

I hereby certify that this document is a true and correct copy of

City of Tamarac Ordinance No 2012-08 - 45 pages

the original of which is on file in City Hall.
WITNESS MY HAND AND OFFICIAL SEAL
OF THE CITY OF TAMARAC, FLORIDA.

This 30th day of April, 20 12.

CITY OF TAMARAC, FLORIDA
ORDINANCE NO. 2012- 08

[Signature]
Asst. City Clerk

AN ORDINANCE OF THE CITY OF TAMARAC, FLORIDA ESTABLISHING THE SABAL PALM COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, SPL Holdings, LLC, and SPL South Holdings, LLC (“SPL”), petitioned the City Commission of the City of Tamarac, Florida, to enact an ordinance establishing the Sabal Palm Community Development District (the “District”), pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the establishment of the District is not inconsistent with any applicable element or portion of the state or local government comprehensive plan; and

WHEREAS, the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; and

WHEREAS, the City Commission of the City of Tamarac finds that the District is the best method available to deliver community development services and facilities to the area served by the District, that the 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 that the area to be served by the District is amenable to governance by the District; and

WHEREAS, the City Commission of the City of Tamarac deems the establishment of the District to constitute a timely, efficient and effective way to deliver community development services to the area described, and therefore, to be in the best interests of the citizens and residents of the City.

(CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE
CITY OF TAMARAC, FLORIDA:**

SECTION 1: AUTHORITY FOR THIS ORDINANCE. The City of Tamarac, Florida (the "City"), is authorized to adopt this ordinance under the authority granted by the provisions of Chapters 166 and 190, Florida Statutes, as amended, and other applicable provisions of law.

SECTION 2: FINDINGS. It is hereby found and determined that:

- A. SPL owns property located wholly within the boundaries of the City.
- B. In December, 2011, SPL submitted to the City a petition (the "Petition") seeking the establishment of a community development district for the Property, more particularly described in **Composite Exhibit "A"** attached hereto (the "Property"), within the meaning of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), as a reasonable and appropriate method of providing the infrastructure to serve residents of the Property. The District would be known as the "Sabal Palm Community Development District", and the boundaries of the District would be coterminous with the boundaries of the Property.
- C. The City has conducted a public hearing on the Petition in accordance with the requirements of Section 190.005(1)(d) of the Florida Statutes and has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Florida Statutes, among other factors, and hereby finds that:
 1. All statements in the Petition have been found to be true and correct;
 2. The creation of the District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan;
 3. 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;
 4. The establishment and operation of the proposed District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
 5. 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
 6. The Property to comprise the District is amenable to separate special-district government.

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- D. The City now desires to grant the Petition and to establish the District, as more fully set forth herein.

SECTION 3. ESTABLISHMENT OF DISTRICT; NAME. The City hereby grants the Petition and establishes the District as a community development district within the meaning of the Act and as an independent special district within the meaning of Chapter 189, Florida Statutes. The name of the District shall be the "Sabal Palm Community Development District."

SECTION 4. EXTERNAL BOUNDARIES. The external boundaries of the District shall be as set forth in **Exhibit "B"** attached hereto, which is attached hereto and incorporated herein by reference.

SECTION 5. INITIAL MEMBERS OF BOARD OF SUPERVISORS. The five (5) persons to be the initial members of the Board of Supervisors of the District, each of whom is designated in the Petition, are as follows:

1. Donald David Deka, Jr.
16458 132nd Terrace N.
Jupiter, Florida 33478
2. Jose R. Milan
2820 S.W. 142nd Ave.
Miami, Florida 33175
3. Charles B. Morris, III
1200 West Avenue, Apt. 1416
Miami Beach, Florida 33139
4. Marvin J. Abarca, P.E.
8010 N.W. 186th Terrace
Miami, Florida 33015
5. Shellaine Ramkishun
6850 S.W/ 132nd Street
Pinecrest, Florida 33156

SECTION 6. CONSENT TO EXERCISE OF SPECIAL POWERS. In addition to the general and special powers which the District is authorized to exercise pursuant to sections 190.011 and 190.012(1), Florida Statutes, the City hereby consents to the exercise by the District of the special powers set forth in subsections (a) and (d) of section 190.012(2), Florida Statutes, which authorize the District to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for the following:

- (a) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses;

* * *

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(d) 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.

SECTION 7. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 8. If any clause, section or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and so not effecting the validity of the remaining portions or applications remaining in full force and effect.

SECTION 9. This Ordinance shall become effective immediately upon its passage and adoption.

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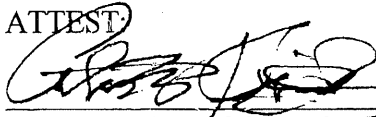
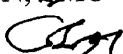
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PASSED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, THIS 28 DAY OF March, 2012.

PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS 25 DAY OF April, 2012.

BY: 
MAYOR BETH TALABISCO

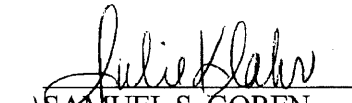
ATTEST


PETER RICHARDSON, CMC
CITY CLERK 

RECORD OF COMMISSION VOTE: First Reading

MAYOR TALABISCO	<u>yes</u>
DIST 1: COMM. BUSHNELL	<u>yes</u>
DIST 2: COMM. GOMEZ	<u>yes</u>
DIST 3: V/M GLASSER	<u>yes</u>
DIST 4: COMM. DRESSLER	<u>yes</u>

I HEREBY CERTIFY that
I have approved this
ORDINANCE as to form:


SAMUEL S. GOREN
CITY ATTORNEY

RECORD OF COMMISSION VOTE: Second Reading

MAYOR TALABISCO	<u>yes</u>
DIST 1: COMM. BUSHNELL	<u>yes</u>
DIST 2: COMM. GOMEZ	<u>yes</u>
DIST 3: V/M GLASSER	<u>yes</u>
DIST 4: COMM. DRESSLER	<u>absent</u>

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COMPOSITE EXHIBIT "A"

DESCRIPTION OF PROPERTY

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DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF SABAL PALM BY PRESTIGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 71 THROUGH 87, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 13, 14 AND 15 OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT 3 OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, "FORT LAUDERDALE TRUCK FARMS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°13'45" WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 60.01 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 87.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 44°41'35" WEST, A DISTANCE OF 49.03 FEET; THENCE NORTH 00°13'45" WEST, ALONG A LINE 53.00 FEET EAST OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1,220.65 FEET, TO A POINT 5.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 13; THENCE SOUTH 89°09'25" EAST, ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACTS 13, 14 AND 15 A DISTANCE OF 3,908.21 FEET, TO THE EAST LINE OF SAID TRACT 15; THENCE SOUTH 00°12'55" EAST ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 381.98 FEET; THENCE SOUTH 44°01'43" WEST, A DISTANCE OF 197.50 FEET; THENCE SOUTH 77°27'33" WEST, A DISTANCE OF 174.15 FEET; THENCE NORTH 78°34'08" WEST, A DISTANCE OF 369.90 FEET; THENCE SOUTH 52°55'08" WEST, A DISTANCE OF 276.97 FEET; THENCE SOUTH 27°01'40" WEST, A DISTANCE OF 358.82 FEET; THENCE SOUTH 39°57'13" WEST, A DISTANCE OF 684.60 FEET; THENCE NORTH 47°52'28" WEST, A DISTANCE OF 43.36 FEET; THENCE SOUTH 41°54'19" WEST, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 41°54'19" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,014.93 FEET, A CENTRAL ANGLE OF 41°03'44" AND AN ARC LENGTH OF 727.37 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 89°09'25" WEST, A DISTANCE OF 9.75 FEET; THENCE NORTH 00°50'35" EAST, A DISTANCE OF 603.00 FEET; THENCE NORTH 89°09'25" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°50'35" EAST, A DISTANCE OF 191.77 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 353.00 FEET; THENCE SOUTH 00°50'35" WEST, A DISTANCE OF 323.00 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 60°00'00" AND AN ARC LENGTH OF 324.63 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 59°09'25" EAST, A DISTANCE OF 293.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 116°26'13" AND AN ARC LENGTH OF 274.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 43°33'39" AND AN ARC LENGTH OF 547.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 220.00 FEET, A CENTRAL ANGLE OF 31°41'55" AND AN ARC LENGTH OF 121.71 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19°16'00" EAST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 198°25'25" AND AN ARC LENGTH OF 415.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°09'25" WEST ALONG A LINE 275.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACTS 13, 14 AND 15, A DISTANCE OF 2,210.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 234°18'53" AND AN ARC LENGTH OF 490.75 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 775.53 FEET; THENCE SOUTH 00°50'35" WEST, A DISTANCE OF 276.77 FEET; THENCE NORTH 89°09'25" WEST, A DISTANCE OF 509.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 51°49'54" AND AN ARC LENGTH 140.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39°00'41" WEST, A DISTANCE OF 162.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 38°10'06" AND AN ARC LENGTH OF 103.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°50'35" WEST, A DISTANCE OF 235.38 FEET, THE LAST TWENTY DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF "THE MAINLANDS OF TAMARAC LAKES 7th SECTION" RECORDED IN PLAT BOOK 68, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°09'25" WEST, ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 762.76 FEET TO THE POINT OF BEGINNING.

(CONTINUED)

SHEET 1 OF 4

**A PORTION OF
SABAL PALM BY PRESTIGE
(P.B. 178, PG. 71-87, B.C.R.)**

**D
GERCHAR, INC.**
SURVEYORS AND MAPPERS

12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • Fax: (954) 235-8584

DESCRIPTION

(CONTINUED)

LESS AND EXCEPT THEREFROM THE FOLLOWING:

A PORTION OF TRACT 13 OF SECTION 12, TOWNSHIP 49 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT "FORT LAUDERDALE TRUCK FARMS SUBDIVISION" RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00°13'45" WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 60.01 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 87.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 44°41'35" WEST, A DISTANCE OF 49.03 FEET; THENCE NORTH 00°13'45" WEST, ALONG A LINE 53.00 FEET EAST OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1,220.65 FEET, TO A POINT 5.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF TRACT 13 OF SAID SECTION 12, TOWNSHIP 49 SOUTH, RANGE 41 EAST; THENCE SOUTH 89°09'25" EAST, ALONG SAID LINE 5.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 600.00 FEET; THENCE SOUTH 00°13'45" EAST, A DISTANCE OF 334.48 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 61°33'50" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 57°19'51" AND AN ARC LENGTH OF 120.07 FEET (THE LAST DESCRIBED CURVE ALSO BEING THE WESTERLY LINE OF "THE MAINLANDS AT TAMARAC LAKES 7TH SECTION", AS RECORDED IN PLAT BOOK 68, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE SOUTH 00°13'45" EAST, A DISTANCE OF 805.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COMMERCIAL BOULEVARD; THENCE NORTH 89°09'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST COMMERCIAL BOULEVARD AND ALONG A LINE 60.00 FEET NORTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 565.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SABAL PALM BY PRESTIGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 71 THROUGH 87, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 4 AND 5 OF "FORT LAUDERDALE TRUCK FARMS SUBDIVISION" OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 89°09'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 375.06 FEET; THENCE SOUTH 00°13'00" EAST, A DISTANCE OF 67.01 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°13'00" EAST, A DISTANCE OF 1,345.52 FEET; THENCE SOUTH 89°47'00" WEST, A DISTANCE OF 325.00 FEET; THENCE SOUTH 00°13'00" EAST, ALONG A LINE 50.00 FEET EAST OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 960.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 50th STREET, AS SHOWN ON THE PLAT "THE MAINLANDS OF TAMARAC LAKES 6th SECTION", RECORDED IN PLAT BOOK 65, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 89°47'00" EAST, FROM THE LAST DESCRIBED POINT); THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°47'00" EAST, A DISTANCE OF 175.00 FEET; THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF N.W. 50th STREET; THENCE NORTH 00°13'00" WEST, A DISTANCE OF 505.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 212.06 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 89°47'00" EAST, A DISTANCE OF 265.00 FEET; THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH WESTERLY AND NORTHERLY BOUNDARY LINES OF BLOCK 118, OF SAID PLAT OF "THE MAINLANDS OF TAMARAC LAKES 6th SECTION"; THENCE NORTH 00°13'00" WEST, ALONG THE WESTERLY LINE OF LOT 1, BLOCK 118, OF SAID PLAT "THE MAINLANDS OF TAMARAC LAKES 6th SECTION" AND NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY LINE OF BLOCK 107 OF SAID PLAT "THE MAINLANDS OF TAMARAC LAKES 6th SECTION", A DISTANCE OF 1,549.41 FEET; THENCE NORTH 89°47'00" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°13'00" WEST, A DISTANCE OF 116.82 FEET; THENCE NORTH 44°41'13" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 89°09'25" WEST, ALONG A LINE 67.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 347.52 FEET TO THE POINT OF BEGINNING.

(CONTINUED)

SHEET 2 OF 4

**A PORTION OF
SABAL PALM BY PRESTIGE
(P.B. 178, PG. 71-87, B.C.R.)**

**D
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • Fax: (954) 255-8584

DESCRIPTION

(CONTINUED)

TOGETHER WITH THE FOLLOWING:

A PORTION OF SABAL PALM BY PRESTIGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 71 THROUGH 87, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 2, 3, 4, 5, 6 AND 12 OF "FORT LAUDERDALE TRUCK FARMS SUBDIVISION" OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 89°09'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 784.12 FEET; THENCE SOUTH 00°13'00" EAST, A DISTANCE OF 85.48 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°13'00" EAST, A DISTANCE OF 242.58 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 967.55 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 626.93 FEET, A CENTRAL ANGLE OF 50°36'05" AND AN ARC LENGTH OF 553.68 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 38°33'14" EAST, A DISTANCE OF 101.04 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 76°50'37" AND AN ARC LENGTH OF 194.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°17'30" WEST, A DISTANCE OF 2,596.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 35°56'40" AND AN ARC LENGTH OF 595.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36°15'32" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 230°17'12" AND AN ARC LENGTH 502.40 FEET, TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,150.00 FEET, A CENTRAL ANGLE OF 37°06'41" AND AN ARC LENGTH OF 744.87 FEET; THENCE NORTH 51°42'30" WEST, A DISTANCE OF 25.36 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 48°03'10" AND AN ARC LENGTH OF 436.11 FEET, THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF "THE MAINLANDS OF TAMARAC LAKES 6th SECTION", RECORDED IN PLAT BOOK 65, PAGE 46, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°47'00" WEST, A DISTANCE OF 175.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO THE POINT OF TANGENCY, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF N.W. 50th STREET, AS SHOWN ON SAID PLAT "THE MAINLANDS OF TAMARAC LAKES 6th SECTION"; THENCE SOUTH 00°13'00" EAST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 174.48 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 12; THENCE NORTH 89°15'42" WEST, ALONG THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°13'00" EAST, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1,320.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 12; THENCE SOUTH 89°15'42" EAST, ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 384.22 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS BEARS SOUTH 64°47'25" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,789.44 FEET, A CENTRAL ANGLE OF 13°04'55" AND AN ARC LENGTH OF 1,778.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 38°17'30" EAST, A DISTANCE OF 2,088.09 FEET, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY; THENCE NORTH 33°56'43" WEST, A DISTANCE OF 601.27 FEET; THENCE NORTH 41°54'19" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 41°54'19" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 887.93 FEET, A CENTRAL ANGLE OF 41°03'44" AND AN ARC LENGTH OF 636.35 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°09'25" WEST, ALONG A LINE 67.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 953.91 FEET; THENCE SOUTH 45°18'48" WEST, A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING, IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA, CONTAINING 109.03 ACRES MORE OR LESS.

NOTES:

Bearings called hereon are based on the Plat of THE MAINLANDS OF TAMARAC LAKES SEVENTH SECTION (P.B. 68, PAGE, 4, B.C.R.) and the Plat of THE MAINLANDS OF TAMARAC LAKES SIXTH SECTION (P.B. 65, PAGE, 46, B.C.R.).

SHEET 3 OF 4

**A PORTION OF
SABAL PALM BY PRESTIGE
(P.B. 178, PG. 71-87, B.C.R.)**

**D
G** ERCHAR, INC.
SURVEYORS AND MAPPERS

12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • Fax: (954) 255-8584

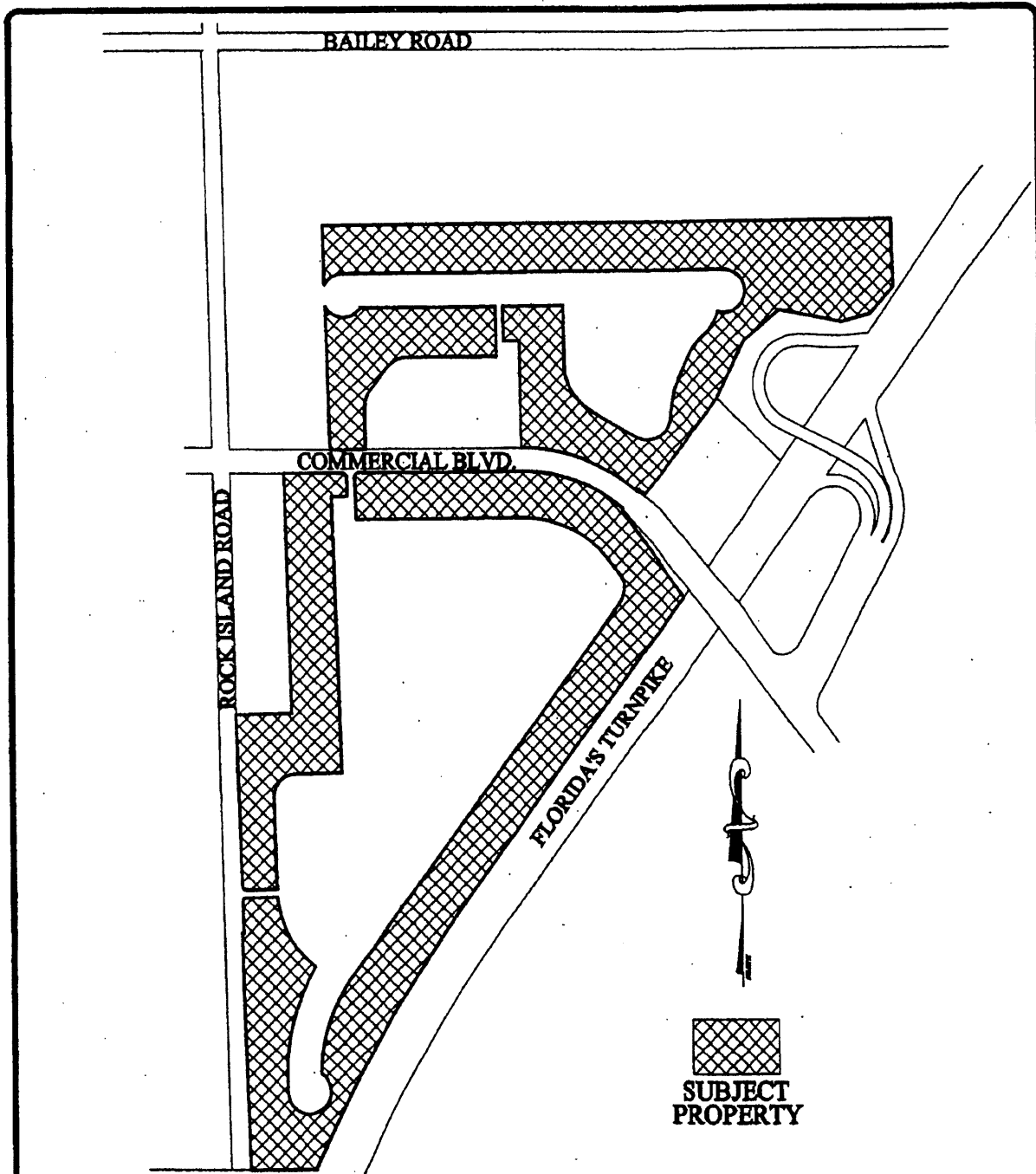
EXHIBIT "B"

EXTERNAL BOUNDARIES OF THE DISTRICT

(CODING: Words in ~~strike through~~ type are deletions from existing law;
Words in underlined type are additions.

SSG:JGH:SRW

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LOCATION SKETCH (NOT TO SCALE)

**A PORTION OF
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