

**ORDINANCE NO. 2003-11  
CITY OF PALM COAST, FLORIDA**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA; PROVIDING FOR THE ADOPTION AND INCORPORATION BY REFERENCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY ORDINANCE 97-03 ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT NAMED THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT OVER CERTAIN LANDS DESCRIBED IN EXHIBIT "A" TO THE ORDINANCE; PROVIDING FOR THE INCORPORATION BY REFERENCE OF THE INTERLOCAL AGREEMENT BETWEEN FLAGLER COUNTY AND THE CITY OF PALM COAST REGARDING THE EXERCISE OF POWERS TO EXPAND THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE EXPANSION OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT TO INCLUDE CERTAIN LANDS DESCRIBED IN EXHIBIT "B" TO THIS ORDINANCE ("EXPANSION AREA"); PROVIDING FOR A SHORT TITLE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Palm Coast (the "City") was created by Chapter 99-448, *Laws of Florida* and incorporated on December 31, 1999, as amended by Chapter 2002-339, *Laws of Florida*; and

WHEREAS, the Grand Haven Community Development District (the "District") was established by Flagler County Ordinance No. 97-03 (the "County Ordinance") after consideration of a petition of establishment; and

WHEREAS, the District desires to expand to include additional property as described in Exhibit "B" attached hereto (the "Expansion Area") and, pursuant to Section 190.046, Florida Statutes, is required to submit such a petition of expansion to the County; and

I Hereby Certify This  
To Be A True And Correct  
Copy Of The Original  
Dated This 21st Day Of May, 2003

*C. M. L. ... + C. T. P. ...*

WHEREAS, all the property within the District and the proposed Expansion Area are within the city limits of the City, and the City is responsible for the land use planning and development activities associated with the District and the Expansion Area, pursuant to Chapters 163, 166 and 171, Florida Statutes, and other applicable law; and

WHEREAS, it is in the mutual interest of the City and the County (collectively, the "Local Governments") to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services; and

WHEREAS, the County and the City have entered into an Interlocal Agreement, adopted by the City on May 6, 2003 (the "Interlocal Agreement"), wherein the County assigned to the City, all of the County's rights, duties and obligations to review, consider and approve all statutory requirements of the County imposed by Section 190.046, Florida Statutes, to allow City to consider the Petition to Expand the Grand Haven Community Development District submitted by the Board of Supervisors of the District to the City on April 28, 2003 (the "Petition"); and

WHEREAS, the Expansion Area for the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the expansion of 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; and

WHEREAS, the proposed services and facilities to be provided by the District in the Expansion Area will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the Expansion Area that will be served by the District is amenable to becoming a part of the District's separate special-district government; and

WHEREAS, the City of Palm Coast has decided that the expansion of the Grand Haven Community Development District is the best alternative means to provide certain basic services to the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA:**

I Hereby Certify This  
To Be A True And Correct  
Copy Of The Original  
Dated This 21st Day Of May  
2003 CMH

**SECTION 1. EXPANSION OF THE DISTRICT.** A new section of the *Palm Coast City Code* is created to read as follows:

(a) **Findings:** The City Council of the City of Palm Coast hereby finds and determines the following:

1. all statements made in the Petition are true and correct; and
2. the expansion of the District is consistent with the local comprehensive plan; and
3. the Expansion Area of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
4. the expansion of 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; and
5. the proposed services and facilities to be provided by the District in the Expansion Area will be compatible with the capacity and uses of existing local and regional community development services and facilities; and
6. the Expansion Area that will be served by the District is amenable to becoming a part of the District's separate special-district government; and
7. that the expansion of the Grand Haven Community Development District is the best alternative means to provide certain basic services to the community; and
8. that it is in the best interest of the City, which owns a certain right-of-way parcel within the boundaries of the Expansion Area (as more particularly described in the "Consent and Joinder" of the City in the Petition), to execute the "Consent and Joinder" included in the Petition contemporaneously with the granting of the Petition.

(b) **Granting of the Petition for Expansion.** The Petition to Expand the Grand Haven Community Development District over the real property described in Exhibit "B" attached hereto, which was filed by the Grand Haven Community Development District on April 28, 2003, and which Petition is on file at the Planning Manager, City of Palm Coast, is hereby granted.

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2003

*CMH*

(c) Boundaries. The external boundaries of the District shall be expanded to include the Expansion Area.

(d) Name. The name of the District, as expanded, shall continue to be the "Grand Haven Community Development District."

(e) Purposes. The District, as expanded, is expanded for the purposes set forth in Chapter 190, Florida Statutes.

**SECTION 2. SHORT TITLE.** A new section of the *Palm Coast City Code* is created to read as follows:

**Short Title.**

This Ordinance shall be known and may be cited as "*The 2003 Expansion of the Grand Haven Community Development District.*"

**SECTION 3. SEVERABILITY.**

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of this Ordinance, which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are declared severable.

**SECTION 4. CODIFICATION.**

(a) This Ordinance shall be codified in the *Code of the City of Palm Coast.*

(b) The City's Code codifier is authorized to take appropriate actions to have liberal authority to codify the provisions of this Ordinance.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its enactment.

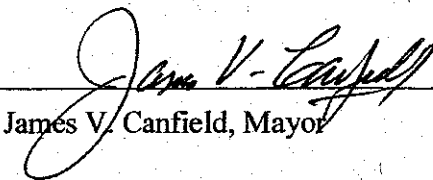
I Hereby Certify This  
To Be A True And Correct  
Copy Of The Original  
Dated This 21st Day Of May  
2003.  
CMA


**THIS ORDINANCE DULY PASSED** on first reading this 6<sup>th</sup> day of May 2003, by the City Council of the City of Palm Coast, Florida, at its Regular Meeting duly assembled.

**THIS ORDINANCE DULY PASSED AND ADOPTED** on second reading this 20<sup>th</sup> day of May 2003, by the City Council of the City of Palm Coast, Florida, at its Regular Meeting duly assembled.

CITY OF PALM COAST, FLORIDA

ATTEST:

  
James V. Canfield, Mayor

  
Clare M. Hoeni, Deputy City Clerk

I Hereby Certify This  
To Be A True And Correct  
Copy Of The Original  
Dated This 21<sup>st</sup> Day Of May  
2003

  
Clare M. Hoeni  
Deputy City Clerk

EXHIBIT "A"

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

PARCEL A

LEGAL DESCRIPTION

PART OF GOVERNMENT SECTIONS 15, 16, 22, 27 AND 48, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 15; THENCE SOUTH 01°02'33" EAST ALONG THE WEST LINE OF SAID GOVERNMENT SECTION 15, A DISTANCE OF 2298.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74°15'57" EAST LEAVING SAID WEST LINE, A DISTANCE OF 708.28 FEET; THENCE NORTH 16°13'06" EAST, A DISTANCE OF 2268.26 FEET; THENCE NORTH 67°18'30" EAST, A DISTANCE OF 132.93 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON A SURVEY BY TOMOKA ENGINEERING, DATED JUNE 6, 1995; THENCE ALONG SAID MEAN HIGH WATER LINE RUN THE FOLLOWING SIX COURSES: COURSE NO. 1) SOUTH 26°51'40" EAST, A DISTANCE OF 359.30 FEET; COURSE NO. 2) SOUTH 38°04'44" EAST, A DISTANCE OF 123.23 FEET; COURSE NO. 3) SOUTH 21°24'08" EAST, A DISTANCE OF 1172.88 FEET; COURSE NO. 4) SOUTH 30°39'43" EAST, A DISTANCE OF 162.75 FEET; COURSE NO. 5) SOUTH 22°30'52" EAST, A DISTANCE OF 3805.01 FEET; COURSE NO. 6) SOUTH 22°41'29" EAST, A DISTANCE OF 2624.91 FEET; THENCE SOUTH 89°06'31" WEST LEAVING SAID MEAN HIGH WATER LINE, A DISTANCE OF 599.75 FEET; THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 10°33'40" WEST, A DISTANCE OF 871.10 FEET; THENCE SOUTH 88°53'11" WEST, A DISTANCE OF 712.00 FEET; THENCE SOUTH 01°06'49" EAST, A DISTANCE OF 1070.00 FEET; THENCE NORTH 88°53'11" EAST, A DISTANCE OF 1332.00 FEET; THENCE SOUTH 01°06'49" EAST, A DISTANCE OF 1860.00 FEET; THENCE SOUTH 73°47'53" WEST ALONG A LINE TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE EXTENSION (A RIGHT OF WAY OF VARYING WIDTH), A DISTANCE OF 2702.77 FEET, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2197.00 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING SIX COURSES: COURSE NO. 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1381.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°55'25" WEST AND A CHORD DISTANCE OF 1358.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2) NORTH 10°05'32" EAST, A DISTANCE OF 1454.81 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2110.00 FEET; COURSE NO. 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1952.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°25'24" WEST AND A CHORD DISTANCE OF 1883.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4) NORTH 42°56'20" WEST, A DISTANCE OF 586.75 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2165.00 FEET; COURSE NO. 5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1156.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°37'56" WEST AND A CHORD DISTANCE OF 1143.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6) NORTH 12°19'31" WEST, A

EXHIBIT "A"

DISTANCE OF 1021.40 FEET; THENCE SOUTH 77°40'29" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; THENCE NORTH 12°19'31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.38 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 265.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°44'03" WEST AND A CHORD DISTANCE OF 265.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°08'36" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 541.59 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2060.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 498.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°04'10" WEST AND A CHORD DISTANCE OF 496.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°59'44" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 624.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1940.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 480.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°54'03" WEST AND A CHORD DISTANCE OF 479.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°48'22" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 517.99 FEET; THENCE NORTH 26°04'23" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 133.54 FEET; THENCE SOUTH 74°15'57" EAST, A DISTANCE OF 573.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 691.80 ACRES MORE OR LESS.

EXHIBIT "A"

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

PARCEL B

LEGAL DESCRIPTION

PART OF SECTIONS 21, 22 AND 27, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 88°53'11" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 429.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°42'45" WEST, A DISTANCE OF 4.14 FEET; THENCE NORTH 31°50'57" WEST, A DISTANCE OF 595.97 FEET; THENCE NORTH 33°13'43" EAST, A DISTANCE OF 104.34 FEET; THENCE NORTH 50°13'05" WEST, A DISTANCE OF 204.61 FEET; THENCE NORTH 21°41'22" WEST, A DISTANCE OF 328.77 FEET; THENCE NORTH 16°18'06" EAST, A DISTANCE OF 127.31 FEET; THENCE NORTH 14°14'22" WEST, A DISTANCE OF 341.84 FEET; THENCE NORTH 12°26'08" EAST, A DISTANCE OF 169.77 FEET; THENCE NORTH 58°00'31" EAST, A DISTANCE OF 264.79 FEET; THENCE NORTH 12°01'18" EAST, A DISTANCE OF 450.50 FEET; THENCE SOUTH 75°24'27" EAST, A DISTANCE OF 456.33 FEET; THENCE SOUTH 06°29'14" EAST, A DISTANCE OF 242.67 FEET; THENCE SOUTH 72°06'55" EAST, A DISTANCE OF 137.31 FEET; THENCE SOUTH 01°41'47" EAST, A DISTANCE OF 105.65 FEET; THENCE SOUTH 34°00'48" WEST, A DISTANCE OF 87.11 FEET; THENCE SOUTH 09°12'39" WEST, A DISTANCE OF 246.69 FEET; THENCE SOUTH 19°43'25" WEST, A DISTANCE OF 81.62 FEET; THENCE SOUTH 48°25'12" WEST, A DISTANCE OF 260.39 FEET; THENCE SOUTH 39°04'03" EAST, A DISTANCE OF 102.04 FEET; THENCE NORTH 53°53'03" EAST, A DISTANCE OF 178.61 FEET; THENCE NORTH 03°31'47" EAST, A DISTANCE OF 129.80 FEET; THENCE NORTH 32°53'58" EAST, A DISTANCE OF 62.31 FEET; THENCE NORTH 66°36'35" EAST, A DISTANCE OF 159.00 FEET; THENCE NORTH 16°43'11" EAST, A DISTANCE OF 138.07 FEET; THENCE SOUTH 58°51'09" EAST, A DISTANCE OF 246.16 FEET; THENCE SOUTH 26°58'14" WEST, A DISTANCE OF 455.74 FEET; THENCE SOUTH 17°53'37" WEST, A DISTANCE OF 195.99 FEET; THENCE SOUTH 29°16'54" WEST, A DISTANCE OF 535.90 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 420.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30°54'57" EAST AND A CHORD DISTANCE OF 347.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°53'11" EAST ALONG A LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF A 15.00 FOOT WIDE PEDESTRIAN AND BIKE PATH EASEMENT BY OFFICIAL RECORDS BOOK 474, PAGE 820 OF THE PUBLIC RECORD OF SAID COUNTY, A DISTANCE OF 527.23 FEET; THENCE SOUTH 10°05'32" WEST ALONG SAID WESTERLY EASEMENT LINE, A DISTANCE OF 343.50 FEET; THENCE NORTH 75°30'00" WEST LEAVING SAID EASEMENT LINE, A DISTANCE OF 59.16 FEET; THENCE NORTH 19°42'53" EAST, A DISTANCE OF 40.68 FEET; THENCE SOUTH 87°43'12" WEST, A DISTANCE OF 210.59 FEET; THENCE SOUTH 57°33'16" WEST, A DISTANCE OF 458.03 FEET; THENCE NORTH 60°38'42" WEST, A DISTANCE OF 233.55 FEET; THENCE NORTH 52°45'41" EAST, A DISTANCE OF 121.63 FEET; THENCE NORTH 16°42'45" WEST, A DISTANCE OF 269.25 FEET TO THE POINT OF BEGINNING

CONTAINING 42.37 ACRES MORE OR LESS.



EXHIBIT "A"

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

PARCEL "C"

LEGAL DESCRIPTION

PART OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°51'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 930.96 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED NORTH PARK ROAD (A PROPOSED 60 FOOT RIGHT-OF-WAY); THENCE NORTH 30°57'08" EAST LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 580.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 170.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°31'47" EAST AND A CHORD DISTANCE OF 169.90 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 65°09'24" EAST (SOUTH 65°07'51" EAST BY DEED), LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 561.48 FEET; THENCE NORTH 23°11'06" EAST, A DISTANCE OF 1138.46 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY (A 500 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 66°48'54" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 480.85 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°45'53" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 808.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 22°41'29" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 599.09 FEET; THENCE SOUTH 16°13'06" WEST LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2268.26 FEET; THENCE NORTH 74°15'57" WEST, A DISTANCE OF 1281.61 FEET; THENCE SOUTH 26°04'23" WEST, A DISTANCE OF 133.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE EXTENSION (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 06°48'22" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.77 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 521.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°28'23" WEST AND A CHORD DISTANCE OF 518.28 FEET TO A POINT ON SAID CURVE, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID PROPOSED NORTH PARK ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING SEVENTEEN COURSES: COURSE NO. 1) NORTH 45°44'06" EAST, A DISTANCE OF 37.44 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; COURSE NO. 2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN

EXHIBIT "A"

ARC DISTANCE OF 100.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°43'20" EAST AND A CHORD DISTANCE OF 94.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3) THENCE NORTH 26°17'26" WEST, A DISTANCE OF 96.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 410.00 FEET; COURSE NO. 4) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 283.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°28'08" WEST AND A CHORD DISTANCE OF 278.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5) THENCE NORTH 13°21'10" EAST, A DISTANCE OF 81.84 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; COURSE NO. 6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°22'28" WEST AND A CHORD DISTANCE OF 200.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 7) THENCE NORTH 22°06'06" WEST, A DISTANCE OF 58.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1030.00 FEET; COURSE NO. 8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°53'02" WEST AND A CHORD DISTANCE OF 64.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9) THENCE NORTH 25°39'58" WEST, A DISTANCE OF 429.21 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 270.00 FEET; COURSE NO. 10) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°43'21" WEST AND A CHORD DISTANCE OF 27.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11) THENCE NORTH 19°46'43" WEST, A DISTANCE OF 88.68 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 52.00 FEET; COURSE NO. 12) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°32'57" EAST AND A CHORD DISTANCE OF 36.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13) THENCE NORTH 20°52'37" EAST, A DISTANCE OF 24.16 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 430.00 FEET; COURSE NO. 14) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°31'19" EAST AND A CHORD DISTANCE OF 124.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 15) THENCE NORTH 04°10'00" EAST, A DISTANCE OF 40.75 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 290.00 FEET; COURSE NO. 16) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 135.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°33'34" EAST AND A CHORD DISTANCE OF 134.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 17) THENCE NORTH 30°57'08" EAST, A DISTANCE OF 35.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.71 ACRES MORE OR LESS.

S:\SHARON\LEGAL\GRANDHVN\PS08\BNDY

EXHIBIT "A"

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

PARCEL D

LEGAL DESCRIPTION

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 88°10'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 27 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE EXTENSION (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 1482.62 FEET; THENCE NORTH 18°24'09" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1106.83 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2387.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE; AN ARC DISTANCE OF 1452.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 35°50'04" WEST AND A CHORD DISTANCE OF 1430.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°15'58" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 294.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°15'58" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 197.21 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2197.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1047.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°36'09" WEST AND A CHORD DISTANCE OF 1037.93 FEET; THENCE NORTH 73°47'53" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2702.77 FEET; THENCE NORTH 01°06'49" WEST, A DISTANCE OF 1860.00 FEET; THENCE SOUTH 88°53'11" WEST, A DISTANCE OF 1332.00 FEET; THENCE NORTH 01°06'49" WEST, A DISTANCE OF 1070.00 FEET; THENCE NORTH 88°53'11" EAST, A DISTANCE OF 712.00 FEET; THENCE NORTH 10°33'40" EAST, A DISTANCE OF 871.10 FEET; THENCE NORTH 68°00'00" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°06'31" EAST, A DISTANCE OF 410.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY (A 500 FOOT RIGHT-OF-WAY); THENCE SOUTH 22°41'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 162.84 FEET; THENCE SOUTH 46°36'29" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE; A DISTANCE OF 836.68 FEET; THENCE SOUTH 11°17'51" EAST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF A COUNTY PARK, A DISTANCE OF 774.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED SOUTH PARK ROAD (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH PARK ROAD RUN THE FOLLOWING THIRTEEN COURSES: COURSE NO. 1) SOUTH 82°14'59" WEST, A DISTANCE OF 247.62 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET; COURSE NO. 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 297.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39°35'03" WEST AND A CHORD DISTANCE OF 271.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3) SOUTH

EXHIBIT "A"

03°04'52" EAST; A DISTANCE OF 1035.54 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 450.00 FEET COURSE NO. 4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN DISTANCE OF 147.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°27'57" EAST AND A CHORD DISTANCE OF 146.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5) SOUTH 21°51'02" EAST, A DISTANCE OF 205.91 FEET; COURSE NO. 6) SOUTH 68°08'58" WEST, A DISTANCE OF 35.00 FEET; COURSE NO. 7) SOUTH 21°51'02" EAST, A DISTANCE OF 149.51 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 665.00 FEET; COURSE NO. 8) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°30'12" EAST AND A CHORD DISTANCE OF 216.01 FEET TO A POINT ON SAID CURVE; COURSE NO. 9) NORTH 86°50'38" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 690.00 FEET; COURSE NO. 10) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 949.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°17'08" WEST AND A CHORD DISTANCE OF 876.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 11) SOUTH 75°43'39" WEST, A DISTANCE OF 835.01 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1500.00 FEET; COURSE NO. 12) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1124.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54°15'11" WEST AND A CHORD DISTANCE OF 1098.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13) SOUTH 32°46'44" EAST, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.94 ACRES MORE OR LESS.

EXHIBIT "B"

**LEGAL DESCRIPTION  
OF EXPANSION AREA**

GRAND HAVEN PARCEL 505

A PART OF SECTIONS 16, 17, 21, 42 AND 48, TOWNSHIP 11 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PART OF SUBDIVISION MAP BERNARD MEADOWS SECTION - 81 AS RECORDED IN MAP BOOK 23, PAGE 23 OF THE PUBLIC RECORDS OF SAID COUNTY AND A PART OF THE SUBDIVISION OF BERNARD MEADOWS SECTION 81M, AS RECORDED IN MAP BOOK 27, PAGE 60 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 80 OF SAID PLAT BERNARD MEADOWS SECTION - 81M; THENCE NORTH 26°00'00" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OAK TRAIL BOULEVARD (AN 80.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 64°00'00" EAST ALONG THE SOUTHERLY LINE OF BLOCK 87, SAID PLAT AND ITS EXTENSION THEREOF, A DISTANCE OF 425.00 FEET; THENCE NORTH 26°00'00" WEST, A DISTANCE OF 859.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 680.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 336.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°49'27" WEST AND A CHORD DISTANCE OF 333.06 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 87°38'54" EAST, A DISTANCE OF 237.44 FEET; THENCE NORTH 61°30'01" EAST, A DISTANCE OF 158.08 FEET; THENCE NORTH 25°44'16" WEST, A DISTANCE OF 374.65 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 505A; THENCE NORTH 61°30'00" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 524.31 FEET; THENCE NORTH 08°13'48" EAST, CONTINUING ALONG AN EASTERLY LINE OF SAID PARCEL 505A TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 15.00 FOOT WIDE COLBERT LANE BIKE PATH RIGHT-OF-WAY BEING A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1639.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 255.39 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING OF SOUTH 66°33'01" EAST AND A CHORD DISTANCE OF 255.13 FEET TO A POINT ON SAID CURVE AND A POINT ON POND E; THENCE SOUTH 18°39'50" WEST, A DISTANCE OF 112.58 FEET; THENCE

SOUTH 72°43'51" EAST, A DISTANCE OF 33.63 FEET; THENCE NORTH 76°59'06" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 18°02'18" EAST, A DISTANCE OF 93.44 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF AND A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1639.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 351.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 79°34'00" EAST AND A CHORD DISTANCE OF 361.08 FEET TO A POINT ON SAID CURVE AND A POINT ON POND F; THENCE SOUTH 02°38'48" WEST, A DISTANCE OF 123.69 FEET; THENCE SOUTH 88°01'34" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 01°19'32" EAST, A DISTANCE OF 122.55 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1639.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 352.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°48'11" EAST AND A CHORD DISTANCE OF 352.02 FEET TO A POINT ON SAID CURVE AND A POINT ON POND G; THENCE SOUTH 10°57'04" EAST, A DISTANCE OF 126.79 FEET; THENCE NORTH 78°51'08" EAST, A DISTANCE OF 60.94 FEET; THENCE NORTH 10°16'19" WEST, A DISTANCE OF 127.13 FEET TO A POINT ON THE RIGHT-OF-WAY LINE AND A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1639.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 358.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°11'35" EAST AND A CHORD DISTANCE OF 357.54 FEET TO A POINT ON SAID CURVE AND A POINT ON POND H; THENCE SOUTH 27°21'21" EAST, A DISTANCE OF 116.41 FEET; THENCE NORTH 62°52'56" EAST, A DISTANCE OF 65.27 FEET; THENCE NORTH 27°45'32" WEST, A DISTANCE OF 115.34 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 63°03'38" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 333.71 FEET TO A POINT ON POND I; THENCE SOUTH 25°34'18" EAST, A DISTANCE OF 32.33 FEET; THENCE NORTH 64°13'10" EAST, A DISTANCE OF 53.46 FEET; THENCE NORTH 23°51'00" WEST, A DISTANCE OF 33.45 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 63°03'38" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 363.38 FEET TO A POINT ON POND J; THENCE SOUTH 18°47'24" EAST, A DISTANCE OF 110.94

FEET; THENCE NORTH 67°43'35" EAST, A DISTANCE OF 61.72 FEET; THENCE NORTH 18°51'38" WEST, A DISTANCE OF 116.00 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 63°03'38" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 127.04 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 184.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 65°48'17" EAST AND A CHORD DISTANCE OF 184.34 FEET TO A POINT ON SAID CURVE AND A POINT ON POND K; THENCE SOUTH 17°41'25" EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 75°52'12" EAST, A DISTANCE OF 65.80 FEET; THENCE NORTH 20°09'08" WEST, A DISTANCE OF 44.91 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°18'56" EAST AND A CHORD DISTANCE OF 57.71 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 45°56'21" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 334.20 FEET; THENCE SOUTH 21°17'54" EAST, A DISTANCE OF 187.00 FEET; THENCE SOUTH 58°35'11" EAST, A DISTANCE OF 254.69 FEET; THENCE SOUTH 39°18'25" EAST, A DISTANCE OF 235.89 FEET; THENCE SOUTH 18°37'46" EAST, A DISTANCE OF 297.68 FEET; THENCE SOUTH 59°32'23" EAST, A DISTANCE OF 212.76 FEET; THENCE SOUTH 22°46'29" EAST, A DISTANCE OF 350.93 FEET; THENCE SOUTH 19°36'23" EAST, A DISTANCE OF 357.96 FEET; THENCE SOUTH 27°26'21" WEST, A DISTANCE OF 455.18 FEET; THENCE SOUTH 27°59'07" EAST, A DISTANCE OF 183.32 FEET; THENCE SOUTH 27°59'03" EAST, A DISTANCE OF 293.45 FEET; THENCE SOUTH 65°24'15" WEST, A DISTANCE OF 164.04 FEET; THENCE SOUTH 00°06'00" EAST, A DISTANCE OF 327.26 FEET; THENCE NORTH 89°53'38" WEST, A DISTANCE OF 889.47 FEET; THENCE SOUTH 31° 07' 01" WEST, A DISTANCE OF 1485.39 FEET; THENCE SOUTH 16° 28' 04" WEST, A DISTANCE OF 397.93 FEET; THENCE SOUTH 64°41'17" WEST, A DISTANCE OF 710.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 48; THENCE NORTH 25°18'43" WEST ALONG SAID SECTION LINE, A DISTANCE OF 208.36 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 48; THENCE NORTH 25°44'16" WEST



ALONG THE WEST LINE OF SECTION 16, 17 AND 21, A DISTANCE OF 2004.38 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 64°00'00" WEST, A DISTANCE OF 441.10 FEET; THENCE NORTH 26°00'00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 64°00'00" WEST, A DISTANCE OF 300.00 FEET TO A POINT AT THE EASTERLY CORNER OF LOT 3, BLOCK 80 SAID BERNARD MEADOWS SECTION - 81M; THENCE NORTH 26°00'00" WEST ALONG SAID BLOCK 80, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 80; THENCE SOUTH 64°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 80, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 297.53 ACRES MORE OR LESS.

**EXHIBIT 2**

**2B. Legal Description of Expansion Property:**

**(ii) Parcel 532**

CDD ANNEXATION  
PART OF PARCEL 532 AT GRAND HAVEN

PART OF SECTIONS 9 AND 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH  $01^{\circ}02'33''$  EAST, A DISTANCE OF 2298.35 FEET; THENCE NORTH  $74^{\circ}15'57''$  WEST, A DISTANCE OF 573.34 FEET; THENCE SOUTH  $26^{\circ}08'05''$  WEST, A DISTANCE OF 133.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE EXTENSION (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH  $06^{\circ}48'22''$  WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.51 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 535.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $17^{\circ}11'02''$  WEST AND A CHORD DISTANCE OF 532.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 428.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $36^{\circ}54'10''$  WEST AND A CHORD DISTANCE OF 426.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $43^{\circ}40'44''$  WEST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.11 FEET; THENCE NORTH  $39^{\circ}55'11''$  WEST, A DISTANCE OF 94.57 FEET; THENCE NORTH  $37^{\circ}04'14''$  WEST, A DISTANCE OF 496.01 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $32^{\circ}46'22''$  WEST AND A CHORD DISTANCE OF 14.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 28°28'39" WEST, A DISTANCE OF 142.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 237.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 14°53'39" WEST AND A CHORD DISTANCE OF 234.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°18'41" WEST, A DISTANCE OF 135.89 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 01°30'33" EAST AND A CHORD DISTANCE OF 49.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°19'46" EAST, A DISTANCE OF 160.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°44'30" EAST AND A CHORD DISTANCE OF 52.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°09'15" EAST, A DISTANCE OF 227.87 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 110.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°52'43" EAST AND A CHORD DISTANCE OF 35.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°36'12" EAST, A DISTANCE OF 60.87 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE NORTH 89°50'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 114.96 FEET; THENCE NORTH 24°52'09" EAST LEAVING SAID NORTH LINE, A DISTANCE OF 60.02 FEET; THENCE NORTH 68°38'43" EAST, A DISTANCE OF 199.28 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PARK ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW

ESTABLISHED); SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 215.00 FEET; THENCE NORTHEASTERLY LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°15'57" EAST AND A CHORD DISTANCE OF 106.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH PARK ROAD, AND A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 580.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 163.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°51'47" WEST AND A CHORD DISTANCE OF 163.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°57'09" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 135.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°33'33" WEST AND A CHORD DISTANCE OF 134.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°10'00" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.75 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°31'19" WEST AND A CHORD DISTANCE OF 124.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°52'39" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.16 FEET TO A POINT OF CURVE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS

OF 52.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 36.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°32'55" WEST AND A CHORD DISTANCE OF 36.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°46'43" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 88.68 FEET TO A POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°43'23" EAST AND A CHORD DISTANCE OF 27.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°39'57" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 429.21 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°53'03" EAST AND A CHORD DISTANCE OF 64.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°06'06" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 204.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°22'29" EAST, AND A CHORD DISTANCE OF 200.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°21'12" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.84 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS

OF 410.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID  
EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE,  
AN ARC DISTANCE OF 283.68 FEET, SAID ARC BEING SUBTENDED BY A  
CHORD BEARING OF SOUTH 06°28'08" EAST, AND A CHORD DISTANCE OF  
278.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  
SOUTH 26°17'27" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-  
WAY LINE, A DISTANCE OF 96.92 FEET TO THE POINT OF CURVE OF A  
CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE  
SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE  
AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 100.57  
FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  
09°43'21" WEST, AND A CHORD DISTANCE OF 94.07 FEET TO THE POINT  
OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°44'05" WEST  
CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE  
OF 37.44 FEET TO THE POINT OF BEGINNING.  
CONTAINING 19.62 ACRES MORE OR LESS.