

ORDINANCE NO. 86-163

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT ENCOMPASSING PORTIONS OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, PROVIDING FOR THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE NAME OF THE DISTRICT AS TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE

WHEREAS, the Florida Legislature has passed the Uniform Community Development District Act of 1980 (otherwise known as Chapter 190 Florida Statutes) to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, the Turtle Run Venture, a Florida Joint Venture, has petitioned the City of Coral Springs to grant the establishment of the Turtle Run Community Development District; and

WHEREAS, a public hearing has been conducted by the City Commission in accordance with the requirements and procedures of §190.005(1)(d) Florida Statutes; and

WHEREAS, the City Commission has considered the record of the public hearing and has decided that the establishment of the Turtle Run Community Development District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the City Commission finds that establishment of the Turtle Run Community Development District is in the best interests of all the citizens of the City of Coral Springs; now, therefore

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

Section 1. That the petition to establish the Turtle Run Community Development District is hereby granted.

Section 2. That the external boundaries of the District shall be as follows:

Northern Boundary - Wiles Road

DISTRIBUTED 12/9/86 TO:

D.C. Mgr, C. Attny, Asst, C. Attny,
Actg. Planning Dir., Public Wks Dir.,
Engr. Dir., Fin. Dir, Chief Gilbert,
Eldg. Dir., Comm. & Dev., Fire Page 1 of 2
Admin., Pks & Rec,

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Southern Boundary - Sample Rd. and the South section line of Section 13, Township 48 South, Range 41 East.

Eastern Boundary - State Road 7.

Western Boundary - the West section line of Section 13, Township 48 South, Range 41 East.

Section 3. That the initial members of the Board of

Supervisors shall be as follows:

1. William Douglas Pitts
Courtelis Company
1101 Brickel Avenue
Miami, Fl. 33131
2. Elias M. Vassilaros
Courtelis Company
1101 Brickell Avenue
Miami, Fl. 33131
3. Eugene Lozano, P.E.
CCL Consultants, Inc.
2200 Park Central Boulevard
N. Suite 100
Pompano Beach, Fl. 33064
4. Carlos A. Diaz, P.E.
Lennar Homes, Inc.
700 N.W. 107th Avenue
Miami, Fl. 33172
5. Nick Condorousis
Lennar Homes, Inc.
7600 Nob Hill Road
Tamarac, Fl. 33321

Section 4. That the name of the District shall be "Turtle Run Community Development District."

Section 5. Severability.

If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date.

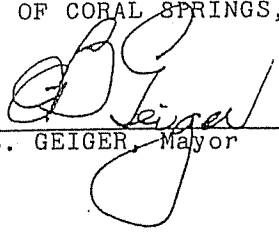
This ordinance shall become effective as provided by law.

PASSED FIRST READING the 18th day of November, 1986.

PUBLISHED the 22nd day of November, 1986.

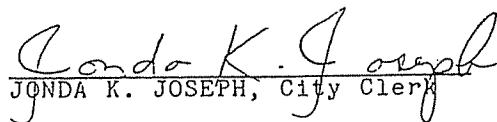
PASSED SECOND READING the 2nd day of December, 1986.

CITY OF CORAL SPRINGS, FLORIDA



O. B. GEIGER, Mayor

ATTEST:



JONDA K. JOSEPH, City Clerk

LEGAL DESCRIPTION.

PORTIONS OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 00°58'41" EAST ALONG THE WEST LINE OF SAID SECTION 13 FOR 86.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°01'46" EAST FOR 534.86 FEET, THENCE SOUTH 89°25'09" EAST FOR 385.01 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLES ROAD; THENCE SOUTH 00°34'23" WEST FOR 648.85 FEET; THENCE SOUTH 78°30'48" EAST FOR 115.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 74°43'49" FOR AN ARC DISTANCE OF 413.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°42'07" FOR AN ARC DISTANCE OF 41.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°00'44" WEST FOR 125.48 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 483.00 FEET, A CENTRAL ANGLE OF 18°40'37" FOR AN ARC DISTANCE OF 222.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°34'53" EAST FOR 250.00 FEET; THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE PARK AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5734 PAGE 991, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°25'09" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLES ROAD FOR 2816.67 FEET; THENCE SOUTH 01°00'17" EAST FOR 2541.03 FEET; THENCE SOUTH 01°00'29" EAST FOR 1494.71 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF U.S. 441/STATE ROAD NO. 7 AS DESCRIBED IN OFFICIAL RECORD BOOK 3450 PAGE 991, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89°25'09" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAMPLE ROAD FOR 20.01 FEET; THENCE NORTH 01°00'29" WEST FOR 147.64 FEET; THENCE NORTH 89°25'09" WEST FOR 147.64 FEET; THENCE SOUTH 01°00'29" EAST FOR 147.64 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE SIGN PANEL AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5734 PAGE 993, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89°25'09" WEST FOR 50.80 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 5784.30 FEET, A CENTRAL ANGLE OF 7°00'00", FOR AN ARC DISTANCE OF 704.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°34'51" WEST FOR 245.39 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5676.58 FEET, A CENTRAL ANGLE OF 07°00'00" FOR AN ARC DISTANCE OF 693.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°25'09" WEST FOR 1410.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1364.86 FEET, A CENTRAL ANGLE OF 20°59'27" FOR AN ARC DISTANCE OF 719.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°33'34" WEST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1293.92 FEET, A CENTRAL ANGLE OF 03°18'51" FOR AN ARC DISTANCE OF 74.84 FEET; THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE NORTH 00°58'41" WEST ALONG THE WEST LINE OF SAID SECTION 13 FOR 493.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE NORTH 89°25'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 3050.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 616.21 FEET; THENCE NORTH 06°29'10" WEST FOR 205.11 FEET; THENCE NORTH 39°29'09" WEST FOR 179.88 FEET; THENCE NORTH 00°30'50" EAST FOR 333.99 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 2°57'53" WEST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 03°32'44" FOR AN ARC DISTANCE OF 114.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°25'09" EAST FOR 642.12 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE SOUTH 00°30'51" WEST FOR 678.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 00°58'41" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 13 FOR 2050.04 FEET TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 15°48'09" EAST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1403.92 FEET, A CENTRAL ANGLE OF 04°36'26" FOR AN ARC DISTANCE OF 112.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°33'24" EAST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 10°10'54" FOR AN ARC DISTANCE OF 329.62 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE SOUTH 00°30'51" WEST FOR 644.27 FEET; THENCE NORTH 89°25'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 1263.10 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE DESCRIBED LANDS CONTAINING 502.732 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

I CERTIFY THAT THE LANDS SHOWN HEREON ARE THE SAME AS THOSE LANDS COVERED UNDER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY (COMMITMENT NO. SUPERSIDING 8814-242176)

2440513.LCI

S. SURVEYORS
ANNERS



C.C.L. CONSULTANTS, INC.
2700 PAMM CENTRAL BLVD., N. SUITE 100, POMPANO BEACH, FL 33064 (305) 874-3200
844 AZALEA LANE, VERO BEACH FL 32983 (305) 231-4137

TURTLE RUN

PROJECT NO. 2440