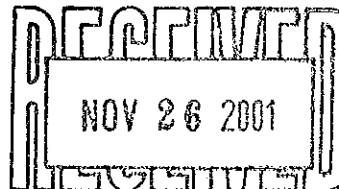


ORDINANCE 01-013

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

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

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



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

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

PART A. ARTICLE X "WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 4" OF CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS CREATED TO READ:

Section 1-6.5-110. Established; name

The Westchester Community Development District No. 4 is hereby established.

Section 1-6.5-111. Boundaries

The boundaries of the Westchester Community Development District No. 4 are as set forth in the legal description contained in the attached Exhibit "A".

Section 1-6.5-112. 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. 4: John E. Abdo, Paul J. Hegener, James L. Zboril, James H. Anderson, and Donald C. Petersen.

Section 1-6.5-113. Special Conditions.

The following special conditions shall apply to the creation, operation, and existence of Westchester Community Development District No. 4:

1. The powers and responsibilities of the Westchester Community Development District No. 4 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 description 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 1.6-5.111 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.

Exhibit A

Legal Description for Westchester Community Development District #4

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

DESCRIPTION: (C.D.D. 4)

A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8 & 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND IN SECTION 33, TOWNSHIP 36 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.


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.

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

REVISIONS-UPDATES	DATE	BY	CK'D

JOB NO.:	B379	BY: LJH	CHECKED: GRB	F.B.: N/A	PG.: N/A	SHEET 1 OF 7
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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; THENCE NORTH 12°50'43" WEST A DISTANCE OF 282.65 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2041.35 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'29" AN ARC DISTANCE OF 458.11 FEET TO A POINT IN A NON-TANGENT LINE (THE RADIUS POINT BEARS SOUTH 89°59'13" EAST FROM THIS POINT); THENCE NORTH 00°00'52" WEST ALONG SAID LINE A DISTANCE OF 659.82 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.00 FEET (THE RADIUS POINT BEARS NORTH 29°59'08" EAST FROM THIS POINT); THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°47'31" AN ARC DISTANCE OF 123.56 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 79°13'20" EAST FROM THIS POINT); THENCE SOUTH 90°00'00" WEST A DISTANCE OF 1127.29 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.01 FEET (THE RADIUS POINT BEARS NORTH 88°18'02" WEST FROM THIS POINT); THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°24'35" AN ARC DISTANCE OF 260.53 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 27°42'37" EAST FROM THIS POINT); THENCE NORTH 48°17'49" WEST ALONG SAID LINE A DISTANCE OF 1090.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44°59'45" WEST A DISTANCE OF 335.15 FEET; THENCE SOUTH 62°01'31" WEST A DISTANCE OF 342.42 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°01'31" AN ARC DISTANCE OF 921.15 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 45°00'00" WEST ALONG SAID LINE A DISTANCE OF 636.46 FEET; THENCE SOUTH 45°00'00" WEST A DISTANCE OF 1280.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°38'57" AN ARC DISTANCE OF 265.41 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 550.00 FEET BEARS SOUTH 72°38'57" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 175.00 FEET BEARS SOUTH 01°24'57" WEST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 175.00 FEET THROUGH A CENTRAL ANGLE OF 56°40'32" AN ARC DISTANCE OF 173.11 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 55°15'36" EAST FROM THIS POINT); THENCE NORTH 77°49'24" WEST ALONG SAID LINE A DISTANCE OF 187.22 FEET; THENCE NORTH 59°47'08" WEST A DISTANCE OF 74.32 FEET; THENCE SOUTH 71°44'37" WEST A DISTANCE OF 22.94 FEET; THENCE SOUTH 35°24'06" WEST A DISTANCE OF 74.68 FEET; THENCE SOUTH 17°51'33" EAST A DISTANCE OF 60.24 FEET; THENCE SOUTH 03°16'44" EAST A DISTANCE OF 68.54 FEET; THENCE SOUTH 06°57'04" EAST A DISTANCE OF 111.41 FEET; THENCE SOUTH 02°11'39" EAST A DISTANCE OF 42.13 FEET; THENCE SOUTH 03°00'12" WEST A DISTANCE OF 59.95 FEET; THENCE SOUTH 07°13'39" EAST A DISTANCE OF 222.22 FEET; THENCE SOUTH 29°13'49" EAST A DISTANCE OF 280.04 FEET; THENCE SOUTH 49°36'24" WEST A DISTANCE OF 39.14 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 69°50'38" WEST FROM THIS POINT); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'52" AN ARC DISTANCE OF 243.15 FEET

JOB NO.:

B379

BY: JDM

CHECKED: GRB

F.B.: N/A

PG.: N/A

SHEET 2 OF 7

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

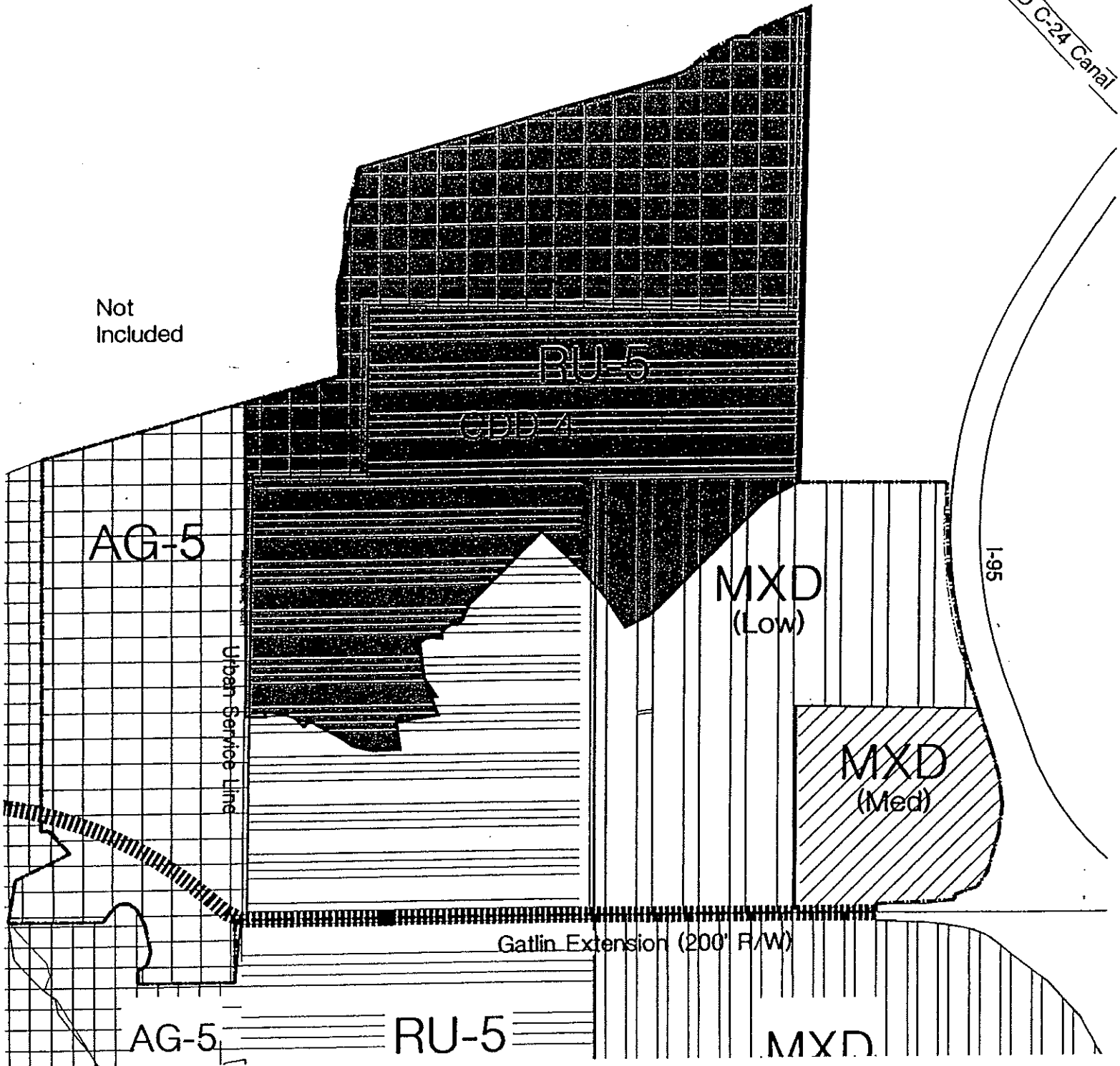
TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 81°57'30" WEST FROM THIS POINT); THENCE SOUTH 87°38'24" WEST ALONG SAID LINE A DISTANCE OF 34.41 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2410.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'28" AN ARC DISTANCE OF 480.54 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT BEARS SOUTH 13°47'04" EAST FROM THIS POINT); THENCE SOUTH 12°43'13" EAST ALONG SAID LINE A DISTANCE OF 124.29 FEET; THENCE SOUTH 33°02'56" WEST A DISTANCE OF 34.89 FEET; THENCE SOUTH 79°53'12" WEST A DISTANCE OF 9.15 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 951.02 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°25'02" AN ARC DISTANCE OF 704.06 FEET TO A POINT IN A NON-TANGENT LINE (THE RADIUS POINT BEARS NORTH 32°18'14" EAST FROM THIS POINT); THENCE NORTH 57°54'11" WEST ALONG SAID LINE A DISTANCE OF 487.71 FEET; THENCE SOUTH 28°35'46" WEST A DISTANCE OF 131.77 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1910.00 FEET (THE RADIUS POINT BEARS SOUTH 27°50'46" WEST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°06'26" AN ARC DISTANCE OF 503.61 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 178.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1910.00 FEET BEARS SOUTH 12°44'20" WEST AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 178.00 FEET BEARS SOUTH 05°48'47" WEST FROM THIS POINT); THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 178.00 FEET THROUGH A CENTRAL ANGLE OF 07°37'32" AN ARC DISTANCE OF 23.69 FEET TO A POINT IN A NON-TANGENT LINE (THE RADIUS POINT BEARS SOUTH 01°48'45" EAST FROM THIS POINT); THENCE SOUTH 89°59'45" WEST ALONG SAID LINE A DISTANCE OF 172.11 FEET; THENCE NORTH 00°00'15" WEST A DISTANCE OF 3879.06 FEET; THENCE NORTH 74°07'40" EAST A DISTANCE OF 1181.25 FEET; THENCE NORTH 02°40'30" WEST A DISTANCE OF 853.63 FEET; THENCE NORTH 03°34'36" EAST A DISTANCE OF 264.67 FEET; THENCE NORTH 11°39'14" EAST A DISTANCE OF 299.59 FEET; THENCE NORTH 05°52'55" EAST A DISTANCE OF 655.21 FEET; THENCE NORTH 13°31'07" EAST A DISTANCE OF 474.82 FEET; THENCE NORTH 74°14'30" EAST A DISTANCE OF 2525.46 FEET; THENCE NORTH 76°04'00" EAST A DISTANCE OF 1244.50 FEET; THENCE NORTH 65°11'39" EAST A DISTANCE OF 178.59 FEET; THENCE NORTH 59°06'39" EAST A DISTANCE OF 424.13 FEET; THENCE NORTH 73°43'17" EAST A DISTANCE OF 14.12 FEET; THENCE SOUTH 50°56'11" EAST A DISTANCE OF 7.42 FEET; THENCE NORTH 56°01'40" EAST A DISTANCE OF 31.64 FEET; THENCE NORTH 33°56'01" EAST A DISTANCE OF 30.15 FEET; THENCE NORTH 54°34'18" EAST A DISTANCE OF 298.73 FEET; THENCE NORTH 85°53'57" EAST A DISTANCE OF 132.02 FEET; THENCE NORTH 70°54'26" EAST A DISTANCE OF 143.67 FEET; THENCE NORTH 56°25'28" EAST A DISTANCE OF 121.35 FEET; THENCE NORTH 66°21'07" EAST A DISTANCE OF 557.84 FEET TO A POINT IN THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 4; THENCE SOUTH 00°35'12" WEST ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 3104.48 FEET; THENCE, CONTINUING ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 00°36'27" WEST A DISTANCE OF 2651.97 FEET; THENCE, DEPARTING SAID SECTION LINE SOUTH 60°47'33" WEST A DISTANCE OF 447.17 FEET; THENCE SOUTH 44°59'45" WEST A DISTANCE OF 1636.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 882.44 ACRES, MORE OR LESS.

JOB NO.:	B379	BY: JDM	CHECKED: GRB	F.B.: N/A	PG.: N/A	SHEET 3 OF 7
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SFWMD C-24 Canal

Not
Included



WESTCHESTER Existing Land Use

St. Lucie County, Florida



Lucido & Associates
Land Planning/Landscape Architecture
1215 Highway 1, Suite 100
St. Lucie, FL 34957
Phone: (888) 345-1234



CDD:	LAND USE CATEGORY:				TOTAL CDD AREA:
	AG-5	RU-5	MXD-LOW	MXD-MED	
4	355.48	472.93	54.03	-	882.44



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.

PART F. EFFECTIVE DATE.

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

PART G. ADOPTION.

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

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

PART H. CODIFICATION.

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

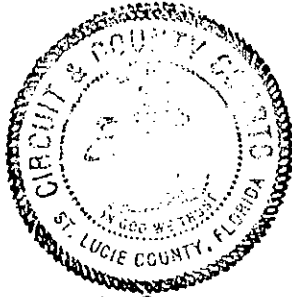
PASSED AND DULY ADOPTED This 21st Day of August 2001.

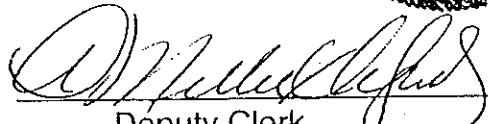
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY



Chairman

ATTEST:




Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS:


County Attorney

DJM
OR01-013(h)

COPY

ORDINANCE 02-013

AN ORDINANCE AMENDING ORDINANCE 01-013 GRANTED ON AUGUST 21, 2001, ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 4, 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 01-013 amending Chapter 1-6.5 "Community Development" of the St. Lucie County Code and Compiled Laws and establishing the Westchester Community Development District No. 4 as a community development district pursuant to Chapter 190, Florida Statutes, and its boundaries, among other matters. The boundaries of Westchester CDD No. 4 contain 882.44 acres of land entirely within the jurisdictional boundaries of St. Lucie County.
2. The Board of Supervisors of Westchester Community Development District No. 4, 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. 4 be expanded to 884.122 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 01-013 TO**
34 **ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.**
35

36 Part A of Ordinance 01-013 is hereby amended to expand the external boundaries of the
37 District by deleting Exhibit A to Ordinance 01-013 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

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

Double Underline is for addition
Strike-Through is for deletion

COPY

Commissioner John D. Bruhn

AYE

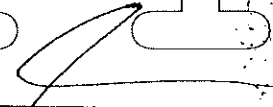
PART H. CODIFICATION.

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

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

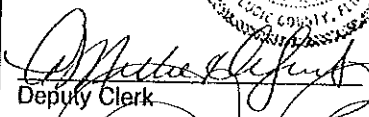
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY


Chairman

ATTEST:




Deputy Clerk

APPROVED AS TO FORM
AND CORRECTNESS:


County Attorney

hf
H:\WP\Petitions\BCC\Finished.2002\Westchester4.CDD\Westchester4ORD

Double Underline is for addition
Strike Through is for deletion

COPY

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Exhibit A

COPY

**Legal Description of the
Westchester Community
Development District #4**

COPY

DR BDC 1509 PAGE 1586

Double Underline is for addition
Strike Through is for deletion

COPY

LAWSON, NOBLE & WEBB, INC.

LB# 6674

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

CDD-4

A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8, 9 & 10 TOWNSHIP 37 SOUTH, RANGE 39 EAST AND IN SECTION 33, TOWNSHIP 36 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 13, 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 $00^{\circ}01'45''$ WEST AND ALL BEARINGS ARE RELATIVE THERETO); THENCE SOUTH $89^{\circ}57'05''$ WEST, A DISTANCE OF 737.09 FEET; THENCE NORTH $00^{\circ}02'55''$ 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 $89^{\circ}38'04''$, 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 $34^{\circ}34'43''$, AN ARC DISTANCE OF 471.34 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $34^{\circ}53'43''$ 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 $49^{\circ}41'44''$, AN ARC DISTANCE OF 50.31 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A

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

DATE: 1-30-02

REVISIONS-UPDATES	DATE	BY	CK'D
JOB NO.:	B569	BY: JDM	CHECKED: GRB

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

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

F.B.: N/A PG.: N/A SHEET 1 OF 9

OR BOOK 1509 PAGE 1567

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RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}41'07''$, AN ARC DISTANCE OF 205.76 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}25'22''$, AN ARC DISTANCE OF 55.09 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 800.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}30'32''$, AN ARC DISTANCE OF 481.83 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $13^{\circ}02'47''$ WEST, A DISTANCE OF 337.09 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,050.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}01'56''$, AN ARC DISTANCE OF 466.28 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $00^{\circ}00'52''$ WEST, ALONG SAID LINE A DISTANCE OF 608.90 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 800.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}58'48''$, AN ARC DISTANCE OF 153.31 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}54'58''$, AN ARC DISTANCE OF 54.58 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $52^{\circ}24'42''$, AN ARC DISTANCE OF 118.92 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $77^{\circ}30'05''$, AN ARC DISTANCE OF 5.41 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $90^{\circ}00'00''$ WEST, ALONG SAID LINE A DISTANCE OF 1,278.80 FEET; THENCE NORTH $80^{\circ}00'00''$ EAST, A DISTANCE OF 456.86 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 975.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $38^{\circ}43'01''$, AN ARC DISTANCE OF 658.84 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $51^{\circ}16'59''$ WEST FROM THIS POINT); THENCE NORTH $52^{\circ}45'09''$ EAST, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, AND A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,025.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $51^{\circ}21'17''$ WEST FROM THIS POINT); THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $12^{\circ}44'26''$, AN ARC DISTANCE OF 227.92 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $51^{\circ}23'09''$ WEST, ALONG SAID LINE A DISTANCE OF 430.16 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 346.92 FEET; THENCE WESTERLY, ALONG

DR 500K 1509 PAGE 1586

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PHONE (561) 878-1700

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $62^{\circ}00'28''$, AN ARC DISTANCE OF 375.45 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,766.70 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}04'04''$, AN ARC DISTANCE OF 486.15 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 420.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $33^{\circ}01'35''$, AN ARC DISTANCE OF 242.40 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 925.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}13'29''$, AN ARC DISTANCE OF 520.24 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH $77^{\circ}28'34''$ WEST, ALONG SAID LINE A DISTANCE OF 85.31 FEET; THENCE NORTH $45^{\circ}00'00''$ WEST, A DISTANCE OF 115.12 FEET; THENCE SOUTH $45^{\circ}00'00''$ WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH $45^{\circ}00'00''$ EAST, A DISTANCE OF 384.99 FEET; THENCE SOUTH $45^{\circ}00'00''$ WEST, A DISTANCE OF 1,130.54 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $40^{\circ}07'09''$, AN ARC DISTANCE OF 175.05 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $37^{\circ}00'29''$, AN ARC DISTANCE OF 161.48 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH $48^{\circ}06'40''$ WEST FROM THIS POINT); THENCE SOUTH $56^{\circ}31'08''$ WEST, A DISTANCE OF 413.01 FEET; THENCE SOUTH $04^{\circ}31'12''$ EAST, A DISTANCE OF 121.23 FEET; THENCE SOUTH $13^{\circ}36'42''$ EAST, A DISTANCE OF 148.52 FEET; THENCE SOUTH $05^{\circ}28'36''$ WEST, A DISTANCE OF 93.42 FEET; THENCE SOUTH $74^{\circ}33'46''$ WEST, A DISTANCE OF 84.83 FEET; THENCE NORTH $81^{\circ}36'23''$ WEST, A DISTANCE OF 66.58 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 380.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $62^{\circ}46'40''$ EAST FROM THIS POINT); THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $53^{\circ}42'15''$, AN ARC DISTANCE OF 352.86 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH $26^{\circ}58'55''$ EAST, ALONG SAID LINE A DISTANCE OF 243.43 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $26^{\circ}06'27''$, AN ARC DISTANCE OF 54.68 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH $00^{\circ}07'32''$ WEST, ALONG SAID LINE A DISTANCE OF 8.74 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 2,649.48 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $00^{\circ}42'00''$ WEST FROM THIS POINT); THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}33'23''$, AN ARC DISTANCE OF 71.98 FEET, TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND

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HAVING A RADIUS OF 1,864.29 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}42'24''$, AN ARC DISTANCE OF 348.37 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $11^{\circ}33'47''$ EAST FROM THIS POINT); THENCE SOUTH $78^{\circ}53'57''$ WEST, A DISTANCE OF 122.41 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 960.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $43^{\circ}11'52''$, AN ARC DISTANCE OF 723.79 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $57^{\circ}54'11''$ WEST, ALONG SAID LINE A DISTANCE OF 487.55 FEET; THENCE SOUTH $28^{\circ}35'46''$ WEST, A DISTANCE OF 126.07 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,920.49 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH $27^{\circ}51'57''$ WEST FROM THIS POINT); THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}06'57''$, AN ARC DISTANCE OF 171.48 FEET, TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH $67^{\circ}15'01''$ WEST, ALONG SAID LINE A DISTANCE OF 214.49 FEET, TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 178.00 FEET; THENCE WESTERLY, 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 $89^{\circ}59'45''$ WEST, ALONG SAID LINE A DISTANCE OF 247.81 FEET; THENCE NORTH $00^{\circ}00'15''$ WEST, A DISTANCE OF 3,879.07 FEET; THENCE NORTH $74^{\circ}07'42''$ EAST, A DISTANCE OF 1,181.39 FEET; THENCE NORTH $02^{\circ}40'30''$ WEST, A DISTANCE OF 853.63 FEET; THENCE NORTH $03^{\circ}34'36''$ EAST, A DISTANCE OF 264.67 FEET; THENCE NORTH $11^{\circ}39'14''$ EAST, A DISTANCE OF 299.59 FEET; THENCE NORTH $05^{\circ}52'55''$ EAST, A DISTANCE OF 655.21 FEET; THENCE NORTH $13^{\circ}31'07''$ EAST, A DISTANCE OF 474.82 FEET; THENCE NORTH $74^{\circ}44'30''$ EAST, A DISTANCE OF 2,525.46 FEET; THENCE NORTH $76^{\circ}04'00''$ EAST, A DISTANCE OF 1,244.50 FEET; THENCE NORTH $65^{\circ}11'40''$ EAST, A DISTANCE OF 178.59 FEET; THENCE NORTH $59^{\circ}06'39''$ EAST, A DISTANCE OF 424.13 FEET; THENCE NORTH $73^{\circ}43'15''$ EAST, A DISTANCE OF 14.12 FEET; THENCE SOUTH $50^{\circ}55'52''$ EAST, A DISTANCE OF 7.43 FEET; THENCE NORTH $56^{\circ}01'38''$ EAST, A DISTANCE OF 31.64 FEET; THENCE NORTH $33^{\circ}56'01''$ EAST, A DISTANCE OF 30.15 FEET; THENCE NORTH $54^{\circ}34'18''$ EAST, A DISTANCE OF 298.73 FEET; THENCE NORTH $86^{\circ}53'58''$ EAST, A DISTANCE OF 132.02 FEET; THENCE NORTH $70^{\circ}54'26''$ EAST, A DISTANCE OF 143.67 FEET; THENCE NORTH $56^{\circ}25'29''$ EAST, A DISTANCE OF 121.35 FEET; THENCE NORTH $66^{\circ}21'07''$ EAST, A DISTANCE OF 557.84 FEET TO A POINT IN THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 4; THENCE SOUTH $00^{\circ}35'12''$ WEST, ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 3,104.48 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 4, SOUTH $00^{\circ}36'27''$ WEST, A DISTANCE OF 2,651.97 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH $60^{\circ}47'35''$ WEST, A DISTANCE OF 146.85 FEET; THENCE SOUTH $16^{\circ}16'02''$ WEST, A DISTANCE OF 171.26 FEET, TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 602.61 FEET (THE

OR BOOK 1509 PAGE 1590

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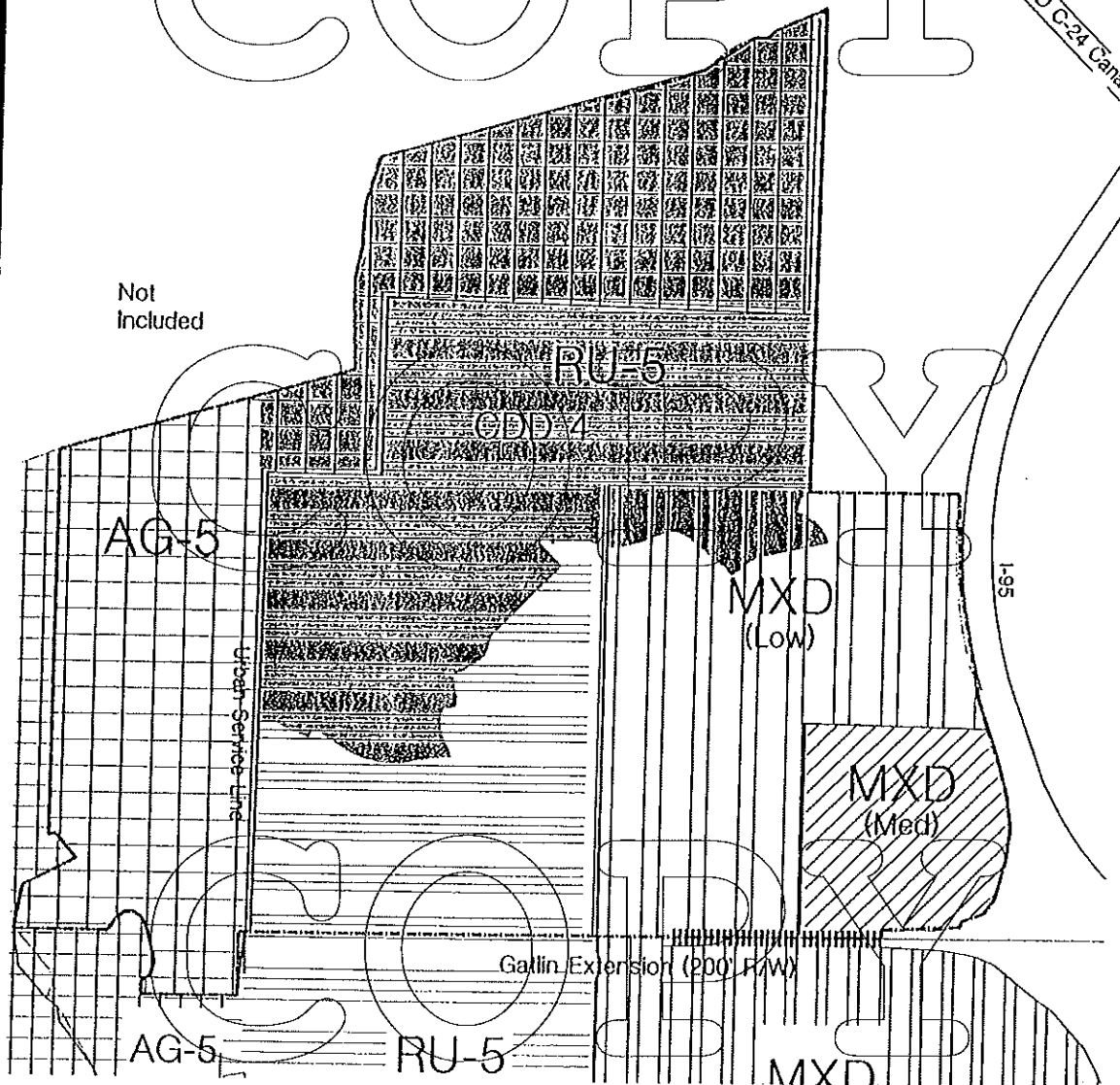
RADIUS POINT OF SAID CURVE BEARS SOUTH $16^{\circ}16'04''$ WEST FROM THIS POINT);
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF $52^{\circ}10'10''$, AN ARC DISTANCE OF 548.69 FEET, TO A POINT OF COMPOUND
CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF
4.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF $99^{\circ}48'52''$, AN ARC DISTANCE OF 6.97 FEET, TO A POINT OF
TANGENCY WITH A LINE; THENCE SOUTH $78^{\circ}15'06''$ WEST, ALONG SAID LINE A
DISTANCE OF 907.21 FEET; THENCE SOUTH $52^{\circ}45'09''$ WEST, A DISTANCE OF 345.13 FEET
TO THE POINT OF BEGINNING.

CONTAINING 884.12 ACRES, MORE OR LESS.

OR BOOK 1509 PAGE 1591

COPY

SFWMD C-24 Canal



WESTCHESTER Existing Land Use

St. Lucie County, Florida



Lucido & Associates

Land Planning/Engineering/Architecture



St. Lucie County

CDD:	LAND USE CATEGORY:				TOTAL CDD AREA:
4	AG-5	RU-5	MXD-LOW	MXD-MED	
4	355.48	486.01	4262	-	884.11



AG-5, Agriculture (02 du/ac)



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



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



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

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

Proposed Road (200' R/W)

(CDD No. 4)

ORDINANCE NO. 06-036

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING ORDINANCE NO. 01-013 ENACTED BY THE COUNTY ON AUGUST 21, 2001 ESTABLISHING THE WESTCHESTER COMMUNITY DEVELOPMENT DISTRICT NO. 4, AS AMENDED BY ORDINANCE NO. 02-013 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. 4; 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. 01-013 (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. 4 (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. 02-013 (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 884.12 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 546.96 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. 4" 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

FL:1353029:2

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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. 4" and replace such reference with "Tradition Community Development District No. 4." 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. 4" shall be deemed to be replaced by references to "Tradition Community Development District No. 4."

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

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

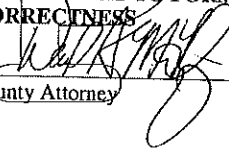
ATTEST:


Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

By: 
Chairman

APPROVED AS TO FORM AND
CORRECTNESS


County Attorney

COPY

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FPL:1353029:2

EXHIBIT A

EXTERNAL BOUNDARIES OF THE DISTRICT

COPY

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 CB 3432 / LR 2874

DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: REVISED C.O.D. NO. 4 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 4, 5 AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND ALSO LYING IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING PORTIONS OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 18, 19A THRU 19C AND TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 1A THRU 3D, BOTH RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 00°35'12" WEST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4; A DISTANCE OF 2651.97 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°36'27" WEST ALONG THE EAST LINE OF THE SOUTH EAST ONE QUARTER OF SAID SECTION 4; A DISTANCE OF 2651.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 60°4'35" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 148.55 FEET; THENCE SOUTH 40°16'02" WEST, A DISTANCE OF 141.09 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10; THENCE TRAVERSING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 72°23'51" WEST, A DISTANCE OF 722.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET;
2. NORTHEASTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 4.00 FEET, SAID CURVE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CHATHAM LANE (TRACT PR-10) 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. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 88°28'37", AN ARC DISTANCE OF 8.18 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 29°55'27" WEST ALONG SAID LINE, A DISTANCE OF 118.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 750.00 FEET;
3. SOUTHWESTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2766.70 FEET;
4. SOUTHWESTERLY 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 NORTH AND HAVING A RADIUS OF 420.00 FEET;
5. SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°22'14", AN ARC DISTANCE OF 462.84 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 72°57'19" WEST ALONG SAID LINE, A DISTANCE OF 299.89 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 410.00 FEET;
7. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY 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 COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET;
8. SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 118°38'21", AN ARC DISTANCE OF 142.58 FEET TO A POINT OF TANGENCY WITH A LINE;
9. SOUTH 45°00'00" EAST ALONG SAID LINE, A DISTANCE OF 534.68 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 3050.00 FEET;
10. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°27'22", AN ARC DISTANCE OF 24.28 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°27'22" WEST FROM THIS POINT);

THENCE SOUTH 64°10'30" WEST ALONG SAID NON RADIAL LINE, DEPARTING SAID BOUNDARY, A DISTANCE OF 527.49 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1163.00 FEET; THENCE SOUTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1245.00 FEET; THENCE SOUTHWESTERLY 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 SOUTHWEST AND HAVING A RADIUS OF 727.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE,

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.

REVISE BOUNDARY 12-19-05

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

JULIAN D. MORRIS, PROFESSIONAL SURVEYOR
 AND MAPPER, FLORIDA REGISTRATION NO. 4731

SEE SHEETS 4-6 OF 6 FOR SKETCH P:\500-599\8589\OVER\CD\8589SCDD4-1.dwg B/24/2004 11:43:15 AM EDT SHEET 1 OF 6

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EP 3432 / LR 8874

DESCRIPTION TO ACCOMPANY SKETCH

THRU A CENTRAL ANGLE OF 54°09'16", AN ARC DISTANCE OF 192.93 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 269.77 FEET. THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 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 NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°35'39" EAST FROM THIS POINT). THENCE NORTH 43°38'14" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 222.89 FEET; THENCE NORTH 40°44'37" WEST, A DISTANCE OF 55.53 FEET; THENCE NORTH 36°41'17" WEST, A DISTANCE OF 28.71 FEET; THENCE NORTH 33°19'33" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 30°01'43" WEST, A DISTANCE OF 33.86 FEET; THENCE NORTH 25°56'47" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 21°40'18" WEST, A DISTANCE OF 37.55 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 69°52'11" WEST FROM THIS POINT). THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF 175.35 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 57°08'13" WEST FROM THIS POINT). THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET BEARS SOUTH 57°08'13" WEST FROM THIS POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2862.48 FEET, THRU A CENTRAL ANGLE OF 02°47'55", AN ARC DISTANCE OF 139.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°20'17" WEST FROM THIS POINT). THENCE NORTH 59°06'35" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 143.79 FEET; THENCE NORTH 80°53'39" WEST, A DISTANCE OF 125.53 FEET; THENCE NORTH 71°44'37" WEST, A DISTANCE OF 132.15 FEET; THENCE SOUTH 06°49'06" EAST, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01°35'43" WEST, A DISTANCE OF 77.02 FEET; THENCE SOUTH 09°59'51" EAST, A DISTANCE OF 220.16 FEET; THENCE SOUTH 27°38'00" EAST, A DISTANCE OF 266.71 FEET; THENCE SOUTH 14°11'03" EAST, A DISTANCE OF 242.60 FEET; THENCE SOUTH 04°37'09" WEST, A DISTANCE OF 138.94 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY 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 REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHWESTERLY 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 NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°00'38" WEST FROM THIS POINT). THENCE SOUTH 12°20'57" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 104.38 FEET; THENCE SOUTH 32°49'19" WEST, A DISTANCE OF 33.95 FEET; THENCE SOUTH 10°25'34" EAST, A DISTANCE OF 9.23 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 960.00 FEET, THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'23", AN ARC DISTANCE OF 712.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 57°04'11" WEST ALONG SAID LINE, A DISTANCE OF 361.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1405.00 FEET; THENCE NORTHWESTERLY AND WESTERLY 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. THENCE SOUTH 89°44'44" WEST ALONG SAID LINE, A DISTANCE OF 328.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 27°35'12", AN ARC DISTANCE OF 211.85 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°50'28" EAST FROM THIS POINT). THENCE NORTH 51°55'07" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 701.82 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 870.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°16'39" EAST FROM THIS POINT). THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°58'00", AN ARC DISTANCE OF 75.42 FEET TO A POINT OF TANGENCY WITH A LINE. THENCE NORTH 06°41'22" EAST, A DISTANCE OF 107.22 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 940.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°19'54", AN ARC DISTANCE OF 782.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 83.50 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 80°13'40", AN ARC DISTANCE OF 118.92 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°18'02" EAST FROM THIS POINT). THENCE NORTH 04°21'45" WEST ALONG SAID LINE, A DISTANCE OF 105.55 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°09'52", AN ARC DISTANCE OF 15.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°55'34", AN ARC DISTANCE OF 39.58 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°52'50" WEST FROM THIS POINT). THENCE NORTH 13°43'52" WEST ALONG SAID LINE, A DISTANCE OF 43.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 760.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°53'24", AN ARC DISTANCE OF 131.18 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1130.09 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 14°25'58" EAST FROM THIS POINT). THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°59'51", AN ARC DISTANCE OF 118.29 FEET TO A POINT OF TANGENCY WITH A LINE. THENCE NORTH 81°33'53" EAST ALONG SAID LINE, A DISTANCE OF 708.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1430.00

REVISE BOUNDARY 12-19-05
SEE SHEETS 4-6 OF 6 FOR SKETCH P:\503-599\B589\OVER\CD\B589CDE4-1.dwg 8/24/2004 11:13:15 AM EDT SHEET 2 OF 6
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DESCRIPTION TO ACCOMPANY SKETCH

FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°39'30", AN ARC DISTANCE OF 490.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 78°46'37" EAST ALONG SAID LINE, A DISTANCE OF 112.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1270.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 69°12'41", AN ARC DISTANCE OF 1534.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 32°00'42" EAST ALONG SAID LINE, A DISTANCE OF 606.94 FEET; THENCE SOUTH 57°59'18" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 182.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CHESTERFORD LANE (TRACT P-11) AS SHOWN ON SAID TRADITION PLAT NO. 12; THENCE TRAVERSING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHESTERFORD LANE BY THE FOLLOWING SIX (6) COURSES:

1. NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°46'14", AN ARC DISTANCE OF 94.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 70.00 FEET;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°43'50", AN ARC DISTANCE OF 31.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 115.00 FEET;
3. NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 108°52'20", AN ARC DISTANCE OF 214.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 88.00 FEET;
4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°22'15", AN ARC DISTANCE OF 52.00 FEET TO A POINT OF TANGENCY WITH A LINE;
5. NORTH 32°00'42" EAST ALONG SAID LINE, A DISTANCE OF 798.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2760.00 FEET;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 37°42'52", AN ARC DISTANCE OF 1818.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°16'26" EAST FROM THIS POINT);

THENCE NORTH 20°08'59" WEST ALONG SAID NON RADIAL LINE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.12 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°13'17", AN ARC DISTANCE OF 274.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°04'17" EAST FROM THIS POINT); THENCE NORTH 83°17'42" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 34.91 FEET; THENCE NORTH 44°31'27" EAST, A DISTANCE OF 55.92 FEET; THENCE NORTH 98°38'24" EAST, A DISTANCE OF 37.98 FEET; THENCE NORTH 77°42'24" EAST, A DISTANCE OF 53.20 FEET; THENCE NORTH 88°50'24" EAST, A DISTANCE OF 34.53 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1200.00 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (TRACT R-1) AS SHOWN ON SAID TRADITION PLAT NO. 10; THENCE TRAVERSING SAID WESTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°12'14", AN ARC DISTANCE OF 113.71 FEET TO A POINT OF TANGENCY WITH A LINE;
 2. NORTH 07°02'38" EAST ALONG SAID LINE, A DISTANCE OF 334.40 FEET TO THE NORTHWEST CORNER OF SAID VILLAGE PARKWAY;
- THENCE CONTINUE NORTH 07°02'38" EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 802.31 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°23'09", AN ARC DISTANCE OF 495.68 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1665.00 FEET THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1465.00 FEET BEARS SOUTH 77°13'23" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1665.00 FEET BEARS NORTH 03°23'07" WEST FROM THIS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1665.00 FEET, THRU A CENTRAL ANGLE OF 23°20'35" AN ARC DISTANCE OF 278.35 TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 63°16'18" EAST ALONG SAID LINE, A DISTANCE OF 1191.04 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°41'20", AN ARC DISTANCE OF 428.72 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE NORTHERLY PROLONGATION OF SAID EAST LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4 (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°02'22" EAST FROM THIS POINT); THENCE SOUTH 00°35'12" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 27.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.124 ACRES, MORE OR LESS.

REVISE BOUNDARY 12-19-05

SEE SHEETS 4-6 OF 6 FOR SKETCH

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JOB No. 8569

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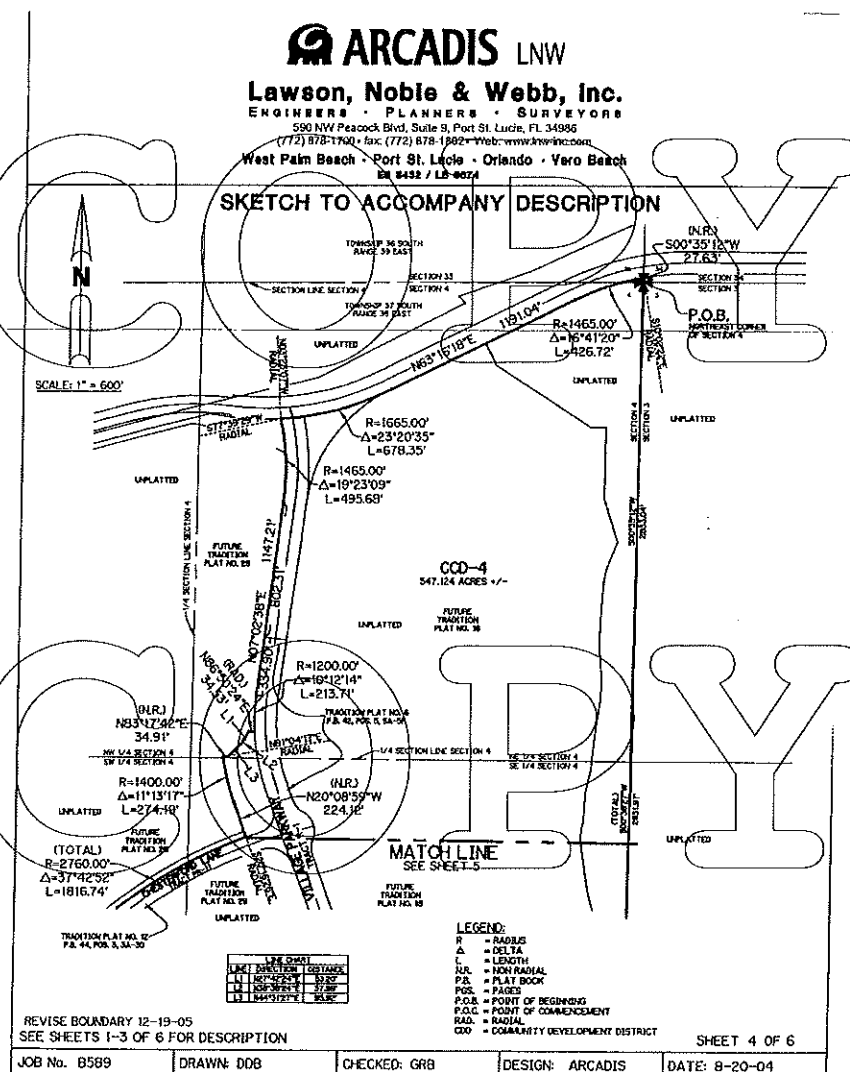
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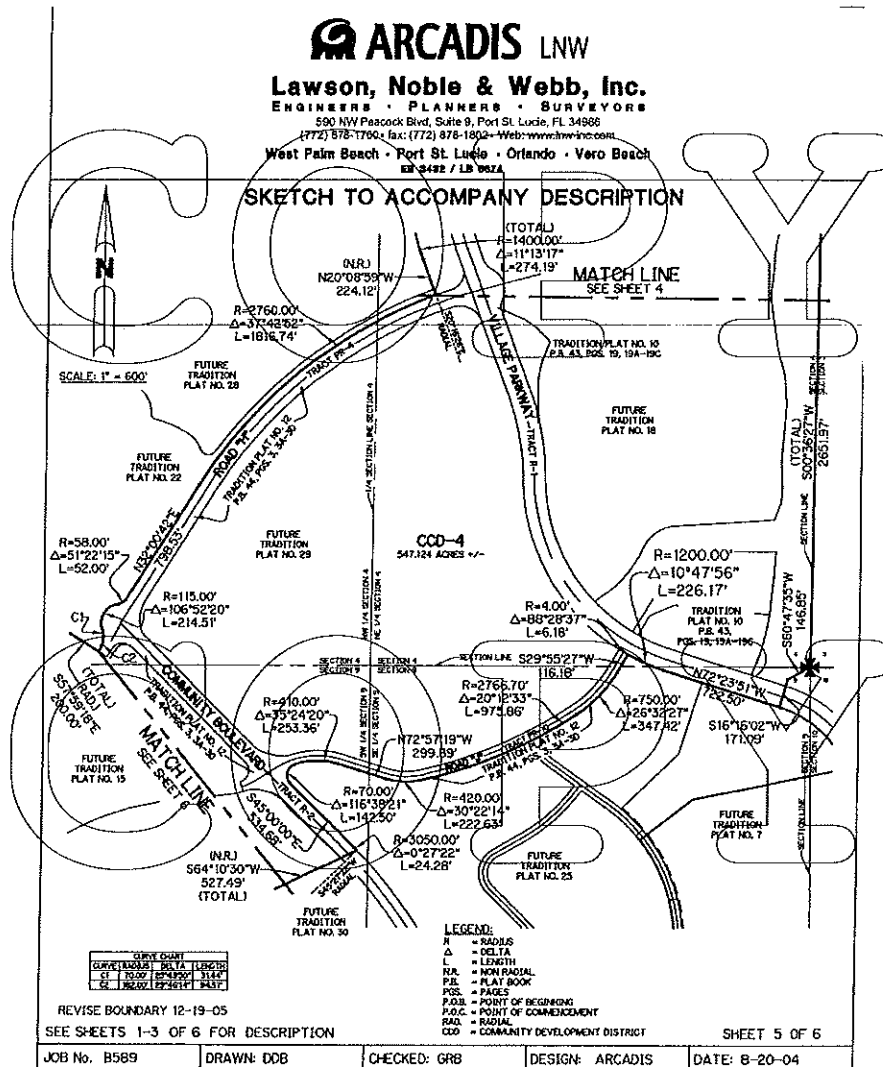
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