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ORDINANCE NO. 99-029

AN ORDINANCE AMENDING CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA; ESTABLISHING THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2, ESTABLISHING 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; PROVING FOR EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND SETTING FORTH THE VOTE ON ADOPTION

Whereas, the Board of County Commissioners of St. Lucie County, Florida, 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. Reserve Homes Ltd., L.P., 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 November 23, 1999, after publishing notice of such hearing in the Tribune and the Port St. Lucie News on October 26, 1999 and November 2, 9 and 17, 1999.
 - (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 the 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;

- 1 (e) The district is the best alternative available for delivering community development
2 services and facilities to the area that will be served by the district;
3
4 (f) The community development services and facilities of the district will be compatible
5 with the capacity and uses of existing local and regional community development
6 services and facilities; and
7
8 (g) The area that will be served by the district is amenable to separate special-district
9 government.
10

11
12 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of St. Lucie
13 County, Florida:
14

15 PART A. ARTICLE VI "THE RESERVE COMMUNITY DEVELOPMENT DISTRICT #2" OF
16 CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF
17 ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS CREATED TO READ:
18

19 **Section 1-6.5-70. Established; Name.**

20
21 The Reserve Community Development District #2 is hereby established.
22

23 **Section 1-6.5-71. Boundaries.**

24
25 The boundaries of the Reserve Community Development District #2 are as set forth in the legal
26 description contained in the attached Exhibit A.
27

28 **Section 1-6.5-72. Initial Board of Supervisors.**

29
30 The following five persons are designated as the initial members of the Board of Supervisors of the
31 Reserve Community Development District #2: John Caspo, John Tompson, Lawrence Leropoli,
32 Robert Vail, and William Cioffoletti
33

34 **Section 1-6.5-73. Special Conditions.**

35
36 The following special conditions shall apply to the creation, operation, and existence of the Reserve
37 Community Development District #2:
38

- 39 1. *The powers and responsibilities of the Reserve Community Development District #2 shall*
40 *be limited to the following:*
41
42 a. *Water management and control for the lands within the district and to*
43 *connect some or any of such facilities with roads and bridges.*
44
45 b. *Water supply, sewer, and wastewater management, reclamation, and reuse*
46 *or any combination thereof, and to construct and operate connecting*

1 *intercepting or outlet sewers and sewer mains and pipes and water mains,*
2 *conduits, or pipelines in, along, and under any street, alley, highway, or*
3 *other public place or ways, and to dispose of any effluent, residue, or other*
4 *byproducts of such system or sewer system.*
5

- 6 c. *Bridges or culverts that may be needed across any drain, ditch, canal,*
7 *floodway, holding basin, excavation, public highway, tract, grade, fill, or cut*
8 *and roadways over levees and embankments, and to construct any and all*
9 *of such works and improvements across, through, or over any public right-*
10 *of-way, highway, grade, fill, or cut.*
11
12 d. *District roads equal to or exceeding the specifications of the county in which*
13 *such district roads are located, and street lights.*
14
15 e. *Buses, trolleys, transit shelters, ridesharing facilities and services, parking*
16 *improvements, and related signage.*
17
18 f. *Conservation areas, mitigation areas, and wildlife habitat, including the*
19 *maintenance of any plant or animal species, and any related interest in real*
20 *or personal property.*
21
22 g. *Any other project within or without the boundaries of a district when a local*
23 *government issued a development order pursuant to s. 380.06 or s. 380.061*
24 *approving or expressly requiring the construction or funding of the project*
25 *by the district, or when the project is the subject of an agreement between*
26 *the district and a governmental entity and is consistent with the local*
27 *government comprehensive plan of the local government within which the*
28 *project is to be located.*
29

30 *No other powers duties or responsibilities are authorized for this District unless this*
31 *approval ordinance is amended consistent with Applicable Florida Law.*
32

- 33 2. *The district will use its best efforts to develop in an integrated fashion the traffic circulation,*
34 *water, and sewer facilities on the district property as one functional interrelated community.*
35
36 3. *The district shall take no action which is inconsistent with the comprehensive plan,*
37 *ordinances or regulations of St. Lucie County.*
38
39 4. *No publicly owned property that may be located within the legal description of this*
40 *Community Development District shall be assessed for, or obligated in any way to pay for*
41 *the infrastructure constructed, maintained or operated by the Community Development*
42 *Described #2.*
43
44
45

1 **PART B. CONFLICTING PROVISIONS.**

2
3 Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County,
4 County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are
5 hereby superseded by this ordinance to the extent of such conflict.
6
7

8 **PART C. SEVERABILITY.**

9
10 If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative,
11 or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or
12 any provision thereof shall be held to be inapplicable to any person, property, or circumstance,
13 such holding shall not affect its applicability to any other person, property, or circumstance.
14
15

16 **PART D. APPLICABILITY OF ORDINANCE.**

17
18 This ordinance shall be applicable as stated in Paragraph A.
19
20

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

22
23 The Clerk be and is hereby directed forthwith to send a certified copy of this ordinance to the
24 Bureau of Administrative Code and Laws, Department of State, The Capitol, Tallahassee, Florida
25 32304.
26
27

28 **PART F. EFFECTIVE DATE.**

29
30 This ordinance shall take effect upon filing with the Department of State.
31
32

33 **PART G. ADOPTION.**

34
35 After motion and second, the vote on this ordinance was as follows:
36
37

38	Chairman John Bruhn	AYE
39	Vice Chairman Frannie Hutchinson	AYE
40	Commissioner Cliff Barnes	AYE
41	Commissioner Doug Coward	AYE
42	Commissioner Paula A. Lewis	AYE

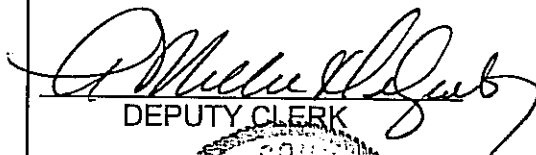
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3 **PART H. CODIFICATION.**
4

5 Provisions of this ordinance shall be incorporated in the St. Lucie County Code and Compiled
6 Laws, and the word "ordinance" may be changed to "section", "article", or other appropriate word,
7 and the sections of this ordinance may be renumbered or relettered to accomplish such intention;
8 provided, however, that parts B through H shall not be codified.
9

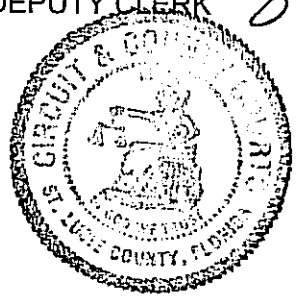
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11 **PASSED AND DULY ENACTED** this 23rd day of November, 1999
12

13
14
15 **ATTEST:**

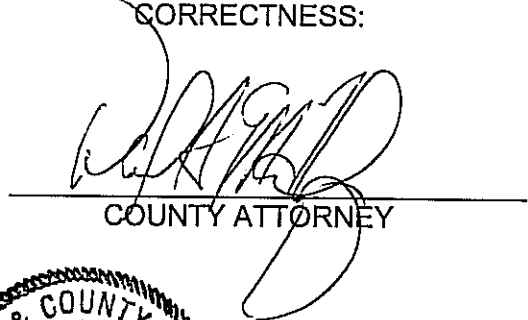
**BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA**

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21 **DEPUTY CLERK**

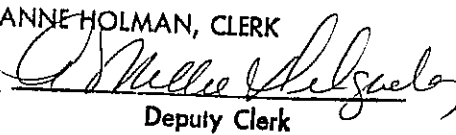
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31 **BY:** 
32 **CHAIRMAN**



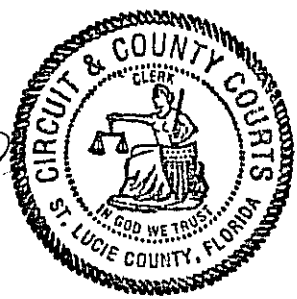
33 **APPROVED AS TO FORM AND
CORRECTNESS:**

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COUNTY ATTORNEY

31 STATE OF FLORIDA
32 ST. LUCIE COUNTY
33 THIS IS TO CERTIFY THAT THIS IS A
34 TRUE AND CORRECT COPY OF THE
35 ORIGINAL.
36

37 **JOANNE HOLMAN, CLERK**
38
39 **BY:** 
40 **Deputy Clerk**

41 **DATE** 12/13/99
42



43
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47 **DJM
OR99029A(reserve)**

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EXHIBIT A

Legal Description for the Reserve Community Development District #2

1
2
3 UNDEVELOPED LANDS IN
4 THE RESERVE P.U.D. SECTION II

5 A Parcel of Land Lying in Sections 22, 23, 26 and 27, Township 36 South, Range 39 East, St. Lucie County,
6 Florida and Being More Particularly Described as Follows:
7

8 Begin at the Northeasterly Corner of "THE RESERVE P.U.D.", as Described in Resolution No. 84-129 and
9 Recorded in Official Record Book 442, Pages 667 Through 672, Public Records of St. Lucie County, Florida,
10 Lying on the North Line of Said Section 22; Thence South 89° 45' 33" East along Said North Line, a Distance
11 of 984.93 Feet to the Northeast Corner of Said Section 22; Thence North 89° 03' 42" East along the North Line
12 of Said Section 23, a Distance of 95.28 Feet to the Intersection with the Westerly Line of a Florida Power and
13 Light Company Right-of-Way as Recorded in Official Record Book 97, Page 504, Public Records of St. Lucie
14 County, Florida; Thence South 00° 00' 11" West along Said Westerly Line and the West Line of a Florida
15 Power and Light Company Right-of-Way, Recorded in Official Record Book 120, Page 199, Public Records
16 of St. Lucie County, Florida, a Distance of 8,216.13 Feet to a Point of Intersection with the Westerly Right-of-
17 way of Interstate 95 Interchange, Said Point Lying on a Circular Curve Concave to the Northwest Having a
18 Radius of 600.50 Feet and a Central Angle of 16° 44' 09"; the Radius Point of Said Curve Bears North 47° 44'
19 14" West from this Point; Thence Southwesterly along the Arc of Said Curve, an Arc Distance of 175.40 Feet
20 to a Point of Tangency; Thence South 59° 00' 00" West, a Distance of 462.08 Feet to the Beginning of a
21 Circular Curve Concave to the Southeast Having a Radius of 621.42 Feet and a Central Angle of 21° 38' 42";
22 Thence Southwesterly along the Arc of Said Curve, an Arc Distance of 234.76 Feet to a Point of Non-radial
23 Intersection; Thence Departing Said Westerly Right-of-way Line North 31° 44' 36" West, a Distance of 116.96
24 Feet to a Point of Non-radial Intersection with a Circular Curve Concave to the Northwest Having a Radius
25 of 906.59 Feet and a Central Angle of 07° 53' 49"; Thence Westerly along the Arc of Said Curve, an Arc
26 Distance of 124.95 Feet to a Point of Tangency; Said Curve Being the Proposed Southerly Right-of-way Line
27 of "Legends Drive Extension"; Thence Westerly along Said Right-of-way Line the Following Described Six (6)
28 Courses: Thence South 36° 21' 33" West, a Distance of 474.55 Feet to the Beginning of a Circular Curve
29 Concave to the Southeast Having a Radius of 735.00 Feet and a Central Angle of 19° 26' 55"; Thence
30 Westerly along the Arc of Said Curve an Arc Distance of 249.49 Feet to a Point of Tangency; Thence South
31 66° 54' 38" West, a Distance of 405.25 Feet to the Beginning of a Circular Curve Concave to the Northwest
32 Having a Radius of 611.85 Feet and a Central Angle of 25° 31' 30"; Thence Westerly along the Arc of Said
33 Curve, an Arc Distance of 272.58 Feet to a Point of Reverse Curve Concave to the Southeast Having a
34 Radius of 812.04 Feet and a Central Angle 40° 21' 09"; Thence Westerly along the Arc of Said Curve, an Arc
35 Distance of 571.91 Feet to a Point of Tangency; Thence South 52° 04' 59" West, a Distance of 128.01 Feet
36 to a Point on the Easterly Right-of-way Line of "Reserve Boulevard Extension" as Recorded in Official Record
37 Book 629, Pages 2523 Through 2526, Public Records of St. Lucie County, Florida; Thence Northerly along
38 Said Easterly Right-of-way Line the Following Described Nine (9) Courses: Thence North 34° 28' 56" West,
39 a Distance of 77.41 Feet to the Beginning of a Circular Curve Concave to the Northeast Having a Radius of
40 899.37 Feet and a Central Angle of 16° 14' 04"; Thence Northerly along the Arc of Said Curve, an Arc
41 Distance of 254.83 Feet to a Point of Tangency; Thence North 18° 14' 52" West, a Distance of 784.39 Feet
42 to the Beginning of a Circular Curve Concave to the East Having a Radius of 1,000 Feet and a Central Angle
43 of 33° 35' 08"; Thence Northerly along the Arc of Said Curve, an Arc Distance of 586.13 Feet to a Point of
44 Tangency; Thence North 15° 20' 16" East, a Distance of 434.07 Feet to the Beginning of a Circular Curve
45 Concave to the West Having a Radius of 1,424.00 Feet and a Central Angle of 38° 16' 24"; Thence Northerly
46 along the Arc of Said Curve an Arc Distance of 951.23 Feet to a Point of Tangency; Thence North 22° 56' 08"
47 West, a Distance of 732.22 Feet to the Beginning of a Circular Curve Concave to the Southwest Having a
48 Radius of 2,650.00 Feet and a Central Angle of 25° 15' 29"; Thence Northwesterly along the Arc of Said
49 Curve, having an Arc Distance of 1,168.22 Feet to a Point of Tangency; Thence North 48° 11' 37" West, a
50 Distance of 270.27 Feet to the Beginning of a Circular Curve Concave to the Southwest Having a Radius of

1 4,150.00 Feet and a Central Angle of 03° 24' 54"; Thence Northwesterly along the Arc of Said Curve, an Arc
2 Distance of 247.35 Feet (Said Curve Being the Northeasterly Right-of-way Line of Reserve Boulevard Ingress
3 and Egress Easement Recorded in Official Record Book 448, Page 2468, Public Records of St. Lucie County,
4 Florida) to a Point on the Easterly Perimeter of Said "Reserve P.U.D.", Said Point Being on a Curve Concave
5 to the Southeast Having a Radius of 50.00 Feet and a Central Angle of 01° 00' 37"; the Radius Point of Said
6 Curve Bears South 50° 35' 57" East from this Point; Thence Northeasterly along the Arc of Said Curve, an Arc
7 Distance of 0.88 Feet to a Point of Compound Curvature of a Circular Curve Concave to the Southeast Having
8 a Radius of 553.97 Feet and a Central Angle of 49° 01' 51"; Thence Northeasterly and Easterly along the Arc
9 of Said Curve, an Arc Distance of 474.06 Feet to a Point of Tangency; Thence North 89° 26' 31" East, a
10 Distance of 943.43 Feet;

- 11 • Thence South 47° 07' 11" East, a Distance of 110.08 Feet;
- 12 • Thence North 54° 03' 26" West, a Distance of 350.36 Feet;
- 13 • Thence North 30° 53' 39" East, a Distance of 235.32 Feet;
- 14 • Thence North 88° 14' 17" East, a Distance of 80.18 Feet;
- 15 • Thence North 01° 33' 25" East, a Distance of 31.70 Feet;
- 16 • Thence South 88° 54' 56" East, a Distance of 265.37 Feet;
- 17 • Thence North 00° 25' 33" East, a Distance of 177.17 Feet;
- 18 • Thence North 35° 31' 05" East, a Distance of 808.41 Feet

19
20
21 To a Point on The Westerly Boundary of The Plat of Parcel 15-A at The Reserve, Recorded in Plat Book 28,
22 Pages 18 And 18a, of The Public Records of St. Lucie County, Florida; Thence Departing Said Boundary of
23 The "Reserve P.U.D.", along the Following Described Fourteen (14) Courses of Said Plat of Parcel 15-A at
24 the Reserve:

- 25 • Thence South 20° 52' 46" East, a Distance of 122.27 Feet;
- 26 • Thence South 50° 52' 46" East, a Distance of 153.59 Feet;
- 27 • Thence North 71° 13' 40" East, a Distance of 380.91 Feet;
- 28 • Thence North 26° 08' 05" East, a Distance of 248.91 Feet;
- 29 • Thence North 21° 28' 05" East, a Distance of 280.00 Feet;

30
31
32 Thence South 88° 39' 41 " East, a Distance of 208.45 Feet; Thence South 01° 20' 19" West, a Distance of
33 414.32 Feet to the Beginning of a Circular Curve Concave to the Northwest Having a Radius of 475.00 Feet
34 and a Central Angle of 24° 10' 21"; Thence Southwesterly along the Arc of Said Curve, an Arc Distance of
35 200.40 Feet to a Point of Tangency; Thence South 25° 30' 40" West, a Distance of 192.14 Feet to a Point of
36 Non-radial Intersection with a Circular Curve Concave to the Southwest Having a Radius of 110.00 Feet and
37 a Central Angle of 328° 20' 48"; the Radius Point of Said Curve Bears South 09° 41' 04" West from this Point;
38 Thence Southwesterly, Southeasterly, Northeasterly and Northwesterly along the Arc of Said Curve, an Arc
39 Distance of 630.38 Feet to a Point of Non-radial Intersection; Thence North 25° 30' 40" East, a Distance of
40 192.14 Feet to the Beginning of a Circular Curve Concave to the Northwest Having a Radius of 535.00 Feet
41 and a Central Angle of 24° 10' 21"; Thence Northerly along the Arc of Said Curve, an Arc Distance of 225.71
42 Feet to a Point of Tangency; Thence North 01° 20' 19" East, a Distance of 593.55 Feet to the Beginning of
43 a Circular Curve Concave to the Southwest Having a Radius of 490.00 Feet and a Central Angle of 59° 26'
44 14"; Thence Northwesterly along the Arc of Said Curve, an Arc Distance of 508.31 Feet to a Point of Non-
45 radial intersection; Thence Northerly along the Said Boundary of "The Reserve P.U.D.", the Following Six (6)
46 Described Courses:

- 47
- 48 • Thence South 89° 06' 05" East, a Distance of 43.88 Feet;
- 49 • Thence North 00° 53' 55" East, a Distance of 78.58 Feet;
- 50 • Thence North 09° 45' 25" East, a Distance of 137.18 Feet;

- Thence North 16° 27' 39" East, a Distance of 1,128.20 Feet;
- Thence North 50° 56' 15" West, a Distance of 385.49 Feet;
- Thence North 00° 14' 17" East, a Distance of 252.14 Feet to the Point of Beginning.

Less the Plat of "The Enclave at the Reserve", Recorded in Plat Book 28, Pages 19, 19A and 19b, of the Public Records of St. Lucie County, Florida and all public road rights-of-way within the boundaries of this description.

Containing ~~481.270~~ Acres, More or Less.

And;

Reserve P.U.D., Section II - Commercial Tract A - North Referencing the Revised Interchange Boundary Line a Parcel of Land Lying Within Section 27, Township 36 South, Range 39 East, St. Lucie County, Florida, More Particularly Described as Follows:

Commence at the Northeasterly Corner of "THE RESERVE P.U.D." as Described in Resolution No. 84-129 and Recorded in Official Record Book 442, Pages 667 Through 672, Public Records of St. Lucie County, Florida, Lying on the North Line of Said Section 22; Thence South 89°45'33" East, along Said North Line of Section 22, a Distance of 984.93 Feet to the Northeast Corner of Said Section 22, Thence North 89°23'09" East, along the North Line of Said Section 23, a Distance of 95.77 Feet to the Intersection with the Westerly Line of a Florida Power and Light Company Right-of-way, as Recorded in Official Record Book 97, Page 504, Public Records of St. Lucie County, Florida; Thence South 00° 00' 11 " West along Said Westerly Line of the Florida Power and Light Company Right-of-way, and Also the West Line of a Florida Power and Light Company Right-of-way as Recorded in Official Record Book 120, Page 199 Through 201, Public Records of St. Lucie County, Florida, a Distance of 8,216.13 Feet to a Point of Intersection with the Proposed Westerly Right-of-way of the Interstate 95 Interchange Parcel as Delineated by a Description and Map of Survey of the I-95 Interchange - Prima Vista Boulevard, Prepared by David W. Betham, P.L.S., with Florida Certification No 3199 with the St. Lucie West Thomas J. White Development Corporation, Dated January 30, 1989, with the File No. 95-1 Through 95-3 Consisting of Three Pages, with Last Revision of 2-9-89; Thence Southwesterly along Said Westerly Right-of-Way Line the Following Courses and Distances:

Aforesaid Point of Intersection Being a Point of a Curve Concave to the Northwest to Which a Radial Line Bears South 47° 44' 14" East, Said Curve Having a Radius of 600.50 Feet, Thence Southwesterly along the Arc of Said Curve a Distance of 175.42 Feet; Through a Central Angle of 16° 44' 14"; Thence South 59° 00' 00" West, 462.08 Feet to a Point of Curvature of a Curve Concave to the Southeast with a Radius of 621.42 Feet Thence Southwesterly along the Arc of Said Curve a Distance of 233.68 Feet, Through a Central Angle of 21° 32' 43" to the Point of Beginning; Thence Continue Southwesterly along the Arc of Said Curve a Distance of 183.10 Feet; Through a Central Angle of 16° 52' 55"; Thence South 20° 34' 22" West, 532.11 Feet to a Point of Curvature of a Curve Concave to the Northwest Having a Radius of 131.00 Feet; Thence Southwesterly along the Arc of Said Curve a Distance of 149.35 Feet Through a Central Angle of 65° 19' 11"; Thence South 85° 53' 33" West, 381.82 Feet; Thence South 00° 06' 27" East, 64.23 Feet; Thence South 89° 53' 33" West, 300.00 Feet to a Point on the Northerly Right-of-way of the Proposed "Reserve Boulevard" Extension;

Thence Departing Said Proposed Interchange Parcel and along the Northerly Right-of-way Line the Following Courses and Distances:

1 Continue South 89° 53' 33" West, 402.58 Feet; Thence North 76° 40' 16" West, 417.12 Feet
2 to a Point of Curvature of a Curve Concave to the Northeast, Having a Radius of 515.59
3 Feet; Thence Northwesterly along the Arc of Said Curve a Distance of 379.64 Feet, Through
4 a Central Angle of 42° 11' 20" to a Point of Compound Curvature of a Curve Concave to the
5 East, with a Radius of 50.00 Feet; Thence Northeasterly along the Arc of Said Curve a
6 Distance of 74.54 Feet, Through a Central Angle of 86° 33' 55" to a Point on the Easterly
7 Right-of-way Line of the Proposed Extension of "LEGENDS DRIVE" an 80 Foot Ingress and
8 Egress Right-of-way;
9

10 Thence Departing Said Northerly Right-of-way of the Proposed "RESERVE BOULEVARD", Northeasterly
11 along Said Proposed Easterly Right-of-way Line of "LEGENDS DRIVE" the Following Courses and Distances:
12

13 Thence North 52° 04' 59" East, 128.01 Feet to a Point of Curvature of a Curve Concave to
14 the Southeast, Having a Radius of 812.04 Feet; Thence Northeasterly along the Arc of Said
15 Curve a Distance of 571.91 Feet, Through a Central Angle of 40° 21' 09" to a Point of
16 Reverse Curvature of a Curve Concave to the Northwest Having a Radius of 611.85 Feet;
17 Thence Northeasterly along the Arc of Said Curve a Distance of 272.57 Feet, Through a
18 Central Angle of 25° 31' 33"; Thence North 66° 54' 39" East, 405.25 Feet to a Point of
19 Curvature of a Curve Concave to the Southeast, Having a Radius of 735.00 Feet; Thence
20 Northeasterly along the Arc of Said Curve a Distance of 249.49 Feet, Through a Central
21 Angle of 19° 26' 55"; Thence North 86° 21' 33" East 474.55 Feet to a Point of Curvature of
22 a Curve Concave to the Northwest Having a Radius of 906.59 Feet; Thence Northeasterly
23 along the Arc of Said Curve a Distance of 124.96 Feet Through a Central Angle of 07° 53'
24 49"; Thence Departing Said Proposed Easterly Right-of-way Line of "LEGENDS DRIVE"
25 South 31° 44' 36" East 116.67 Feet to the Point of Intersection with the Said Westerly Line
26 of the Interchange Parcel and the Point of Beginning;
27

28 Containing 30.82 Acres, More or Less.
29

30 Less all public road rights-of-way within the boundaries of this description, and less the following described
31 parcel:
32

33 Commence at the Southeast Corner of Said Section 27; Thence North 00° 11' 31" West;
34 along the East Line of Said Section 27 a Distance of 1,891.86 Feet; Thence South 89° 48'
35 29' West, a Distance of 574.16 Feet to a Point of Intersection With a Circular Curve Concave
36 to The Southeast Having a Radius of 621.42 Feet, a Central Angle of 16° 46' 56" and Whose
37 Radius Point Bears South 52° 38' 42" East from Said Intersection; Thence Southwesterly
38 along the Arc of Said Curve an Arc Distance of 182.02 Feet; Thence South 20° 34' 22" West,
39 532.11 Feet to a Point of Curvature of a Curve Concave to the Northwest Having a Radius
40 of 131.00 Feet; Thence Southwesterly along the Curve of Said Curve a Distance of 149.35
41 Feet Through a Central Angle of 65° 19' 11"; Thence South 85° 53' 33" West, 381.82 Feet;
42 Thence South 00° 06' 27" East, 64.23 Feet; Thence South 89° 53' 33" West, 300.00 Feet to
43 a Point on the Northerly Right-of-way Line of "Reserve Boulevard" Extension as Recorded
44 in O.R. Book 629, Page 2523, Public Records of St. Lucie County, Florida; Thence
45 Departing Interchange Parcel and the Northerly Right-of-way Line the Following Courses and
46 Distances; Continue South 89° 53' 33" West 402.58 Feet; Thence North 76° 46' 16" West,
47 52.15 Feet to the Point of Beginning; Thence Continue North 76° 40' 16" West, 233.81 Feet
48 to the Point of Curvature of a Curve Concave to the Northeast Having a Radius of 25.00
49 Feet, Thence Northeasterly along the Arc of Said Curve a Distance of 42.30 Feet Through
50 a Central Angle of 96° 56' 37" to the Point of Tangency; Thence North 20° 16' 21" East, a

1 Distance of 164.09 Feet to a Point of Curvature of a Circular Curve Concave to the Southeast
2 Having a Radius of 680.00 Feet, and a Central Angle of 01° 48' 21"; Thence Northeasterly
3 along the Arc of Said Curve a Distance of 21.43 Feet; Thence North 68° 05' 15" East a
4 Distance of 35.38 Feet to a Point of Curvature of a Curve Concave to The Northeast Having
5 a Radius 1,025.00 Feet And a Radial Bearing of North 22° 20' 25' East; Thence
6 Southeasterly Along The Arc of Said Curve a Distance of 161.76 Feet Through a Central
7 Angle of 09° 02' 33"; Thence South 76° 42' 08" East, 60.80 Feet to a Point of Curvature of a
8 Curve Concave to The Northeast Having a Radius of 175.00 Feet, Thence Southeasterly
9 Along The Arc of Said Curve a Distance of 15.04 Feet Though a Central Angle of 04° 55' 27";
10 Thence South 21° 03' 54" West 222.62 Feet to The Point of Beginning. (Part of Tax Id# 3327-
11 314-0020-000/3) Containing 1.34 Acres@ More or less.

12
13 (Location: Northeast Corner of Reserve Boulevard and Commerce Centre Boulevard)

14
15 (Total area - 522.090 acres, more or less)

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EXHIBIT B

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Map of Reserve Community Development District #2

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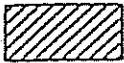
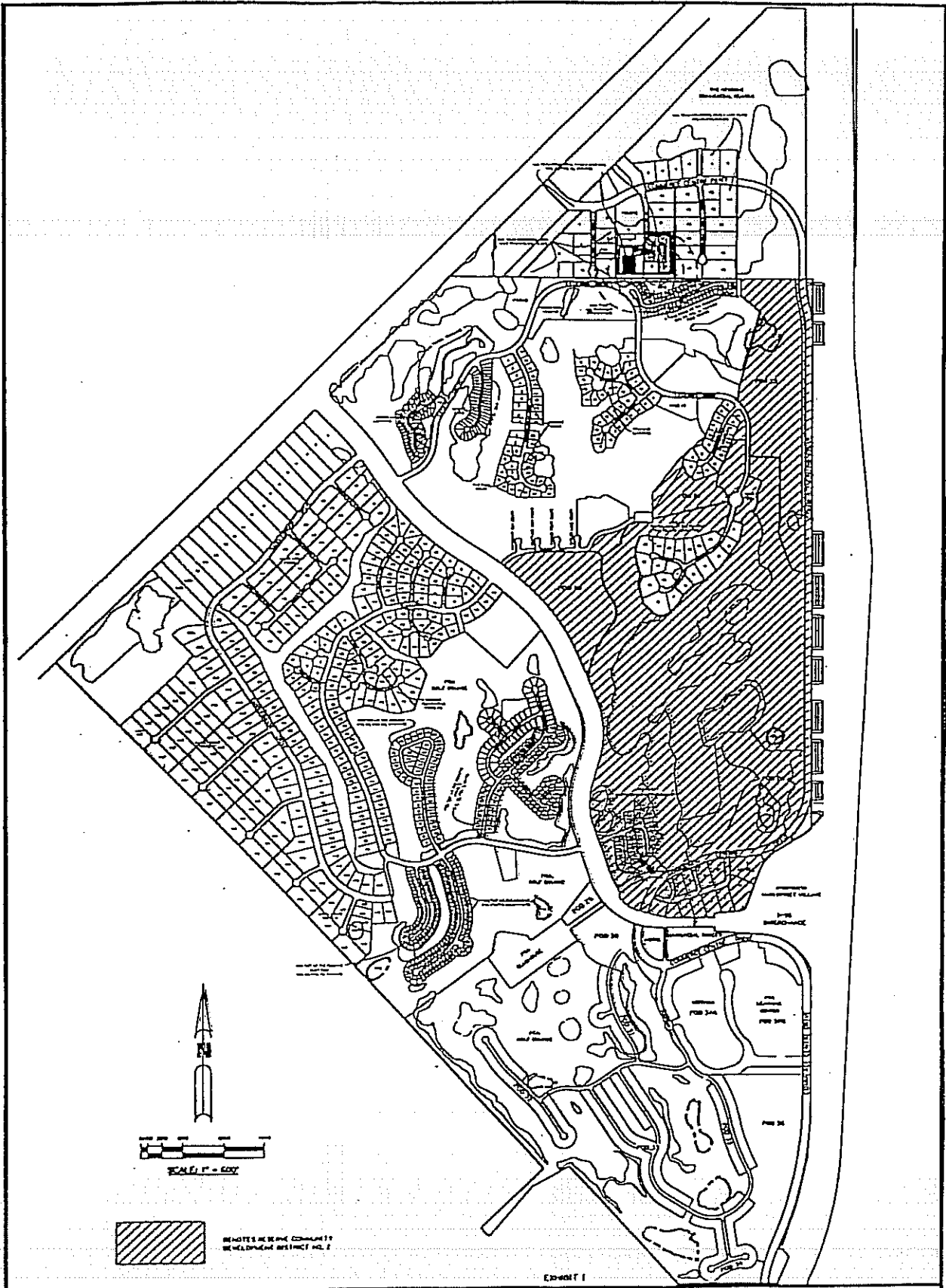
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RENOTES IN BEING COMMUNITY
DEVELOPMENT RESTRICT NO. 2

EXHIBIT I