE NORTH 00°13'48" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 45°26'22" EAST, A DISTANCE OF 35.23 FEET; THENCE SOUTH 89°45'53" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°14'07" WEST, A DISTANCE OF 20.18 FEET; THENCE SOUTH 44°52'57" EAST, A DISTANCE OF 35.28 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 85.88 FEET; THENCE SOUTH 00°00'00" EAST, A

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.

REVISIONS-UPDATES	DATE	BY	CK'D

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

JOB NO.: B589 BY: JDM CHECKED: GRB F.B.: N/A PG.: N/A SHEET 1 OF 3

DR BOOK 1509 PAGE 1579

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

DISTANCE OF 476.82 FEET; THENCE SOUTH 39°04'35" EAST, A DISTANCE OF 189.81 FEET; THENCE SOUTH 75°49'33" EAST, A DISTANCE OF 472.34 FEET; THENCE NORTH 70°10'51" EAST, A DISTANCE OF 208.88 FEET; THENCE NORTH 19°29'57" EAST, A DISTANCE OF 295.52 FEET; THENCE NORTH 15°14'57" WEST, A DISTANCE OF 513.76 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 275.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 12°15'49" EAST FROM THIS POINT); THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'48", AN ARC DISTANCE OF 58.86 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'59" EAST, ALONG SAID LINE A DISTANCE OF 345.02 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 239.96 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 1,253.56 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 76°57'13", AN ARC DISTANCE OF 6.37 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 13°02'47" EAST, ALONG SAID LINE A DISTANCE OF 58.53 FEET, TO THE POINT OF 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 34°30'32", AN ARC DISTANCE OF 481.83 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'22", AN ARC DISTANCE OF 55.09 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°41'07", AN ARC DISTANCE OF 205.76 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY, 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 TANGENCY WITH A LINE; THENCE SOUTH 34°53'43" WEST, ALONG SAID LINE A DISTANCE OF 291.45 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 781.00 FEET; THENCE SOUTHERLY, 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 REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°38'04", AN ARC DISTANCE OF 39.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.43 ACRES, MORE OR LESS.

DR BOOK 1509 PAGE 1580

JOB NO.:

B589

BY: JDM

CHECKED: GRB

F.B.: N/A

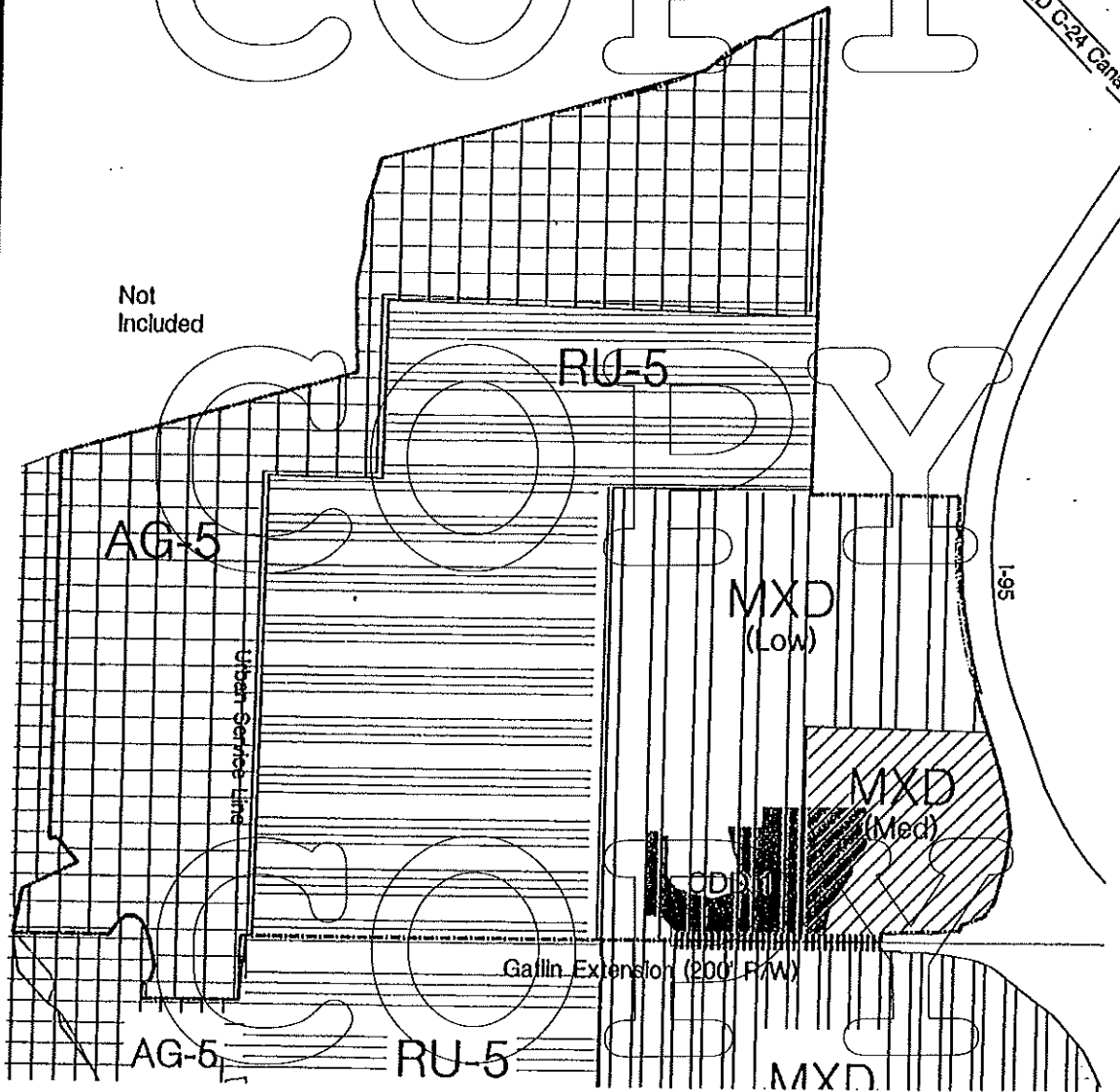
PG.: N/A

SHEET 2 OF 3

COPY

SFWMD C-24 Canal

Not Included



OR BOOK 1509 PAGE 1581

WESTCHESTER Existing Land Use St. Lucie County, Florida

Lucido & Associates
Land Planning/Landscape Architecture



CDD:	LAND USE CATEGORY:				TOTAL CDD AREA:
1	AG-5	RU-5	MXD-LOW	MXD-MED	
	-	-	40.07	19.36	59.43

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)

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

Proposed Road (200' R/W)

ORDINANCE NO. 06-033

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-010 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 1, AS AMENDED BY ORDINANCE NO. 02-010 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. 1; 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. 01-010 (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. 1 (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. 02-010 (the "Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District. Subsequent to the enactment of the Amending Ordinance, all of the real property within the boundaries of the District was annexed into the boundaries of the City of Port St. Lucie, Florida (the "City"). The external boundaries of the District currently contain approximately 59.43 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 78.53 acres of real property will be located within the external boundaries of boundaries of the District. The Petition also requests the change of the District's name to "Tradition Community Development District No. 1" to be consistent with the name of the community within the boundaries of the District. The Petition further requests that the County amend the Original

Ordinance, as amended by the Amending Ordinance, to reflect the revised boundaries of the District and the changed name of the District.

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

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

(b) That the land to be 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. 1" and replace such reference with "Tradition Community Development District No. 1." 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. 1" shall be deemed to be replaced by references to "Tradition Community Development District No. 1."

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

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

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

ATTEST:


Clerk



By: 
Chairman

APPROVED AS TO FORM AND
CORRECTNESS

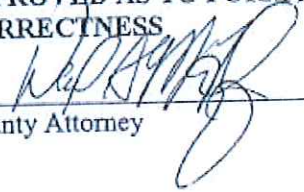

County Attorney

EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT



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DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: REVISED C.D.D. NO. 1 (TRADITION)

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

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 17; THENCE NORTH 00°14'07" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 17, A DISTANCE OF 853.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID PLAT; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 45°07'04" EAST, A DISTANCE OF 35.44 FEET;
2. SOUTH 90°00'00" EAST, A DISTANCE OF 150.64 FEET TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTH 01°27'44" EAST, A DISTANCE OF 28.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
2. SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 20°11'08", AN ARC DISTANCE OF 77.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
3. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 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 TANGENCY WITH A LINE;
4. SOUTH 12°09'03" WEST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
5. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
6. SOUTHEASTERLY 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 NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;
7. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 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 TANGENCY WITH A LINE;
8. NORTH 19°29'57" EAST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
9. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 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 SHEET 5 OF 5 FOR SKETCH

P:\200-599\B589\DRAWING\B589CDD1-REV-5-4-B5.dwg 12/18/2005 3:42:12 PM EST

Julian D. Morris 1-11-06
 JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731
 REVISE BOUNDARY 5-4-05 GRB REVISE BOUNDARY 3-7-05 GRB
 REVISE BOUNDARY 12-8-05 JDM SHEET 1 OF 5

JOB No. B589	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-18-04
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DESCRIPTION TO ACCOMPANY SKETCH

10. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
11. NORTHEASTERLY 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 SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
12. NORTHEASTERLY 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 RADIAL INTERSECTION WITH A LINE;
13. NORTH 18°02'57" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE CONTINUE NORTH 18°02'57" WEST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

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

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'56", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 89°59'59" EAST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF PARCEL "I" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "I" BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY AND NORTHERLY 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 TANGENCY WITH A LINE;
2. NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 231.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. NORTHEASTERLY 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 TANGENCY WITH A LINE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STEPHANIE WAY AS SHOWN ON SAID PLAT;

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

1. SOUTH 90°00'00" EAST, A DISTANCE OF 1249.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4.00 FEET;
2. SOUTHEASTERLY 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, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TRADITION PLAT NO. 17;

THENCE TRAVERSING THE BOUNDARY OF SAID PLAT BY THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 13°02'47" EAST ALONG SAID LINE, A DISTANCE OF 58.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 800.00 FEET;

REVISE BOUNDARY 5-4-05 GRB

REVISE BOUNDARY 3-7-05 GRB

REVISE BOUNDARY 12-8-05 JDM

SEE SHEET 5 OF 5 FOR SKETCH

P:\300-599\599\DWG\ENR\ENR\599\CD1-REV-5-4-05.dwg 12/8/2005 3:2:12 PM CST

SHEET 2 OF 5

JOB No. B589	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-18-04
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DESCRIPTION TO ACCOMPANY SKETCH

2. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $34^{\circ}30'32''$, AN ARC DISTANCE OF 481.83 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $54^{\circ}25'22''$, AN ARC DISTANCE OF 55.09 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 130.00 FEET;
4. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU 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 TO THE WEST AND HAVING A RADIUS OF 58.00 FEET;
5. SOUTHEASTERLY SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $49^{\circ}41'44''$, AN ARC DISTANCE OF 50.31 FEET TO A POINT OF TANGENCY WITH A LINE;
6. SOUTH $34^{\circ}53'43''$ WEST ALONG SAID LINE, A DISTANCE OF 291.45 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 781.00 FEET;
7. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $34^{\circ}34'43''$, AN ARC DISTANCE OF 471.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET;
8. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $89^{\circ}38'04''$, AN ARC DISTANCE OF 39.11 FEET TO A POINT OF CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NO. 6 BY THE FOLLOWING FIVE (5) COURSES;

1. NORTH $89^{\circ}57'05''$ EAST ALONG SAID LINE, A DISTANCE OF 737.23 FEET;
2. SOUTH $00^{\circ}01'45''$ WEST, A DISTANCE OF 200.00 FEET;
3. SOUTH $89^{\circ}57'05''$ WEST, A DISTANCE OF 2428.14 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $54^{\circ}37'24''$, AN ARC DISTANCE OF 166.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET;
5. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF $19^{\circ}14'49''$, AN ARC DISTANCE OF 100.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID BOUNDARY, THRU A CENTRAL ANGLE OF $54^{\circ}37'25''$, AN ARC DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH $00^{\circ}02'55''$ EAST ALONG SAID LINE, A DISTANCE OF 12.70 FEET; THENCE SOUTH $89^{\circ}57'05''$ WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH $00^{\circ}02'55''$ WEST, A DISTANCE OF 109.52 FEET; TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH $14^{\circ}25'44''$ EAST FROM THIS POINT), SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NO. 6; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, THRU A CENTRAL ANGLE OF $154^{\circ}16'10''$, AN ARC DISTANCE OF 807.75 FEET TO THE SOUTHWEST CORNER

REVISE BOUNDARY 5-4-05 GRB
REVISE BOUNDARY 3-7-05 GRB
SEE SHEET 5 OF 5 FOR SKETCH

REVISE BOUNDARY 12-8-05 JDM

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SHEET 3 OF 5

JOB No. B589	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-18-04
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Lawson, Noble & Webb, Inc.

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590 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986
(772) 878-1700 • fax: (772) 878-1802 • Web: www.lnw-inc.com

West Palm Beach • Port St. Lucie • Orlando • Vero Beach
EB 3492 / LB 0074

DESCRIPTION TO ACCOMPANY SKETCH

OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, NOW CONCAVE TO THE SOUTH, THRU A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 120.81 FEET TO THE POINT OF BEGINNING. (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 11°46'21" WEST FROM THIS POINT).

CONTAINING 78.527 ACRES, MORE OR LESS

REVISE BOUNDARY 12-8-05 JDM
REVISE BOUNDARY 5-4-05 GRB
REVISE BOUNDARY 3-7-05 GRB

SEE SHEET 5 OF 5 FOR SKETCH

P:\530-519\B589\0\VCRC\BDB\B589CDD1-REV-514-05.dwg 12/8/2005 3:23:32 PM CST

SHEET 4 OF 5

JOB No. B589

DRAWN: DDB

CHECKED: GRB

DESIGN: ARCADIS

DATE: 8-18-04

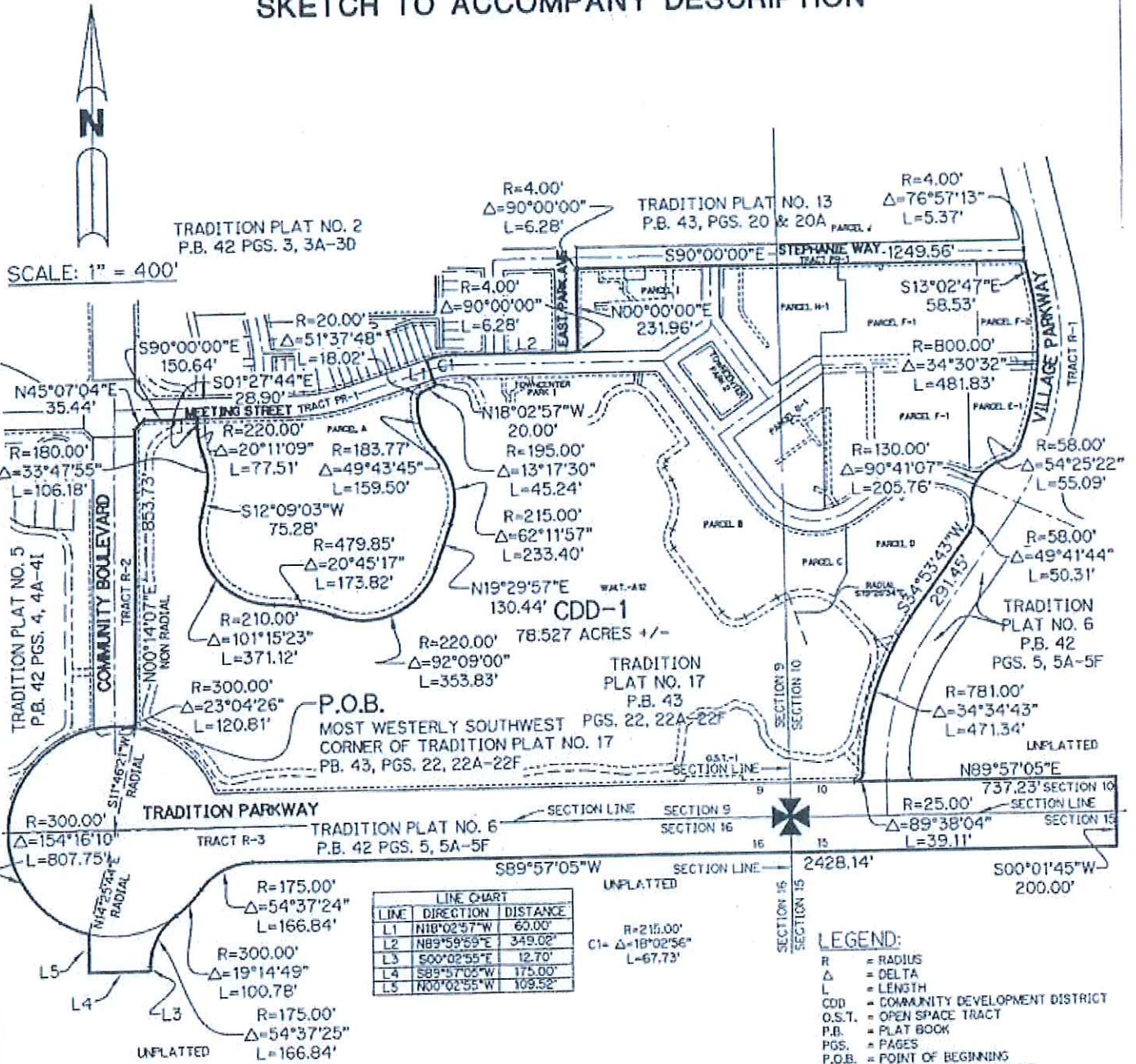


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EB 3432 / LB 8874

SKETCH TO ACCOMPANY DESCRIPTION



SCALE: 1" = 400'

LINE	DIRECTION	DISTANCE
L1	N18°02'57"W	60.00'
L2	N89°59'59"E	349.02'
L3	S00°02'55"E	12.70'
L4	S89°57'05"W	175.00'
L5	N00°02'55"W	169.52'

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

REVISE BOUNDARY 12-8-05 JDM
REVISE BOUNDARY 5-4-05 GRB
REVISE BOUNDARY 3-7-05 GRB

SEE SHEETS 1-4 OF 5 FOR DESCRIPTION P:\A560-599\B589\DRAWING\CD\B589\CD1-REV-5-4-05.dwg 12/8/2005 3:21:12 PM EST

SHEET 5 OF 5

JOB No. B589	DRAWN: DOB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-18-04
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Draft #1 (CDD No. 1)

ORDINANCE NO. 07-042

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-010 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, AS AMENDED BY ORDINANCE NO. 02-010 ENACTED BY THE COUNTY ON MARCH 26, 2002 AND ORDINANCE NO. 06-033 ENACTED BY THE COUNTY ON AUGUST 15, 2006, AMONG OTHER MATTERS AND AMENDING SECTION 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA IN ORDER TO 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. 01-010 (the "Original Ordinance") amending Section 1-6.5 "Community Development" of the Code of Ordinances of St. Lucie County, Florida to establish Tradition Community Development District No. 1 (formerly known as Westchester Community Development District No. 1) (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. 02-010 (the "Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District. Subsequent to the enactment of the Amending Ordinance, all of the real property within the boundaries of the District was annexed into the boundaries of the City of Port St. Lucie, Florida (the "City"). On August 15, 2006, the County enacted Ordinance No. 06-033 (the "Second Amending Ordinance") amending Section 1-6.5-81 "Community Development" of the Code of Ordinance of St. Lucie County, Florida to revise the external boundaries of the District and change the name of the District. The external boundaries of the District currently contain approximately 78.53 acres of real property located entirely within the jurisdictional boundaries of the City.

2. Pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the County requesting that the boundaries of the District be contracted, so that thereafter approximately 59.298 acres of real property will be located within the external boundaries of boundaries of the District. The Petition further requests that the County amend the Original Ordinance, as amended, to reflect the revised boundaries of the District.

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

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

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

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

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

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

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

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

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

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

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

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

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

COPY

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

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

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

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

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

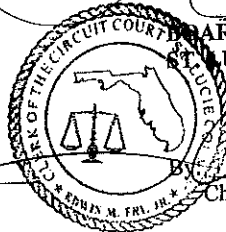
After motion and second, the vote on this ordinance was as follows:

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

PASSED AND DULY ADOPTED this 4th day of September, 2007.

ATTEST:

[Signature]
Clerk



BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

[Signature]
Chairman

APPROVED AS TO FORM AND
CORRECTNESS.

[Signature]
County Attorney

EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT

DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A SURVEY

DESCRIPTION: REVISED C.D.D. NO. 1 (TRADITION)

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

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 17; THENCE NORTH 90°14'07" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 17, A DISTANCE OF 853.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID PLAT; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 45°07'04" EAST, A DISTANCE OF 35.44 FEET;
2. SOUTH 90°00'00" EAST, A DISTANCE OF 150.64 FEET TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTH 01°27'44" EAST, A DISTANCE OF 28.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
2. SOUTHERLY AND SOUTHEASTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
3. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 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 TANGENCY WITH A LINE;
4. SOUTH 12°09'03" WEST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
5. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°11'52", AN ARC DISTANCE OF 371.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 470.88 FEET;
6. SOUTHEASTERLY 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 NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;

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

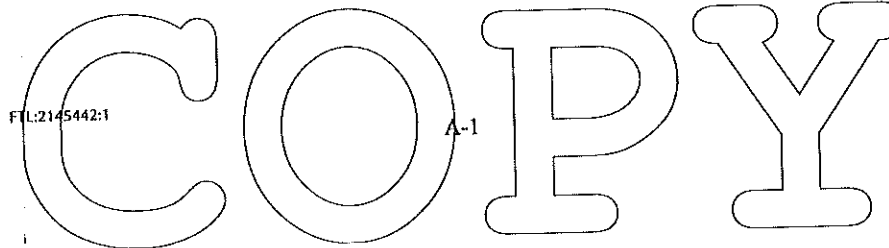
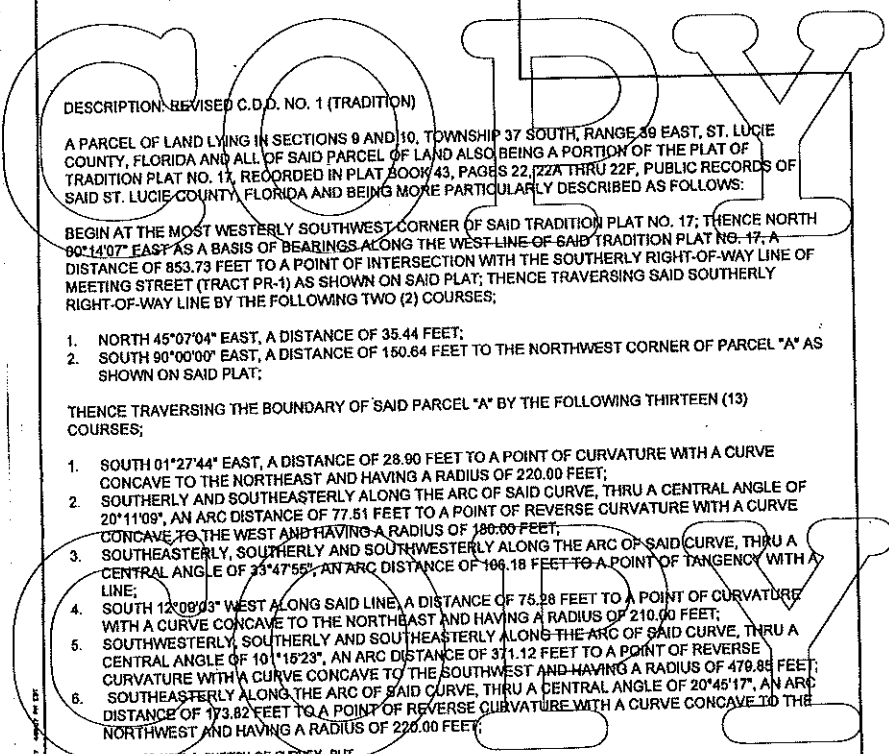
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

MICHAEL T. KOLOSZCZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 3964

DATE OF SIGNATURE: 6/31/07

SEE SHEET 5 OF 5 FOR SKETCH

 <p>ARCADIS U.S., Inc. 900 WYNDHAM BLVD., SUITE 10 PORT ST. LUCIE, FLORIDA 34958</p> <p>Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER MTR	DEPARTMENT MANAGER PM	SCALE 1"=50'	CHECKED BY MTR
	<p>PROJECT TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-1 (REVISED) SHEET 1 OF 5</p>	DATE 4/5/07	PROJECT NUMBER B589	DRAWN BY CAR



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A-1

DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A SURVEY

7. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°09'00", AN ARC DISTANCE OF 359.83 FEET TO A POINT OF TANGENCY WITH A LINE;
8. NORTH 10°29'57" EAST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 219.00 FEET;
9. NORTHEASTERLY/NORTHERLY AND NORTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
10. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°43'45", AN ARC DISTANCE OF 189.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
11. NORTHEASTERLY 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 SOUTHEAST AND HAVING A RADIUS OF 195.90 FEET;
12. NORTHEASTERLY 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 RADIAL INTERSECTION WITH A LINE;
13. NORTH 18°02'57" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A".

THENCE CONTINUE NORTH 18°02'57" WEST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;


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

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'58", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 89°59'59" EAST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF PARCEL "I" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "I" BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY AND NORTHERLY 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 TANGENCY WITH A LINE;
2. NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 231.88 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. NORTHEASTERLY 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 TANGENCY WITH A LINE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STEPHANIE WAY AS SHOWN ON SAID PLAT;

SEE SHEET 5 OF 5 FOR SKETCH

 ARCADIS U.S., Inc. 800 HW PEACOCK BLVD., SUITE 10 Fort St. Lyde, Florida 34585 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com	LB 7005	PROJECT MANAGER MTX	DEPARTMENT MANAGER PM	SCALE 1"=450'	CHECKED BY MTX
		SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-1 (REVISED) SHEET 2 OF 5	DATE 04/03/07	PROJECT NUMBER 8589	DRAWN BY CJR


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DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A SURVEY

THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 346.42 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 231.70 FEET TO A POINT; THENCE NORTH 56°41'35" EAST, A DISTANCE OF 26.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°50'52", AN ARC DISTANCE OF 6.13 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 193.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 6.28 FEET TO A POINT; THENCE SOUTH 54°32'27" WEST, A DISTANCE OF 300.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'03", AN ARC DISTANCE OF 21.73 FEET TO A POINT; THENCE SOUTH 28°28'36" EAST, A DISTANCE OF 41.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°33'41", AN ARC DISTANCE OF 148.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'36", AN ARC DISTANCE OF 55.45 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 228.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°46'12", AN ARC DISTANCE OF 74.85 FEET TO A POINT; THENCE NORTH 58°46'15" EAST, A DISTANCE OF 104.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°45'38", AN ARC DISTANCE OF 215.77 FEET TO A POINT; THENCE SOUTH 41°02'18" EAST, A DISTANCE OF 178.44 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 781.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 63°58'57" EAST FROM THIS POINT), SAID POINT LYING ON THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'02", AN ARC DISTANCE OF 352.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY 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 CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NUMBER 6, AS RECORDED IN PLAT BOOK 42, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

SEE SHEET 5 OF 5 FOR SKETCH

 ARCADIS U.S., Inc. <small>5201 W. PROSPECT BLVD., SUITE 10 Fort St. Lucie, Florida 34986</small>	PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE 1"=150'	CHECKED BY MTK
	SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-1 (REVISED)		DATE 04/03/07	DRAWN BY CR
	SHEET # OF 5		PROJECT NUMBER B589	DRAWING NUMBER 3 OF 5

FTL:2145442:1 A-3

COPY

DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A SURVEY


THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NUMBER 6 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 737.23 FEET;
2. SOUTH 00°04'45" WEST, A DISTANCE OF 280.00 FEET;
3. SOUTH 89°57'05" WEST, A DISTANCE OF 2428.14 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET;
5. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°14'48", AN ARC DISTANCE OF 100.78 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 84°37'25", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°02'55" EAST, ALONG SAID LINE, A DISTANCE OF 12.70 FEET; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 109.52 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 14°25'44" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NUMBER 6; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 154°16'10", AN ARC DISTANCE OF 807.75 FEET TO THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NUMBER 6; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, NOW CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 120.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.298 ACRES OF LAND MORE OR LESS.

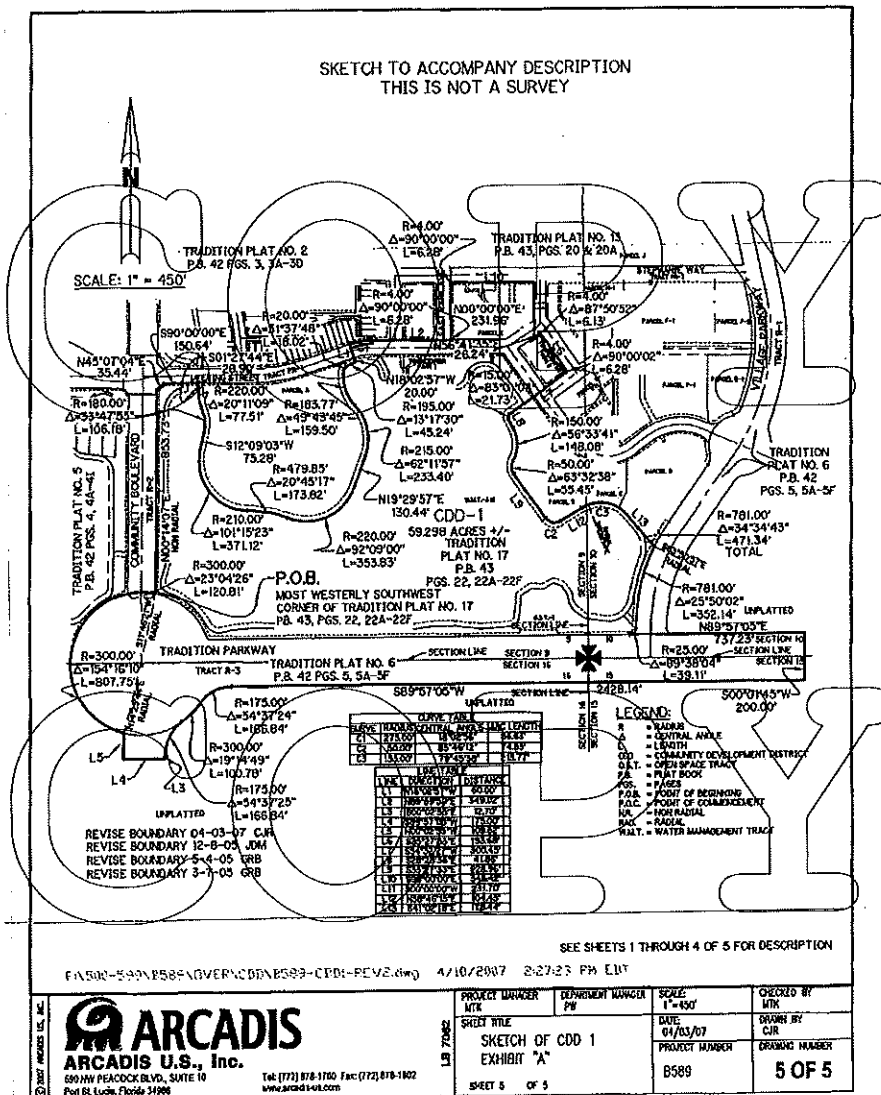
COPY

SEE SHEET 5 OF 5 FOR SKETCH

 ARCADIS U.S., Inc. 590 HWY PEACOCK BLVD., SUITE 10 Fort St. Louis, Florida 34946 Tel: (772) 874-1700 Fax: (772) 874-1822 www.arcadis-us.com	PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE 1"=450'	CHECKED BY MTK
	SHEET TITLE SKETCH AND LEGAL DESCRIPTION FOR CDD-1 (REVISED)	DATE 04/03/07	PROJECT NUMBER B589	DRAWN BY CR

FT:2143442:1 A-4

COPY



COPY

FT:2148442:1

A-5

ORDINANCE 14-006

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING ORDINANCE NO. 01-010 ENACTED BY THE COUNTY ON AUGUST 21, 2001, ESTABLISHING TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, AS AMENDED BY ORDINANCE NO. 02-010 ENACTED BY THE COUNTY ON MARCH 26, 2002, ORDINANCE NO. 06-033 ENACTED BY THE COUNTY ON AUGUST 15, 2006, AND ORDINANCE NO. 07-042 ENACTED BY THE COUNTY ON SEPTEMBER 4, 2007, AND AMENDING SECTION 1-6.5-81 OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IN ORDER TO EXPAND THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

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

1. On August 21, 2001, the County enacted Ordinance No. 01-010 ("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. 1 (formerly known as Westchester Community Development District No. 1) ("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. 02-010 ("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 ("City"). On August 15, 2006, the County enacted Ordinance No. 06-033 ("Second 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 and change the name of the District. On September 4, 2007, the County enacted Ordinance No. 07-042 to revise further the external boundaries of the District ("Third Amending Ordinance"). The external boundaries of the District currently contain approximately 59.298 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 expanded so that thereafter approximately 67.871 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 included within the boundaries of the District, when aggregated with the boundary changes effected by the Amending Ordinance, the Second Amending Ordinance, and the Third 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 1-6.5-81 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 Third Amending Ordinance in its entirety and replacing it with Exhibit A attached to this Ordinance. 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 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 Dzadoovsky	AYE
Commissioner Tod Mowery	AYE
Commissioner Kim Johnson	AYE

PASSED AND DULY ADOPTED this 4th day of February, 2014.

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

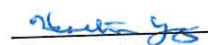
ATTEST:


Clerk



By: 
Chair

**APPROVED AS TO FORM AND
CORRECTNESS**


County Attorney

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

DESCRIPTION: REVISED 09-03-2013 C.D.D. NO. 1 (TRADITION)

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

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 17; THENCE NORTH 00°14'07" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 17, A DISTANCE OF 853.73 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MEETING STREET (TRACT PR-1) AS SHOWN ON SAID PLAT; THENCE TRAVERSING SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 45°07'04" EAST, A DISTANCE OF 35.44 FEET;
2. SOUTH 90°00'00" EAST, A DISTANCE OF 150.64 FEET TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "A" BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTH 01°27'44" EAST, A DISTANCE OF 28.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 220.00 FEET;
2. SOUTHERLY AND SOUTHEASTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET;
3. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 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 TANGENCY WITH A LINE;
4. SOUTH 12°09'03" WEST ALONG SAID LINE, A DISTANCE OF 75.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;
5. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 479.85 FEET;
6. SOUTHEASTERLY 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 NORTHWEST AND HAVING A RADIUS OF 220.00 FEET;

SEE SHEET 5 OF 5 FOR SKETCH

Sheet 1 of 5

DESCRIPTION
OF
CDD-1

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



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151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-220-3376 • FAX: 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION NO. 141286

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

7. SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 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 TANGENCY WITH A LINE;
8. NORTH 19°29'57" EAST ALONG SAID LINE, A DISTANCE OF 130.44 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 215.00 FEET;
9. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 183.77 FEET;
10. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
11. NORTHEASTERLY 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 SOUTHEAST AND HAVING A RADIUS OF 195.00 FEET;
12. NORTHEASTERLY 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 RADIAL INTERSECTION WITH A LINE;
13. NORTH 18°02'57" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE CONTINUE NORTH 18°02'57" WEST ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MEETING STREET;

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

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°02'56", AN ARC DISTANCE OF 86.63 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 89°59'59" EAST ALONG SAID LINE, A DISTANCE OF 349.02 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF PARCEL "I" AS SHOWN ON SAID PLAT;

THENCE TRAVERSING THE BOUNDARY OF SAID PARCEL "I" BY THE FOLLOWING THREE (3) COURSES;

1. NORTHWESTERLY AND NORTHERLY 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 TANGENCY WITH A LINE;
2. NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 231.98 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET;
3. NORTHEASTERLY 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 TANGENCY WITH A LINE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STEPHANIE WAY AS SHOWN ON SAID PLAT;

SEE SHEET 5 OF 5 FOR SKETCH

Sheet 2 of 5

DESCRIPTION

OF
CDD-1

File:
08-242-WA-05

Date:
9-03-2013

Tech: BKH



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STATE OF FLORIDA CERTIFICATION NO. LR 1116

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 346.42 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 231.70 FEET TO A POINT; THENCE NORTH 56°41'35" EAST, A DISTANCE OF 26.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°50'52", AN ARC DISTANCE OF 6.13 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 193.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 6.28 FEET TO A POINT; THENCE SOUTH 54°32'27" WEST, A DISTANCE OF 300.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'03", AN ARC DISTANCE OF 21.73 FEET TO A POINT; THENCE SOUTH 28°28'36" EAST, A DISTANCE OF 41.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°33'41", AN ARC DISTANCE OF 148.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'38", AN ARC DISTANCE OF 55.45 FEET TO A POINT; THENCE SOUTH 35°27'33" EAST, A DISTANCE OF 228.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°46'12", AN ARC DISTANCE OF 74.85 FEET TO A POINT; THENCE NORTH 58°46'15" EAST, A DISTANCE OF 104.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°45'38", AN ARC DISTANCE OF 215.77 FEET TO A POINT; THENCE SOUTH 41°02'18" EAST, A DISTANCE OF 178.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 781.00 FEET, SAID POINT LYING ON THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°50'02", AN ARC DISTANCE OF 352.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, SAID CURVE BEING THE EASTERLY LINE OF SAID TRADITION PLAT NUMBER 17; THENCE SOUTHWESTERLY 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 CUSP WITH A LINE, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TRADITION PARKWAY (TRACT R-3) AS SHOWN ON THE PLAT OF TRADITION PLAT NUMBER 6, AS RECORDED IN PLAT BOOK 42, PAGES 5, 5A THROUGH 5F, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

SEE SHEET 5 OF 5 FOR SKETCH

Sheet 3 of 5

DESCRIPTION

OF
CDD-1

File:
08-242-WA-05

Date:
9-03-2013

Tech: BKH



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STATE OF FLORIDA CERTIFICATION NO. LB-404

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

THENCE TRAVERSING THE BOUNDARY OF SAID TRADITION PLAT NUMBER 6 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 737.23 FEET;
2. SOUTH 00°01'45" WEST, A DISTANCE OF 200.00 FEET;
3. SOUTH 89°57'05" WEST, A DISTANCE OF 2428.14 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°37'24", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET;
5. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°14'49", AN ARC DISTANCE OF 100.78 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID BOUNDARY, THROUGH A CENTRAL ANGLE OF 54°37'25", AN ARC DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°02'55" EAST, ALONG SAID LINE, A DISTANCE OF 12.70 FEET; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00°02'55" WEST, A DISTANCE OF 109.52 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 14°25'44" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID TRADITION PLAT NUMBER 6; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 154°16'10", AN ARC DISTANCE OF 807.75 FEET TO THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD (TRACT R-2) AS SHOWN ON SAID TRADITION PLAT NUMBER 6; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, NOW CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 23°04'26", AN ARC DISTANCE OF 120.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 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 67.871 ACRES OF LAND, MORE OR LESS.

SEE SHEET 5 OF 5 FOR SKETCH

Sheet 4 of 5

DESCRIPTION

OF
CDD-1

File:
08-242-WA-05

Date:
9-03-2013

Tech: BKH

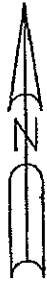


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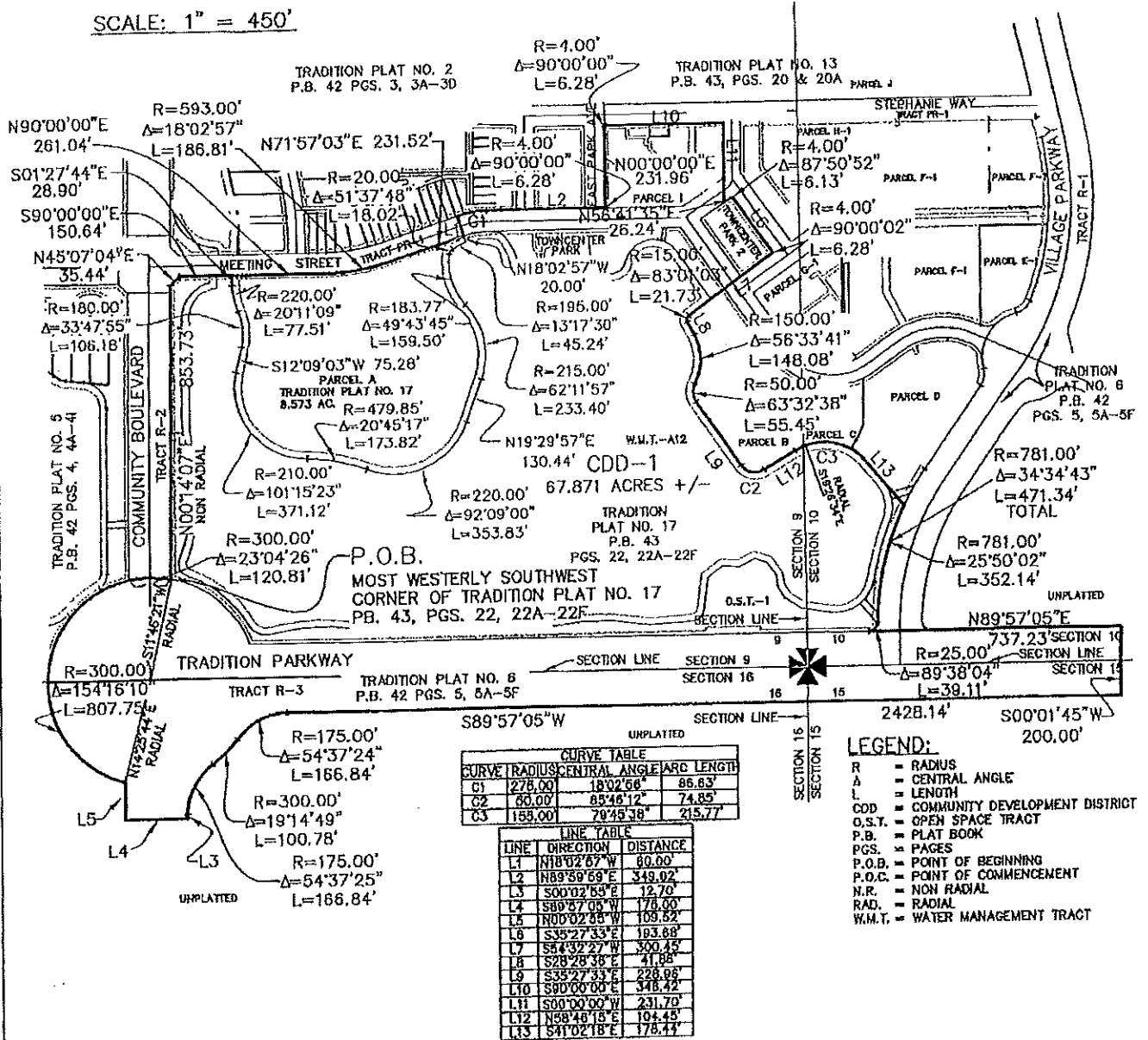
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STATE OF FLORIDA CERTIFICATION NO. 49186

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



SCALE: 1" = 450'



CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	276.00'	18°02'56"	86.63'
C2	60.00'	85°48'12"	74.85'
C3	188.00'	70°45'38"	215.77'

LINE TABLE			
LINE	DIRECTION	DISTANCE	
L1	N18°02'57"W	80.00'	
L2	N89°59'59"E	349.02'	
L3	S00°02'53"E	12.70'	
L4	S89°57'05"W	176.00'	
L5	N00°02'53"W	109.52'	
L6	S35°27'33"E	183.68'	
L7	S84°32'27"W	300.45'	
L8	S28°28'38"E	41.88'	
L9	S35°27'33"E	228.06'	
L10	S90°00'00"W	348.42'	
L11	S00°00'00"W	231.70'	
L12	N58°46'15"E	194.45'	
L13	S41°02'18"E	176.47'	

- LEGEND:**
- R = RADIUS
 - Δ = CENTRAL ANGLE
 - L = LENGTH
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - O.S.T. = OPEN SPACE TRACT
 - P.B. = PLAT BOOK
 - PGS. = PAGES
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - N.R. = NON RADIAL
 - RAD. = RADIAL
 - W.M.T. = WATER MANAGEMENT TRACT

SEE SHEETS 1 THROUGH 4 OF 5 FOR DESCRIPTION

Sheet 5 of 5

SKETCH OF DESCRIPTION
OF
CDD-1

File: 08-242-WA-05
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Tech: BKH



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