

ORDINANCE NO. 92-09

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; ESTABLISHING BOUNDARIES FOR 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 AN 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. Callaway Land and Cattle Co., Inc. 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(1)(a), Florida Statutes.
3. Subsequent to the filing of the petition, the petitioner amended their petition to delete Parcels IV and V from the petition.
4. In accordance with Section 190.005(1)(d) and (2)(b), Florida Statutes, the Board held a public hearing on January 28, 1992, after publishing notice of such hearing in the Fort Pierce News Tribune and the Fort St. Lucie News on December 30, 1991 and ~~struck-through~~ passages are deleted. Underlined passages are added.

January 7, 14 and 21, 1992. At the request of the Petitioner, the January 2, 1992, public hearing was continued to February 11, 1992.

5. The Board has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, and has found that:

- (a) All statements contained within the amended petition are true and correct;
- (b) 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;
- (c) 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;
- (d) The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district;
- (e) The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
- (f) 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 III "THE RESERVE COMMUNITY DEVELOPMENT DISTRICT" OF CHAPTER 1-6.5 "COMMUNITY DEVELOPMENT" OF THE CODE OF ORDINANCES OF ST. LUCIE COUNTY, FLORIDA, IS CREATED TO READ:

~~Strike-through~~ passages are deleted. Underlined passages are added.

Section 1-6.5-35. Established; Name.

The Reserve Community Development District is hereby established.

Section 1-6.5-36. Boundaries.

The boundaries of the Reserve Community Development District are as set forth in the legal description contained in the attached Exhibit A.

Section 1-6.5-37. Initial Board of Supervisors.

The following five persons are designated as the initial members of the Board of Supervisors of the Reserve Community Development District: W. C. Wingfield, III, John W. Holcomb, T. Scott Wingfield, Barbara Wingfield and Kimberly Holcomb.

Section 1-6.4-38. Special Conditions.

The following special conditions shall apply to the creation, operation, and existence of the Reserve Community Development District:

- (a) If the district develops and constructs central sewer and water facilities and provides such services outside of the district with the consent of the County, any nondistrict property constituting an enclave of the district shall be afforded the opportunity to receive such services at a rate or rates not greater than the fully allocated costs of providing such services.
- (b) 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.
- (c) The district shall take no action which is inconsistent with the comprehensive plan, ordinances or regulations of St. Lucie County.

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PART B. CONFLICTING PROVISIONS.

Special acts of the Florida legislature applicable only to unincorporated areas of St. Lucie County, and adopted prior to January 1, 1969, 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.

This ordinance shall be applicable as stated in Paragraph A.

PART E. FILING WITH THE DEPARTMENT OF STATE.

The Clerk 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 on February 15, 1992.

~~Struck through~~ passages are deleted. Underlined passages are added.

PART G. CODIFICATION.

Provisions of this ordinance shall be incorporated in the County Code and the word "ordinance" may be changed to "section", "article", or other appropriate word, and the sections of this ordinance may be renumbered or relettered to accomplish such intention; provided, however, that Parts B through H shall not be codified.

PART H. ADOPTION.

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

- | | |
|--------------------------------|--------|
| Chairman Jim Minix | AYE |
| Vice Chairman Jack Krieger | AYE |
| Commissioner Judy Culpepper | AYE |
| Commissioner Havert L. Fenn | AYE |
| Commissioner R. Dale Trefelner | ABSENT |

DULY PASSED AND ADOPTED THIS 11th day of February, 1992.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM AND
CORRECTNESS:

County Attorney

~~Struck-through~~ passages are deleted. Underlined passages are added.

RESERVE P.U. SECTION 111, AS DESCRIBED IN A WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGES 2391 THROUGH 2395, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING WITHIN SECTIONS 22, 26, 27, 28, 33, 34, AND 35, 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 D.R. 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 981.93 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 95.78 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY, AS RECORDED IN D.R. 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 D.R. BOOK 120, PAGE 192 THROUGH 201, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; A DISTANCE OF 10,532.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°00'11" WEST ALONG SAID WESTERLY LINE OF THE FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY, AND ALSO A FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY RECORDED IN D.R. BOOK 97 PAGE 504, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; A DISTANCE OF 1,923.77 FEET TO A POINT ON THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY AS RECORDED IN D.R. BOOK 468 PAGE 2897, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 04°50'26" WEST, 632.70 FEET; THENCE SOUTH
- 12°25'58" WEST, 640.99 FEET; THENCE SOUTH
- 19°20'24" WEST, 683.65 FEET; THENCE SOUTH
- 79°27'56" WEST, 55.51 FEET; THENCE SOUTH
- 10°32'03" EAST, 50.00 FEET; THENCE NORTH
- 79°27'56" EAST, 55.39 FEET; THENCE SOUTH
- 40°22'32" EAST, 146.64 FEET; THENCE SOUTH
- 23°34'44" WEST, 422.43 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°52'14" WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 34, A DISTANCE OF 1529.90 FEET; THENCE

NORTH 43°08'22" WEST, PARALLEL WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-24, A DISTANCE OF 2,361.46 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN D.R. BOOK 298 PAGE 1016, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 61°51'34" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, 619.04 FEET; THENCE SOUTH 40°58'54" WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, 958.79 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID CANAL NO. C-24; THENCE NORTH 43°08'22" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 174.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN D.R. BOOK 344, PAGES 1093 - 1095, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 46°44'44" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 1261.19 FEET; THENCE NORTH 43°08'32" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 4055.34 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE PLAT OF "SABAL CREEK PHASE IV" AS RECORDED IN PLAT BOOK 24 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS MONUMENTED, BEING THE SOUTHEASTERLY CORNER OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE MONUMENTED EASTERLY AND NORTHEASTERLY LINE OF SAID PLAT OF "SABAL CREEK PHASE IV" THE FOLLOWING COURSES AND DISTANCES:

NORTH 46°27'43" EAST, 304.90 FEET; THENCE NORTH 03°19'21" EAST, 419.34 FEET; THENCE NORTH 87°41'28" EAST, 374.83 FEET; THENCE NORTH 13°48'36" WEST, 829.37 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST TO WHICH A RADIAL LINE BEARS SOUTH 09°01'45" EAST, SAID CURVE HAVING A RADIUS OF 448.23 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 234.60 FEET THROUGH A CENTRAL ANGLE OF 29°59'16" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 447.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 250.64 FEET THROUGH A CENTRAL ANGLE OF 32°06'34" TO A POINT ON THE SOUTHERLY LINE, AS MONUMENTED, OF THE PLAT OF "RESERVE PLANTATION PHASE II A", AS RECORDED IN PLAT BOOK 26 PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THENCE DEPARTING THE NORTHERLY LINE, AS MONUMENTED, OF SAID PLAT OF "SABAL CREEK PHASE IV", NORTHEASTERLY ALONG THE SOUTHERLY AND EASTERLY LINE, AS MONUMENTED, OF SAID PLAT OF "RESERVE PLANTATION PHASE II A" THE FOLLOWING COURSES AND DISTANCES:

NORTH 76°12'29" EAST, 453.45 FEET; THENCE NORTH 31°12'29" EAST, 35.36 FEET; THENCE NORTH 13°47'31" WEST, 50.00 FEET; THENCE NORTH 76°12'29" EAST, 175.00 FEET; THENCE NORTH 13°47'31" WEST, 616.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,282.74 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 400.92 FEET, THROUGH A CENTRAL ANGLE OF 10°08'46"; THENCE NORTH 28°51'40" WEST, 257.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3,476.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 169.53 FEET, THROUGH A CENTRAL ANGLE OF 02°47'38" TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST TO WHICH A RADIAL LINE BEARS NORTH 26°18'57" WEST SAID CURVE HAVING A RADIUS OF 7,360.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.76 FEET, THROUGH A CENTRAL ANGLE OF 00°45'40"; THENCE SOUTH 62°55'23" WEST, 77.55 FEET; THENCE NORTH 27°04'37" WEST, 50.00 FEET; THENCE NORTH 62°55'23" EAST, 77.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7410.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.77 FEET, THROUGH A CENTRAL ANGLE OF 00°45'21" TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST TO WHICH A RADIAL LINE BEARS NORTH 62°31'05" EAST; SAID CURVE HAVING A RADIUS OF 3,476.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 101.93 FEET, THROUGH A CENTRAL ANGLE OF 01°40'48"; THENCE NON-TANGENT TO AFORE SAID CURVE NORTH 29°10'07" WEST, 393.31 FEET; THENCE NORTH 17°34'11" WEST, 138.62 FEET; THENCE NORTH 74°11'13" EAST, 338.43 FEET; THENCE SOUTH 63°33'18" EAST, 315.2 FEET; THENCE SOUTH 82°51'10" EAST, 150.00 FEET; THENCE NORTH 78°50'15" EAST, 237.95 FEET; THENCE NORTH 19°30'39" EAST, 569.08 FEET; THENCE NORTH 34°08'57" WEST, 310.59 FEET TO A POINT ON THE SOUTHEASTERLY LINE, AS MONUMENTED, OF THE PLAT OF "RESERVE PLANTATION PHASE I" AS RECORDED IN PLAT BOOK 24 PAGE 20, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THENCE DEPARTING AFORESAID EASTERLY LINE OF "RESERVE PLANTATION PHASE IIA", AS MONUMENTED, NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE, AS MONUMENTED, OF SAID PLAT OF "RESERVE PLANTATION PHASE I" THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 89°30'28" EAST, 228.95 FEET; THENCE NORTH 38°12'36" EAST, 300.00 FEET; THENCE NORTH 66°58'58" EAST, 354.34 FEET; THENCE NORTH 14°32'42" WEST, 112.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST TO WHICH A RADIAL LINE BEARS SOUTH 17°01'24" EAST, SAID CURVE HAVING A RADIUS OF 889.97 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.68 FEET, THROUGH A CENTRAL ANGLE OF 34°44'40"; THENCE NORTH 38°14'31" EAST, 312.04 FEET TO THE POINT OF INTERSECTION

WITH THE SOUTHERLY LINE OF A 300.00 FOOT INGRESS AND EGRESS EASEMENT KNOWN AS "RESERVE BOULEVARD", AND RECORDED IN D.R. BOOK 448 PAGES 2468 - 2472, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT BEING A POINT IN A CURVE CONCAVE TO THE SOUTHWEST, TO WHICH A RADIAL LINE BEARS NORTH 41°40'17" WEST,

THENCE DEPARTING SAID EASTERLY FLAT LINE AS MONUMENTED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.11 FEET THROUGH A CENTRAL ANGLE OF 00°00'00" TO THE SOUTHEASTERLY CORNER OF SAID INGRESS & EGRESS RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID "RESERVE BOULEVARD" AND ITS PROPOSED EXTENSION OF SAID "RESERVE BOULEVARD" THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 48°11'37" EAST, 270.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1035.97 FEET THROUGH A CENTRAL ANGLE OF 25°15'29"; THENCE SOUTH 22°56'00" EAST, 732.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,124.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 750.83 FEET THROUGH A CENTRAL ANGLE OF 38°16'24"; THENCE SOUTH 15°20'16" WEST, 434.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,300.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 762.03 FEET, THROUGH A CENTRAL ANGLE OF 33°33'08"; THENCE SOUTH 18°14'52" EAST, 784.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,034.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,268.96 FEET, THROUGH A CENTRAL ANGLE OF 70°15'23" TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF A PROPOSED 120.00 FOOT PUBLIC RIGHT-OF-WAY.

THENCE DEPARTING THE SOUTHERLY LINE OF SAID PROPOSED "RESERVE BOULEVARD" EXTENSION, SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PROPOSED PUBLIC RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 50°36'33" WEST, 65.02 FEET; THENCE SOUTH 10°23'21" WEST, 109.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 272.46 FEET, THROUGH A CENTRAL ANGLE OF 20°54'31"; THENCE SOUTH 10°31'10" EAST, 353.66 FEET TO A POINT OF CURVATURE OF A CURVE

CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.32 FEET THROUGH A CENTRAL ANGLE OF 06°39'37";

THENCE DEPARTING THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY NORTH 05°29'07" EAST, 794.83 FEET; THENCE SOUTH 00°51'34" EAST, 1,478.80 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF AFORESAID FLORIDA POWER AND LIGHT CO. RIGHT-OF-WAY AS RECORDED IN D.R. BOOK 120 PAGES 199 - 201, AND THE POINT OF

BEGINNING CONTAINING 796.63 ACRES MORE OR LESS.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL DESIGNATED AS UPLAND PRESERVATION AREA U-7

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF THE PLAT OF RESERVE PLANTATION PHASE I, AS RECORDED IN PLAT BOOK 24, PAGE 20, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 300 FOOT ROAD RIGHT-OF-WAY HEREINAFTER REFERRED TO AS RESERVE BOULEVARD, RECORDED IN OFFICIAL RECORDS BOOK 629, PAGE 2523, AND OFFICIAL RECORDS BOOK 637, PAGE 2993, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 48°11'37" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.54 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 37°39'52" WEST, 305.21 FEET; THENCE SOUTH 48°11'37" EAST, 248.13 FEET; THENCE NORTH 89°37'28" EAST, 167.80 FEET; THENCE SOUTH 44°14'20" EAST, 167.21 FEET; THENCE SOUTH 00°00'00" WEST, 162.54 FEET; THENCE SOUTH 45°00'00" WEST, 158.44 FEET; THENCE SOUTH 00°00'00" EAST, 277.19 FEET; THENCE SOUTH 44°59'47" WEST, 164.96 FEET; THENCE SOUTH 90°00'00" WEST, 165.69 FEET; THENCE NORTH 45°04'08" WEST, 165.50 FEET; THENCE NORTH 00°00'00" EAST, 171.67 FEET; THENCE NORTH 47°21'26" WEST, 652.64 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PLAT OF RESERVE PLANTATION PHASE I; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY PLAT LINE THE FOLLOWING COURSES AND DISTANCES.

THENCE NORTH 14°27'22" WEST, 112.08 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST TO WHICH A RADIAL LINE BEARS SOUTH 17°01'55" EAST, SAID CURVE HAVING A RADIUS OF 890.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 339.56 FEET THROUGH A CENTRAL ANGLE OF 34°44'09"; THENCE NORTH 38°13'56" EAST, 242.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.02 ACRES, MORE OR LESS.

AND

PARCEL 11

COMMERCIAL TRAIL 10-SOUTH, AS DESCRIBED IN A WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGES 2396 THROUGH 2397, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING WITHIN SECTIONS 26 AND 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING 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 O.R. 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 984.94 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 95.78 FEET TO THE INTERSECTION TO THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY, AS RECORDED IN O.R. 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 O.R. BOOK 120, PAGE 199 THROUGH 201, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 10,532.45 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED WESTERLY RIGHT-OF-WAY LINE 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 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 THE LAST REVISIONS ON 2-9-89, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°00'11" WEST ALONG SAID WESTERLY LINE OF THE FLORIDA POWER AND LIGHT COMPANY RIGHT-OF-WAY, A DISTANCE OF 214.46 FEET; THENCE NORTH 88°51'34" WEST, 1,478.88 FEET; THENCE SOUTH 85°25'09" WEST, 794.83 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF A PROPOSED 120.00 FOOT PUBLIC RIGHT-OF-WAY, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND TO WHICH A RADIAL LINE BEARS NORTH 78°08'28" EAST, SAID CURVE HAVING A RADIUS OF 1,060.00 FEET; THENCE NORTHWESTERLY ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.22 FEET THROUGH A CENTRAL ANGLE OF 06°39'37"; THENCE NORTH 19°31'10" WEST, 353.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 510.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 272.16 FEET, THROUGH A CENTRAL ANGLE OF 20°54'31"; THENCE NORTH 10°29'21" EAST, 109.29 FEET; THENCE NORTH 50°56'33" EAST, 67.02 FEET TO THE POINT OF INTERSECTION WITH THE

SOUTHERLY LINE OF THE PROPOSED EXTENSION OF "RESERVE BOULEVARD" SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST TO WHICH A RADIAL LINE BEARS SOUTH 01°26'19" WEST, SAID CURVE HAVING A RADIUS OF 1,034.87 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF THE PROPOSED PUBLIC RIGHT-OF-WAY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF THE SAID "RESERVE BOULEVARD" EXTENSION, A DISTANCE OF 28.96 FEET, THROUGH A CENTRAL ANGLE OF 01°36'11"; THENCE NORTH 89°53'33" EAST, ALONG THE SAID SOUTHERLY LINE OF SAID "RESERVE BOULEVARD" EXTENSION, A DISTANCE OF 561.92 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE - 95 INTERCHANGE PARCEL; THENCE SOUTHEASTERLY ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID INTERCHANGE PARCEL THE FOLLOWING COURSES AND DISTANCES:

THENCE CONTINUE NORTH 89°53'33" EAST, 300.00 FEET; THENCE SOUTH 00°06'27" EAST 64.23 FEET; THENCE SOUTH 86°06'27" EAST, 744.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 860.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 838.37 FEET, THROUGH A CENTRAL ANGLE OF 55°48'28" TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,338.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.45 FEET THROUGH A CENTRAL ANGLE OF 04°07'44" TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY RIGHT-OF-WAY AS RECORDED IN D.R. BOOK 120, PAGES 199 - 201 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

CONTAINING 39.46 ACRES, MORE OR LESS.

AND

PARCEL III

RESERVE BOULEVARD - SOUTHEASTERLY EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 629, PAGES 2523 THROUGH 2526, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A STRIP OF LAND, 300.00 FEET IN WIDTH, LOCATED IN SECTIONS 21, 22 AND 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS THE SOUTHEASTERLY EXTENSION OF "RESERVE BOULEVARD" RIGHT-OF-WAY, THE CENTERLINE OF WHICH IS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF THE PLAT OF "RESERVE PLANTATION PHASE I", AS RECORDED IN PLAT BOOK 24, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 36°13'36" EAST ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE SAID PLAT OF "RESERVE PLANTATION PHASE I";

1", AND ALONG THE NORTHWESTERLY LINE OF A PARTIAL ABANDONMENT RECORDED IN O.R. BOOK 629, PAGE 2519, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, OF THE "INGRESS, EGRESS, UTILITY AND LANDSCAPE EASEMENT", AS RECORDED IN O.R. BOOK 448, PAGE 2-160, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 150.28 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF SAID SOUTHEASTERLY EXTENSION OF "RESERVE BOULEVARD", ALSO BEING THE POINT OF BEGINNING OF SAID CENTERLINE;

SAID POINT BEING A POINT IN A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 4000.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 41°40'20" EAST; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID PROPOSED EASTERLY EXTENSION OF "RESERVE BOULEVARD" RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.37 FEET THROUGH A CENTRAL ANGLE OF 00°08'03"; THENCE SOUTH 48°11'37" EAST, 270.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1102.09 FEET, THROUGH A CENTRAL ANGLE OF 25°15'29"; THENCE SOUTH 22°56'08" EAST, 732.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1274.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 851.03 FEET THROUGH A CENTRAL ANGLE OF 38°16'24"; THENCE SOUTH 15°20'16" WEST, 434.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 674.11 FEET, THROUGH A CENTRAL ANGLE OF 33°35'08"; THENCE SOUTH 18°14'52" EAST, 784.39 FEET TO THE POINT OF TERMINATION.

BOUND IN THE NORTHWEST BY A NON-RADIAL LINE THAT BEARS SOUTH 38°13'56" WEST.
BOUNDED IN THE SOUTHEAST BY A LINE THAT BEARS NORTH 71°45'08" EAST.

CONTAINING 33.45 ACRES, MORE OR LESS.