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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(A)

(Public Hearing 6-4-13)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: May 21, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Ordinance granting petition of Majorca Isles Community Development District to amend the boundaries of the district established by Ordinance No. 07-13

Ordinance No. 13-46

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

R. A. Cuevas, Jr.
County Attorney

RAC/jls

/

Memorandum

MIAMI-DADE COUNTY

Date: June 4, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Granting Petition of Majorca Isles Community Development District to Amend the Boundaries of the District Established By Ordinance No. 07-13

The proposed ordinance grants petition to amend the boundaries of the Majorca Isles Community Development District. Implementation of this ordinance will not have a fiscal impact to the County.

Alina T. Hudak
Deputy Mayor

Fis6213

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MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(A)
6-4-13

ORDINANCE NO. 13-46

ORDINANCE GRANTING PETITION OF MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT" OR "PETITIONER") TO AMEND THE BOUNDARIES OF THE DISTRICT ESTABLISHED BY ORDINANCE NO. 07-13; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, at its meeting of July 27, 2005, the City of Miami Gardens ("City") adopted Resolution No. 2005-111-288 approving the creation of the Majorca Isles Community Development District; and

WHEREAS, at its meeting of February 6, 2007, the Board of County Commissioners of Miami-Dade County adopted Ordinance No. 07-13, establishing the Majorca Isles Community Development District ("District" or "Petitioner") and providing for specific boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District may petition and the Board of County Commissioners has the authority to expand the boundaries of a community development district within its jurisdiction; and

WHEREAS, at its meeting of October 5, 2011, the City of Miami Gardens adopted Resolution No. 2011-168-1561-Z-112 expressing its support of the petition to expand the boundaries of the Majorca Isles Community Development Districts; and

WHEREAS, a public hearing has been conducted by the Miami-Dade County Board of County Commissioners in accordance with the requirements and procedures of Sections 190.005(2)(b) and 190.046(1), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Updated Petition to Amend the Boundaries of the Majorca Isles Community Development District are true and correct; and

WHEREAS, the expansion of the District boundaries is not inconsistent with any applicable element or portion of the State or City's comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land to be included in the expansion of the District boundaries is sufficiently compact and sufficiently contiguous to the existing District boundaries as be developable as one functional interrelated community; and

WHEREAS, the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

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

WHEREAS, the area that will be served by the amended District, as the boundaries of the District are expanded, is amenable to separate special-district government; and

WHEREAS, the owner of the property that is to be added to the District and developed and served by the community development services and facilities provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential lots or units within the expansion area with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

WHEREAS, the City of Miami Gardens has consented to the expansion of the District boundaries within the municipal limits subject to certain conditions that the petitioner shall have to satisfy; and

WHEREAS, based on the written consent of the City of Miami Gardens and having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Updated Petition to Amend the Boundaries of the Majorca Isles Community Development District to include the real property described in the petition attached hereto, which was filed by the District on November 17, 2011, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit A to the Ordinance.

Section 3. The external boundaries of the District as amended are sufficiently contiguous, and shall be depicted on the location map and legal description attached hereto and incorporated herein as Exhibit B to the Ordinance.

Section 4. The external boundaries of the District as amended shall be as depicted on the location map attached hereto and incorporated herein as Exhibit C to the Ordinance.

Section 5. The current members of the Board of Supervisors are as follows:

K. Karl Albertson

Vernita Nelson

Joyce Villar

Rafael Roca

Mike Gambino

Section 6. The name of the amended District shall remain "Majorca Isles Community Development District."

Section 7. Notwithstanding any power granted to the Majorca Isles Community Development District pursuant to this Ordinance or Ordinance No. 07-13, neither the District nor any real or personal property or revenue in the District shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 8. Except to expand the boundaries of the District as provided herein, this Ordinance does not affect, amend or modify Ordinance No. 07-13.

Section 9. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 10. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code of Miami-Dade County.

Section 11. This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: June 4, 2013

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Gerald T. Heffernan

Prime Sponsor: Commissioner Barbara J. Jordan

OPINION OF TITLE

TO: MIAMI-DADE COUNTY, a political subdivision of the State of Florida

With the understanding that this opinion of title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for execution of an agreement covering the real property hereinafter described, it is hereby certified that I have examined the complete Owner's Title Insurance Policy Number FA-35-0994560 issued by First American Title Insurance Company and title updates: covering the period from the BEGINNING to March 18, A.D. 2013, at 6:24 P.M. inclusive, of the following described real property:

SEE EXHIBIT "A"

Basing my opinion on said complete title policy and title updates covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in: D. R. Horton, Inc., a Delaware corporation.

Subject to the following liens, encumbrances, and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmens' liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

See Exhibit "B" attached hereto and made a part hereof.

None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted, this 4th day of April, 2013

Juan E. Rodriguez, Esquire
Florida Bar No. 0616461
80 S.W. 8th Street, Suite 2550
Miami, Florida 33130
(305) 379-1681

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EXHIBIT "A"

A PORTION OF THE EAST HALF OF T. 51S. R. 41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S 88° 45' 47" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 2650.11 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 86° 56' 56" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1726.26 FEET; THENCE S 01° 14' 13" E FOR 45.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501); (1) THENCE N 88° 45' 47" E FOR 160.75 FEET; (2) THENCE N 83° 03' 09" E FOR 502.49 FEET; (3) THENCE N 88° 45' 47" E FOR 112.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; (1) THENCE S 01° 14' 13" E FOR 56.21 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG AN 800.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11° 01' 28" FOR AN ARC DISTANCE OF 153.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 22' 02" FOR AN ARC DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET; (1) THENCE SOUTHWESTERLY ALONG AN 1125.92 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09° 42' 48" FOR AN ARC DISTANCE OF 190.88 FEET TO A POINT OF TANGENCY; (2) THENCE S 87° 49' 10" W FOR 130.24 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 520.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 24' 17" FOR AN ARC DISTANCE OF 403.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, S 89° 34' 25" W FOR 396.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "COUNTY LINE ROAD TURNPIKE ENTRANCE" AS SHOWN ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87018-2501, BEING A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N 00° 25' 35" W, THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID "COUNTY LINE ROAD TURNPIKE ENTRANCE"; (1) THENCE NORTHEASTERLY AND NORTHERLY ALONG A 278.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 48' 38" FOR AN ARC DISTANCE OF 440.61 FEET TO A POINT OF TANGENCY; (2) THENCE N 01° 14' 13" W FOR 127.59 FEET TO THE POINT OF BEGINNING.

N/K/A TRACT "A" WALDEN COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 163, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"

1. Drainage reservation contained in Deed from the Trustees if the Internal Improvement Fund, recorded in Deed Book 46, Page 240; as affected by conveyance to the Board of Commissioners of Everglades Drainage District recorded in Deed Book 3185, Page 221; and by conveyance to Central and Southern Florida Flood Control District recorded in Deed Book 3502, Page 552, as affected by Release of Canal Reservation recorded in Official Records Book 23975, Page 2709.

2. Oil, gas and mineral reservations contained in Deed from the Trustees of the Internal Improvement Fund recorded in Deed Book 3686, Page 138. Note: The right of entry and exploration has been released pursuant to § 270.11, F. S.

3. Terms and conditions of the Agreement for Water Distribution Facilities and Service between Miami-Dade Water and Sewer Authority and Turf Communities, Inc., recorded in Book 8702, Page 1155; as amended by Addendum Number One recorded in Book 12811, Page 3117.

4. Unity of Title recorded in Book 10685, Page 1043.

5. Terms and conditions of the Agreement among Home Federal Savings and Loan Association; Florida Communities, a Florida joint venture, consisting of Sentinel Homes, Inc., and Zaremba Florida Co.; and the Board of County Commissioners of Metropolitan Dade County, recorded in Book 10685, Page 1047; as modified by Modification to Agreement recorded in Book 11212, Page 1631; Second Modification to Agreement recorded in Book 14980, Page 3154; and Third Modification to Agreement recorded in Book 18218, Page 3322.

6. Declaration of Restrictions recorded in Book 18862, Page 1863.

7. Terms and conditions of the Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and County Line Properties, Inc., recorded in Book 19062, Page 806; as amended by Addendum Number One recorded in Book 20309, Page 2368.

8. Ordinance No. 02-179 by the Board of County Commissioners of Miami-Dade County. Creating and establishing the Lakes of Tuscany Phase One Street Lighting Special Taxing District, recorded in Book 20782, Page 2249; together with Resolution No. R-1097-02 recorded in Book 20782, Page 2860.

9. Easement granted to Florida Power & Light Company by instrument recorded in Book 21467, Page 910.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALDEN COMMERCIAL, as recorded in Plat Book 163, Page(s) 88, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

11. Declaration of Master Association Covenants, Easements and Restrictions for Majorca Isles recorded in Official Records Book 24378, Page 2858, as amended by Amendment Declaration of Master Association Covenants, Easements and Restrictions recorded in Official Records Book 24471, Page 1824.

12. Agreement for Water and Sanitary Sewage Facilities Between Miami-Dade County and D. R. Horton, Inc. recorded in Officials Records Book 24718, Page 610.

13. Agreement for Water and Sanitary Sewage Facilities Between Miami-Dade County and D. R. Horton, Inc. recorded in Officials Records Book 28328, Page 1171.

14. Notice of Commencement recorded in Official Records Book 28526, Page 115.

All in the Public Records of Miami-Dade County, Florida.

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"EXHIBIT A to the Ordinance"

PETITION TO AMEND THE BOUNDARIES MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

Dated: November 17, 2011

BEFORE THE CITY OF MIAMI GARDENS CITY COUNCIL
AND THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

PETITION TO AMEND THE BOUNDARIES OF
THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

INDEX

PETITION FOR ORDINANCE

Exhibit 1	General Location Map
Exhibit 2	Current Metes and Bounds Description
Exhibit 3	Expansion Parcel Metes and Bounds Description
Exhibit 4	Metes and Bounds of the Expanded District
Exhibit 5	Landowner Consent
Exhibit 6	Resolution 2007-08, Approving the Boundary Amendment
Exhibit 7	Future Land Use Plan and Site and Development Plan
Exhibit 8	Proposed Facilities Chart and Estimated Costs Chart
Exhibit 9	Statement of Estimated Regulatory Costs

PROPOSED COVENANT

Exhibit A	Proposed Declaration of Restrictive Covenants for Expansion Parcel

Majorca Isles

Community Development District

Miami – Dade County – Ordinance
Established February 16, 2007

Current Board of Supervisors

I. **K. Karl Albertson, Chairman**
1245 S. Military Trail, Suite 100
Deerfield Beach Florida 33442
Phone: 954-949-3000 Ext. 2872
E-mail: kkalbertson@drhorton.com

Mr. Albertson serves as Chairman of the Majorca Isles CDD. He was originally elected during a landowner election in 2007 and reelected during a landowner election in 2012. His current term expires November 2016. Mr. Albertson is currently employed by the landowner D.R. Horton as a Land Acquisition Manager.

II. **Vernita Nelson, Vice Chair**
1683 NW 193 Street
Miami Gardens FL 33169
Phone: 305-622-8008
E-mail: vnelson@miamigardens-fl.gov

Ms. Nelson serves as Vice-Chairman of the Majorca Isles CDD. She was appointed to fill a vacancy in July 2012. Her current term expires November 2014. Ms. Nelson is currently employed by the City of Miami Gardens as the Assistant City Manager.

III. **Joyce Villar, Assistant Secretary**
1245 S. Military Trail, Suite 100
Deerfield Beach, FL 33442
Phone: 954-949-3000 Ext. 2850
E-mail: jvillar@drhorton.com

Ms. Villar serves as one of the Assistant Secretaries of the Majorca Isles CDD. She was originally appointed to fill a vacancy in January 2009, and reelected during a landowner election in 2012. Her current term expires November 2016. Ms. Villar is currently employed by the landowner D.R. Horton as an Operations Manager.

IV. **Rafael Roca, Assistant Secretary**
1245 S. Military Trail, Suite 100
Deerfield Beach, FL 33442
Phone: 954-949-3000 ext 2816
E-mail: rroca@drhorton.com

Mr. Roca serves as one of the Assistant Secretaries of the Majorca Isles CDD. He was originally elected during a landowner election in 2007, and by a general election in 2010. His current term expires November 2014. Mr. Roca is currently employed by the landowner D.R. Horton as a Division President.

V. **Mike Gambino, Assistant Secretary**
1050 NW 163 Drive
Miami Gardens, Fl. 33169
Phone: 305-622-8039
E-mail: mgambino@miamigardens-fl.gov

Mr. Gambino serves as one of the Assistant Secretaries of the Majorca Isles CDD. He was originally appointed in October 2008, and elected during a landowner election in 2012. His current term expires November 2014. Mr. Gambino is currently employed by the City of Miami Gardens in the Public Works Department as the Floodplain Administrator.

BEFORE THE CITY OF MIAMI GARDENS CITY COUNCIL
AND THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

UPDATED PETITION TO AMEND THE BOUNDARIES OF
THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

Petitioner, the Majorca Isles Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 07-13, and located entirely within the boundaries of the City of Miami Gardens, Florida (hereafter "District"), previously, in June 2007, petitioned the City of Miami Gardens and the Miami-Dade County Board of County Commissioners, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically section 190.046, Florida Statutes, to adopt an amendment to Ordinance No. 07-13 to expand the boundaries of the District by approximately 6.4 acres. In update of its original petition, the District states:

1. Location and Size. The District is located entirely within the City of Miami Gardens, Florida ("City"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 53.95 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. A sketch and metes and bounds description for the lands to be added to the District (the "Expansion Parcel") is set forth in **Exhibit 3**. A diagram and metes and bounds description of the external boundaries of the District incorporating the requested amendment is set forth in **Exhibit 4** (the "Expanded District"). The Expanded District meets the acreage requirements of Section 190.046(1)(f)2., F.S. After expansion, the District will encompass a total of approximately 60.35 acres. There are no parcels within the Expanded District that are to be excluded from the District.

2. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action by the Board of Supervisors of the District constitutes consent for all other lands pursuant to section 190.046(1)(e), F.S. See **Exhibit 6** - Resolution 2007-08.

3. Future Land Uses. The future land use designation of land contained within the Expanded District is low density residential. The future general distribution, location, and extent of public and private land uses proposed for the Expanded District is in compliance with the future land use plan element of the City of Miami Gardens Comprehensive Development Master Plan as shown on **Composite Exhibit 7**. Expansion of the District in the manner proposed is consistent with the adopted City of Miami Gardens Comprehensive Development Master Plan. A site and development plan for the Expansion Parcel is also included in Exhibit 7.

4. District facilities and services. The District presently intends to construct, acquire or install the improvements or provide facilities or services to the Expansion Parcel described in more detail in **Exhibit 8** which sets forth, based on available data, the estimated construction costs of the facilities that the District presently plans to fund. Improvements are expected to be constructed approximately from February 2012 through June 2012. Actual construction timetables and expenditures may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interests rates and market conditions. No facilities or services are currently provided by the District to the Expansion Parcel.

5. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541,

Florida Statutes. The SERC is based upon data available at the time the petition was filed. The data and methodology used in preparing the SERC accompany it.

6. This petition to expand the Majorca Isles Community Development District should be granted for the following reasons:

a. Amendment of the District's boundaries and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the effective local Comprehensive Plan.

b. The area of land within the Expanded District is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Expanded District will prevent the general body of taxpayers in the City and County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Expanded District. The District is the best alternative for delivering community development services and facilities to the Expansion Parcels without imposing an additional burden on the general population of the local general-purpose government. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District as amended is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Miami Gardens, Florida and the Board of County Commissioners of Miami-Dade County to:

a. the City adopt a resolution in support of expanding the boundaries of the District pursuant to Chapter 190, Florida Statutes;

b. the County schedule a public hearing on an ordinance amendment in accordance with the requirements of Section 190.046(1)(c), Florida Statutes;

c. the County grant the petition and amend Ordinance No. 07-13 to expand the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 2nd day of September, 2011.

HOPPING GREEN & SAMS, P.A.

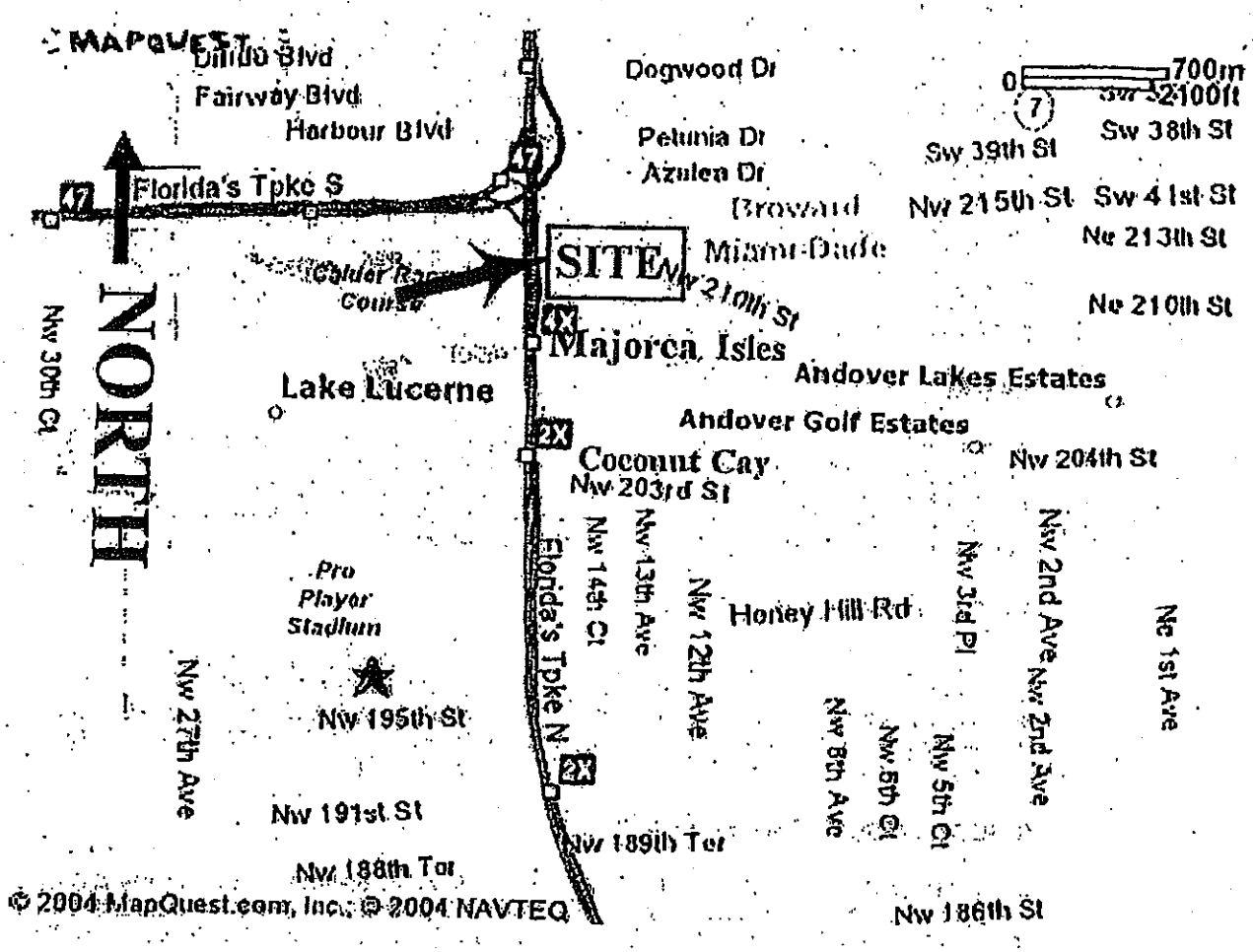
By:_____

Michael C. Eckert
Florida Bar No. 0080314
Sarah M. Doar
Florida Bar No. 0040935
119 South Monroe Street, Ste 300
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

District Counsel for Petitioner
Majorca Isles Community Development District

EXHIBIT 1

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
GENERAL LOCATION OF THE PROJECT



MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "B" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "B")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THE FOLLOWING (8) EIGHT COURSES BEING ALONG THE RIGHT OF WAY LINE OF N.W. 14TH PLACE AS SHOWN ON SAID LAKES OF TUSCANY PHASE ONE; (1) THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 246°36'36" FOR AN ARC DISTANCE OF 271.16 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG SAID 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°27'06" FOR AN ARC DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE; (5) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°43'04" FOR AN ARC DISTANCE OF 19.08 FEET TO A POINT OF COMPOUND CURVATURE; (6) THENCE NORTHWESTERLY ALONG A 380.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'13" FOR AN ARC DISTANCE OF 204.19 FEET TO A POINT OF COMPOUND CURVATURE; (7) THENCE NORTHEASTERLY ALONG A 2844.79 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°02'41" FOR AN ARC DISTANCE OF 1044.89 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE NORTHEASTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°10'31" FOR AN ARC DISTANCE OF 651.72 FEET TO A POINT OF TANGENCY; (9) THENCE N87°49'10"E FOR 20.24 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S00°20'21"E; THE FOLLOWING (5) FIVE COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (1) THENCE SOUTHWESTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°25'06" FOR AN ARC DISTANCE OF 452.96 FEET; (2) THENCE S77°53'40"E NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE FOR 841.13 FEET; (3) THENCE S20°16'57"E FOR 245.00 FEET; (4) THENCE S45°29'23"W FOR 1238.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS N66°15'32"E FROM SAID POINT ON CURVE; (5) THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°42'45" FOR AN ARC DISTANCE OF 186.69 FEET TO THE POINT OF BEGINNING

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FAX: (305) 823-3773

I HEREBY CERTIFY THAT THE SECTION AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. NEWMAN, P.L.S. FLA. No. 4600
STATE OF FLORIDA
For the Firm

THIS IS SHEET [illegible] OF 27 SHEETS AND IS NOT [illegible] UNLESS ACCOMPANIED BY REMAINING SHEETS.

EXHIBIT 2

21

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "F" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "F")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID CURVE NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133°56'28" FOR AN ARC DISTANCE OF 147.28 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N36°32'47"E; THE FOLLOWING (6) SIX COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°20'49" FOR AN ARC DISTANCE OF 278.64 FEET TO A POINT OF TANGENCY; (2) THENCE N82°11'58"E FOR 339.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 413.64 FEET TO A POINT OF TANGENCY (4) THENCE S67°48'02"E FOR 90.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 1233.24 FEET THROUGH A CENTRAL ANGLE OF 20°30'00" FOR AN ARC DISTANCE OF 441.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (6) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 2824.79 FEET THROUGH A CENTRAL ANGLE OF 03°22'38" FOR AN ARC DISTANCE OF 166.50 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 38.80 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET; THENCE N03°02'35"W for 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

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Miami Lakes, FL 33016
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Fax: (305) 823-3732

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. NEWMAN, P.L.S. No. 3312
State of Florida
For the Firm

THIS IS SHEET 7 OF 22 SHEETS. AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "G" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "G")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT AND THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (4) THENCE S02°19'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND, FOR 137.93 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID TRACT "A", WALDEN POND, AND BEING ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 597.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE ALSO CONCAVE NORTHWESTERLY; (6) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 03°35'34" FOR AN ARC DISTANCE OF 182.15 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A" WALDEN POND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 6°32'28" FOR AN ARC DISTANCE OF 331.62 FEET TO A NON-TANGENT LINE; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 42.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS N03°07'49"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 2862.79 FEET THROUGH A CENTRAL ANGLE OF 10°07'32" FOR AN ARC DISTANCE OF 505.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 418.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF TANGENCY; THENCE N02°19'19"E FOR 137.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 9TH COURT, WALDEN POND; THENCE S87°40'41"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 42.00 FEET TO THE POINT OF BEGINNING.

23

TRI-COUNTY ENGINEERING, INC.
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Fax (305) 821-3772

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John W. Newman P.S.M. #4611
State of Florida
for the firm

THIS IS SHEET [illegible] OF [illegible] SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "H" LEGAL DESCRIPTION

EXHIBIT "A"
DATE DEC. 2004

DESCRIPTION: (TRACT "H")

A PORTION OF THE EAST 1/2 OF T.51S. R41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE N02°33'03"W ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648 AT PAGE 1247 FOR 42.00 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00 FOR AN ARC DISTANCE OF 48.69 TO A POINT OF TANGENCY; THENCE N03°02'35"W FOR 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET TO A POINT OF TANGENCY; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, ALONG A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE 19.17 FEET TO A POINT OF CUSP; THE FOLLOWING THREE (3) COURSES BEING ALONG THE RIGHT OF WAY LINE OF NW 14 PLACE AS SHOWN ON SAID PLAT OF LAKES OF TUSCANY PHASE ONE, (1) THENCE NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°36'28" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A 440.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°47'11" FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S47°20'06"W; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°09'37" FOR AN ARC DISTANCE OF 34.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 150.00 FOOT RADIUS CURVE, LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°01'44" FOR AN ARC DISTANCE OF 149.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°29'26" FOR AN ARC DISTANCE OF 19.28 FEET TO A POINT OF TANGENCY; THENCE S03°02'35"E FOR 100.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET TO POINT OF TANGENCY; THENCE S86°57'25"W FOR 508.29 FEET; THENCE S53°17'59"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" OF LAKES OF TUSCANY PHASE ONE FOR 73.92 FEET TO THE POINT OF BEGINNING.

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I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. NEWMAN, P.L.S. No. 4149
State of Florida
For The Firm

THIS IS SHEET 12 OF 32 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

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MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "I" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "I")

A PORTION OF SECTION 35 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 1, AT PAGE 118 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE N87°26'57"E ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ¼ FOR A DISTANCE OF 415.69 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE; THENCE N02°31'06"W ALONG THE SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE N87°26'55"E ALONG A LINE 220.00 FEET NORTH WITH AND PARALLEL TO THE SOUTH LINE OF THE N.W. ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2480.09 FEET; THENCE N02°33'30"W FOR A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N02°33'30"W FOR A DISTANCE OF 137.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 346.00 FEET AND A CENTRAL ANGLE OF 25°25'05", FOR AN ARC DISTANCE OF 153.30 FEET; THENCE N02°26'58"W FOR A DISTANCE OF 71.71 FEET; THENCE N56°13'50"E FOR A DISTANCE OF 599.00 FEET; THENCE N74°33'45"E FOR A DISTANCE OF 362.38 FEET TO A NON-TANGENT POINT OF A CIRCULAR CURVE, SAID POINT BEARS N83°00'11"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 591.00 FEET AND A CENTRAL ANGLE OF 04°19'46", FOR AN ARC DISTANCE OF 44.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°24'42", FOR AN ARC DISTANCE OF 26.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 150°45'26", FOR AN ARC DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY; THENCE S87°40'41"E FOR A DISTANCE OF 21.00; THENCE S02°19'19"W FOR A DISTANCE OF 137.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 418.00 FEET AND A CENTRAL ANGLE OF 74°25'20, FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2862.79 FEET AND A CENTRAL ANGLE OF 10°07'31", FOR AN ARC DISTANCE OF 505.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINS 10.23 ACRES MORE OR LESS.

TRI-COUNTY ENGINEERING, INC.
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Miami Lakes, FL 33016
Ph. [illegible]
Fax [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST O[illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible] P.S.[illegible]
State of Florida
For The Firm

THIS IS SHEET [illegible] SHEETS AND IS NOT VAL[illegible] ACCOMPANIED BY THE REMAINING SHEETS.

25

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "J" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2001

DESCRIPTION: (TRACT "J")

A PORTION OF THE EAST 1/2 OF T. 51S. R.41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S88°45'47"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 1868.82 FEET; THENCE S01°31'40"E FOR 99.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS; THENCE CONTINUE S01°31'40"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 112.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY TO THE RIGHT ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY BEING ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.14 FEET THROUGH A CENTRAL ANGLE OF 44°45'30" FOR AN ARC DISTANCE OF 37.61 FEET TO A POINT OF TANGENCY; THENCE S43°13'50"W ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY FOR 13.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N06°48'44"E FROM SAID POINT ON CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, HAVING A RADIUS OF 1001.74 FEET THROUGH A CENTRAL ANGLE OF 03°03'38" FOR AN ARC DISTANCE OF 53.51 FEET TO A POINT ON THE TERMINUS OF SAID STREET; THENCE S09°52'22"W RADIAL TO THE PREVIOUS AND NEXT DESCRIBED COURSES AND BEING ALONG SAID TERMINUS OF SAID STREET FOR 80.00 FEET TO A POINT ON A CIRCULAR CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 214TH STREET; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE NORTHERLY LINE OF TRACT "B", COUNTY LINE TOWER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (1) THENCE NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1081.74 FEET THROUGH A CENTRAL ANGLE OF 03°01'41" FOR 57.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1869.86 FEET THROUGH A CENTRAL ANGLE OF 10°26'22" FOR AN ARC DISTANCE OF 340.69 FEET TO A POINT OF TANGENCY; (3) THENCE N87°32'19"W FOR 461.92 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1105.92 FEET THROUGH A CENTRAL ANGLE OF 26°56'40" FOR AN ARC DISTANCE OF 520.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1185.92 FEET THROUGH A CENTRAL ANGLE OF 05°45'31" FOR AN ARC DISTANCE OF 119.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS N70°33'32"E FROM SAID POINT, SAID POINT BEING ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET THROUGH A CENTRAL ANGLE OF 18°12'15" FOR AN ARC DISTANCE OF 222.41 FEET TO A POINT OF TANGENCY; (2) THENCE N01°14'13"W FOR 56.21 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET ALSO KNOWN AS COUNTY LINE ROAD, STATE ROAD NO. 852 AND S.W. 41 STREET IN BROWARD COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; (1) THENCE N88°45'47"E FOR 365.68 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHERLY; (2) THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7589.44 FEET THROUGH A CENTRAL ANGLE OF 03°41'54" FOR AN ARC DISTANCE OF 489.88 FEET TO A POINT OF TANGENCY; (3) THENCE S87°32'19"E FOR 281.87 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7689.44 FEET THROUGH A CENTRAL ANGLE OF 03°11'03" FOR AN ARC DISTANCE OF 427.32 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: EB-0706, AA-3977, LB-6557 State of Florida
1722 NW 124 St.
Miami Fla. FL 33016
Ph: (305) 620-3737
Fax: (305) 623-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN ON THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT.

John W. Newman P.S.M. No. [illegible]
State of Florida
For the Firm

THIS IS SHEET 17 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK 1, LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 1)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PORTION OF LAND; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE S02°33'03"E ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648, PAGE 1247 FOR 119.64 FEET; THENCE S87°26'51"W ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 35 AND SAID NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 2280.80 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: LS 6706, AA-2777, LS 6507 State of Florida
7729 NW 146 St.
Miami Lakes, FL 33016
Phone (305) 823-3737
Fax (305) 823-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST [illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible] P.L.S. [illegible]
State of Florida
For the Firm

THIS IS SHEET [illegible] 12 SHEETS AND IS NOT VA[illegible] ACCOMPANIED BY [illegible] SHEETS

27

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK "2" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 2)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S87°26'51"W ALONG THE NORTHERLY LINE OF THE CANAL RIGHT OF WAY FOR 330.69 FEET; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 120.25 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N03°07'19"W; THENCE NORTHEASTERLY ALONG A 2904.79 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°32'28" FOR AN ARC DISTANCE OF 331.62 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 142.44 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: LB-6106 AA-2777, LB-6307 State of Florida
772 NW 1st St.
Miami Lakes, FL 33016
Phone (305) 823-3737
Fax (305) 823-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John W. Newman, P.L.S. No. [illegible]
State of Florida
For The Firm

THIS IS SHEET 22 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF T. 51S. R. 41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S 88° 45' 47" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 2650.11 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 86° 56' 56" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1726.26 FEET; THENCE S 01° 14' 13" E FOR 45.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501); (1) THENCE N 88° 45' 47" E FOR 160.75 FEET; (2) THENCE N 83° 03' 09" E FOR 502.49 FEET; (3) THENCE N 88° 45' 47" E FOR 112.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; (1) THENCE S 01° 14' 13" E FOR 56.21 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG AN 800.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11° 01' 28" FOR AN ARC DISTANCE OF 153.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 22' 02" FOR AN ARC DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET; (1) THENCE SOUTHWESTERLY ALONG AN 1125.92 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09° 42' 48" FOR AN ARC DISTANCE OF 190.88 FEET TO A POINT OF TANGENCY; (2) THENCE S 87° 49' 10" W FOR 130.24 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 520.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 24' 17" FOR AN ARC DISTANCE OF 403.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, S 89° 34' 25" W FOR 396.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "COUNTY LINE ROAD TURNPIKE ENTRANCE" AS SHOWN ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87018-2501, BEING A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N 00° 25' 35" W, THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID "COUNTY LINE ROAD TURNPIKE ENTRANCE"; (1) THENCE NORTHEASTERLY AND NORTHERLY ALONG A 278.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 48' 38" FOR AN ARC DISTANCE OF 440.61 FEET TO A POINT OF TANGENCY; (2) THENCE N 01° 14' 13" W FOR 127.59 FEET TO THE POINT OF BEGINNING.

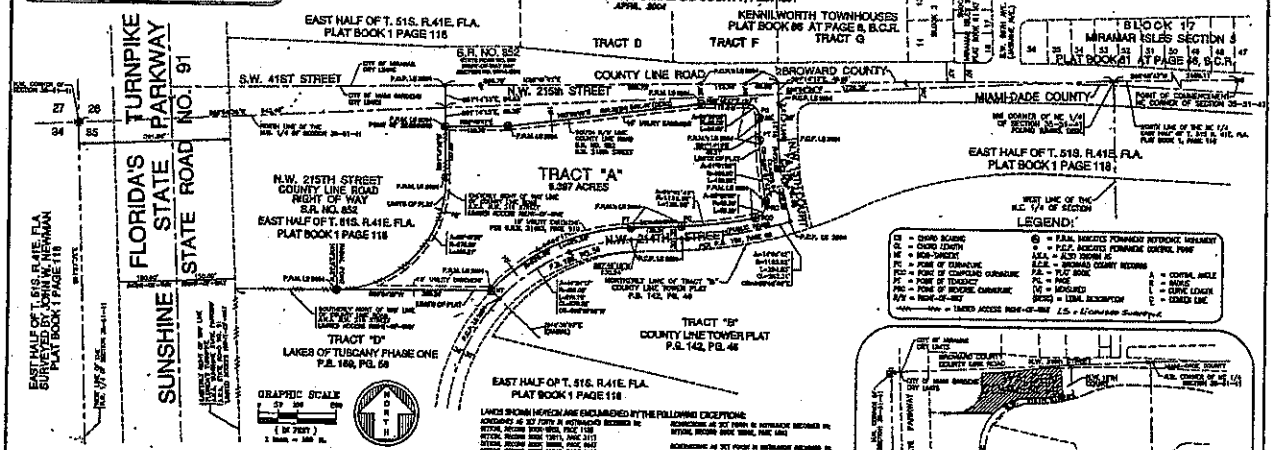
N/K/A TRACT "A" WALDEN COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 163, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WALDEN COMMERCIAL

A REPLAT OF A PORTION OF WEST 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST
"EAST HALF OF T. 51 S R. 41 E. FLA." SURVEYED BY JOHN W. NEWMAN (PLAT BOOK 1, PAGE 118)
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA
APRIL 2004

P.B. 163, PG. 88
SHEET 1 OF 1

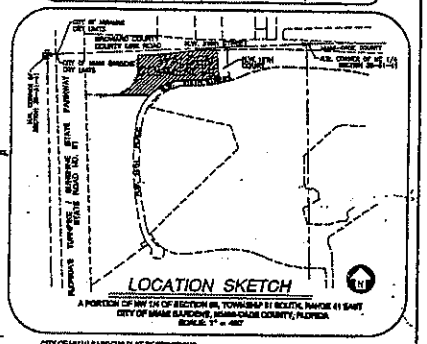
PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS



LEGEND:

CB = CHORD BEARING	⊕ = F.D.O. MIAMI-DADE FERNANDEZ ROTHROCK MONUMENT
CL = CHORD LENGTH	⊕ = P.C.P. MIAMI-DADE FERNANDEZ CONTROL POINT
RC = RADIAL CURVE	A.R.A. = ACRE SQUARE AC.
PC = POINT OF CURVATURE	B.C.R. = BROWARD COUNTY RECORDS
PCC = POINT OF COMPOUND CURVATURE	P.B. = PLAT BOOK
PT = POINT OF TANGENCY	P.G. = PAGE
PRC = POINT OF REVERSE CURVATURE	(M) = MEASURED
R/W = RIGHT-OF-WAY	(BCR) = LEGAL DESCRIPTION
▲▲▲ = LIMITED ACCESS RIGHT-OF-WAY	

A = CENTRAL ANGLE
R = RADIUS
L = CURVE LENGTH
C = CHORD LINE



KNOW ALL MEN BY THESE PRESENTS:

LEGAL DESCRIPTION:

IN WITNESS WHEREOF:

COUNTY LINE PROPERTIES, INC., A FLORIDA CORPORATION

WORLDWIDE INVESTMENT GROUP, INC., A FLORIDA CORPORATION

ACKNOWLEDGMENT:
STATE OF FLORIDA }
COUNTY OF DADE }

ACKNOWLEDGMENT:
STATE OF FLORIDA }
COUNTY OF DADE }

MIAMI-DADE COUNTY APPROVALS:

RECORDING STATEMENT:

LANDS SHOWN HEREON ARE ENCUMBERED BY THE FOLLOWING EXCEPTIONS:

CITY OF MIAMI GARDENS:

CITY OF MIAMI GARDENS PLAT RESTRICTIONS:

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

OWNERS PLAT RESTRICTIONS:

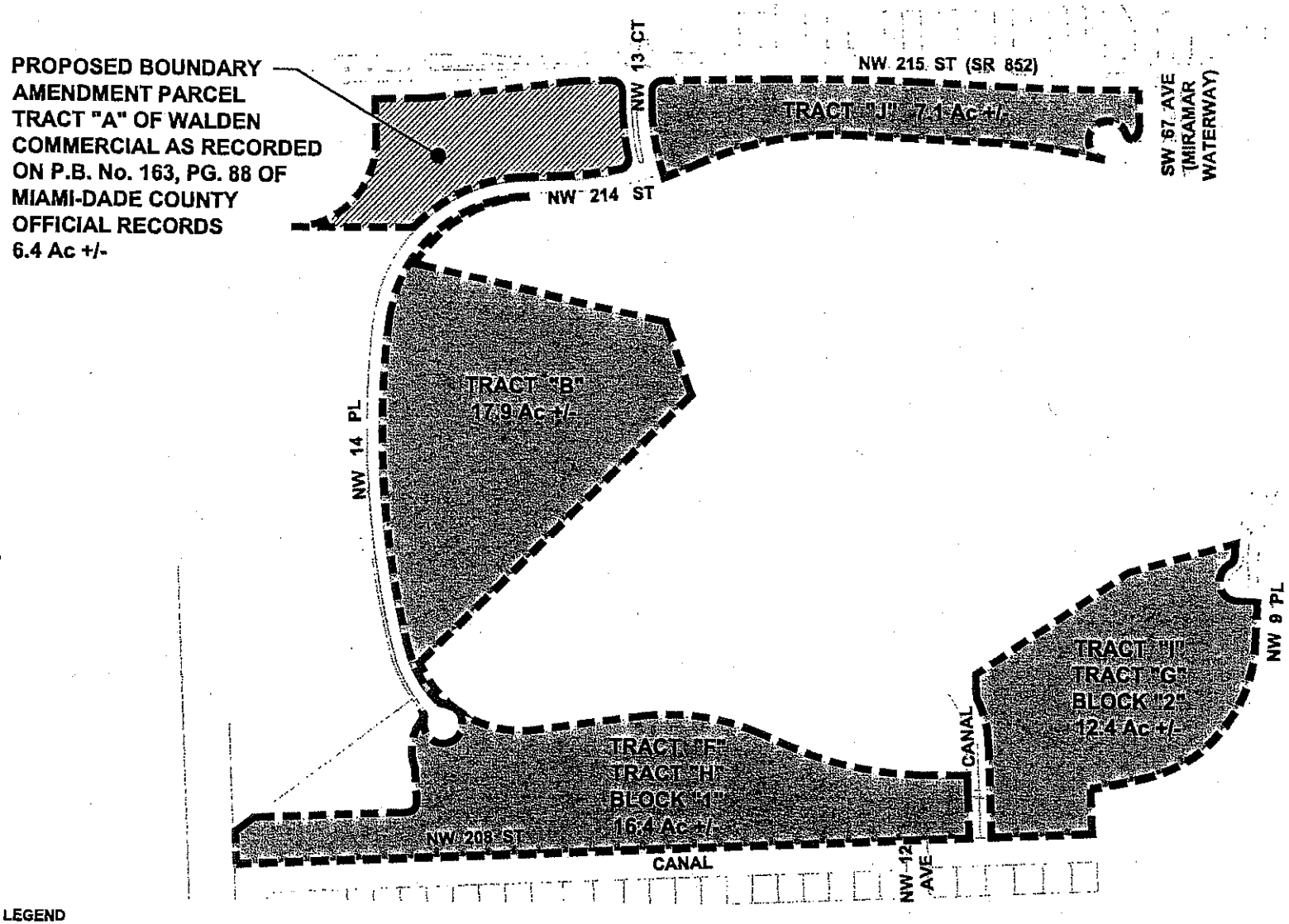
SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATE:

FORTIN, LEAVY, SKILES, INC., LB3889

NOTICE:

EXHIBIT 4



LEGEND

- DISTRICT BOUNDARY
- EXISTING BOUNDARIES OF DISTRICT
- PROPOSED BOUNDARY AMENDMENT PARCEL

EXISTING CDD ACREAGE:	53.8 Ac
PROPOSED EXPANSION:	6.4 Ac
TOTAL:	60.2 Ac

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT TRI-COUNTY ENGINEERING, INC.

MAJORCA ISLES C.D.D.

DISTRICT BOUNDARY

1" = 300'

31

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "B" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "B")

A PORTION OF THE EAST 1/2 OF T.51S. R41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THE FOLLOWING (8) EIGHT COURSES BEING ALONG THE RIGHT OF WAY LINE OF N.W. 14TH PLACE AS SHOWN ON SAID LAKES OF TUSCANY PHASE ONE; (1) THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 246°36'36" FOR AN ARC DISTANCE OF 271.16 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG SAID 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°27'06" FOR AN ARC DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE; (5) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°43'04" FOR AN ARC DISTANCE OF 19.08 FEET TO A POINT OF COMPOUND CURVATURE; (6) THENCE NORTHWESTERLY ALONG A 380.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'13" FOR AN ARC DISTANCE OF 204.19 FEET TO A POINT OF COMPOUND CURVATURE; (7) THENCE NORTHEASTERLY ALONG A 2844.79 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°02'41" FOR AN ARC DISTANCE OF 1044.89 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE NORTHEASTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°10'31" FOR AN ARC DISTANCE OF 651.72 FEET TO A POINT OF TANGENCY; (9) THENCE N87°49'10"E FOR 211.24 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S00°20'21"E; THE FOLLOWING (5) FIVE COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 147, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (1) THENCE SOUTHWESTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°25'06" FOR AN ARC DISTANCE OF 452.96 FEET; (2) THENCE S77°53'40"E NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE FOR 841.13 FEET; (3) THENCE S20°16'57"E FOR 245.00 FEET; (4) THENCE S45°29'23"W FOR 1238.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS N66°15'32"E FROM SAID POINT ON CURVE; (5) THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°42'45" FOR AN ARC DISTANCE OF 186.69 FEET TO THE POINT OF BEGINNING.

32

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificate: EB-6788 AA-3777, LB-6807 State of Florida
7772 NW 146 St.
Miami Lakes, FL 33016
Ph: (305) 823-3720
Fax: (305) 823-3672

I HEREBY CERTIFY THAT THE SURVEY AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

State of Florida P.L.S. Registration
State of Florida
For the Firm

THIS IS NOT A SURVEY AND IS NOT ACCOMPANIED BY 37 SHEETS.

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "F" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "F")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID CURVE NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133°56'28" FOR AN ARC DISTANCE OF 147.28 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N36°32'47"E; THE FOLLOWING (6) SIX COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°20'49" FOR AN ARC DISTANCE OF 278.64 FEET TO A POINT OF TANGENCY; (2) THENCE N82°11'58"E FOR 339.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 413.64 FEET TO A POINT OF TANGENCY (4) THENCE S67°48'02"E FOR 90.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 1233.24 FEET THROUGH A CENTRAL ANGLE OF 20°30'00" FOR AN ARC DISTANCE OF 441.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (6) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 2824.79 FEET THROUGH A CENTRAL ANGLE OF 03°22'38" FOR AN ARC DISTANCE OF 166.50 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 38.80 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET; THENCE N03°02'35"W for 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificate of Authorization: [illegible]
[illegible]
Miami Lakes, FL 33014
Fax: [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. NEWMAN, P.S.M. Reg. No. [illegible]
State of Florida
For the Firm

THIS IS SHEET 7 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

33

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "G" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "G")

A PORTION OF THE EAST 1/2 OF T.51S.R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT AND THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (4) THENCE S02°19'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND, FOR 137.93 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID TRACT "A", WALDEN POND, AND BEING ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 597.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE ALSO CONCAVE NORTHWESTERLY; (6) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 03°35'34" FOR AN ARC DISTANCE OF 182.15 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A" WALDEN POND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 6°32'28" FOR AN ARC DISTANCE OF 331.62 FEET TO A NON-TANGENT LINE; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 42.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS N03°07'49"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 2862.79 FEET THROUGH A CENTRAL ANGLE OF 10°07'32" FOR AN ARC DISTANCE OF 505.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 418.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF TANGENCY; THENCE N02°19'19"E FOR 137.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 9TH COURT, WALDEN POND; THENCE S87°40'41"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 42.00 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: [illegible] State of Florida
7729 NW 14 St. Ph [illegible]
Miami Lakes, FL 33014 Fax [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IS TRUE AND CORRECT TO THE BEST OF [illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. NEWMAN, P.L.S. [illegible]
State of Florida
For The Firm

THIS IS SHEET [illegible] OF [illegible] SHEETS AND IS NOT VALID [illegible] ACCOMPANIED BY THE REMAINING SHEETS.

34

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "H" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "H")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE N02°33'03"W ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648 AT PAGE 1247 FOR 42.00 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00 FOR AN ARC DISTANCE OF 48.69 TO A POINT OF TANGENCY; THENCE N03°02'35"W FOR 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET TO A POINT OF TANGENCY; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, ALONG A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE 19.17 FEET TO A POINT OF CUSP; THE FOLLOWING THREE (3) COURSES BEING ALONG THE RIGHT OF WAY LINE OF NW 14 PLACE AS SHOWN ON SAID PLAT OF LAKES OF TUSCANY PHASE ONE, (1) THENCE NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°36'28" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A 440.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°47'11" FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S47°20'06"W; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°09'37" FOR AN ARC DISTANCE OF 34.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 150.00 FOOT RADIUS CURVE, LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°01'44" FOR AN ARC DISTANCE OF 149.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°29'26" FOR AN ARC DISTANCE OF 19.28 FEET TO A POINT OF TANGENCY; THENCE S03°02'35"E FOR 100.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET TO POINT OF TANGENCY; THENCE S86°57'25"W FOR 508.29 FEET; THENCE S53°17'59"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" OF LAKES OF TUSCANY PHASE ONE FOR 73.92 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificate: EB-[illegible], LB-[illegible] State of Florida
[illegible] Tel: [illegible]
[illegible] Fax: [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOHN W. [illegible], P.S.M. No. [illegible]
State of Florida
For Inc. Firm

THIS IS SHEET 12 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

39

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "I" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "I")

A PORTION OF SECTION 35 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 1, AT PAGE 118 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE N87°26'57"E ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ¼ FOR A DISTANCE OF 415.69 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE; THENCE N02°31'06"W ALONG THE SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE N87°26'55"E ALONG A LINE 220.00 FEET NORTH WITH AND PARALLEL TO THE SOUTH LINE OF THE N.W. ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2480.09 FEET; THENCE N02°33'30"W FOR A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N02°33'30"W FOR A DISTANCE OF 137.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 346.00 FEET AND A CENTRAL ANGLE OF 25°25'05", FOR AN ARC DISTANCE OF 153.30 FEET; THENCE N02°26'58"W FOR A DISTANCE OF 71.71 FEET; THENCE N56°13'50"E FOR A DISTANCE OF 599.00 FEET; THENCE N74°33'45"E FOR A DISTANCE OF 362.38 FEET TO A NON-TANGENT POINT OF A CIRCULAR CURVE, SAID POINT BEARS N83°00'11"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 591.00 FEET AND A CENTRAL ANGLE OF 04°19'46", FOR AN ARC DISTANCE OF 44.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°24'42", FOR AN ARC DISTANCE OF 26.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 150°45'26", FOR AN ARC DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY; THENCE S87°40'41"E FOR A DISTANCE OF 21.00; THENCE S02°19'19"W FOR A DISTANCE OF 137.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 418.00 FEET AND A CENTRAL ANGLE OF 74°25'20, FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2862.79 FEET AND A CENTRAL ANGLE OF 10°07'31", FOR AN ARC DISTANCE OF 505.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINS 10.23 ACRES MORE OR LESS.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: [illegible] State of Florida
[illegible] Ph. [illegible]
Miami Lakes, FL 33016 Fax [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST OF [illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible] State of Florida for This Firm

THIS IS SHEET [illegible] SHEETS AND IS NOT VALID [illegible] ACCOMPANIED BY THE REMAINING SHEETS.

36

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "J" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2001

DESCRIPTION: (TRACT "J")

A PORTION OF THE EAST 1/2 OF T. 51S. R.41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S88°45'47"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 1868.82 FEET; THENCE S01°31'40"E FOR 99.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS; THENCE CONTINUE S01°31'40"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 112.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY TO THE RIGHT ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY BEING ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.14 FEET THROUGH A CENTRAL ANGLE OF 44°45'30" FOR AN ARC DISTANCE OF 37.61 FEET TO A POINT OF TANGENCY; THENCE S43°13'50"W ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY FOR 13.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N06°48'44"E FROM SAID POINT ON CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, HAVING A RADIUS OF 1001.74 FEET THROUGH A CENTRAL ANGLE OF 03°03'38" FOR AN ARC DISTANCE OF 53.51 FEET TO A POINT ON THE TERMINUS OF SAID STREET; THENCE S09°52'22"W RADIAL TO THE PREVIOUS AND NEXT DESCRIBED COURSES AND BEING ALONG SAID TERMINUS OF SAID STREET FOR 80.00 FEET TO A POINT ON A CIRCULAR CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 214TH STREET; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE NORTHERLY LINE OF TRACT "B", COUNTY LINE TOWER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (1) THENCE NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1081.74 FEET THROUGH A CENTRAL ANGLE OF 03°01'41" FOR 57.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1869.86 FEET THROUGH A CENTRAL ANGLE OF 10°26'22" FOR AN ARC DISTANCE OF 340.69 FEET TO A POINT OF TANGENCY; (3) THENCE N87°32'19"W FOR 461.92 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1105.92 FEET THROUGH A CENTRAL ANGLE OF 26°56'40" FOR AN ARC DISTANCE OF 520.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1185.92 FEET THROUGH A CENTRAL ANGLE OF 05°45'31" FOR AN ARC DISTANCE OF 119.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS N79°33'32"E FROM SAID POINT, SAID POINT BEING ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF N.W. 113TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET THROUGH A CENTRAL ANGLE OF 18°12'15" FOR AN ARC DISTANCE OF 222.41 FEET TO A POINT OF TANGENCY; (2) THENCE N01°14'13"W FOR 56.21 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET ALSO KNOWN AS COUNTY LINE ROAD, STATE ROAD NO. 852 AND S.W. 41 STREET IN BROWARD COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; (1) THENCE N88°45'47"E FOR 365.68 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHERLY; (2) THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7589.44 FEET THROUGH A CENTRAL ANGLE OF 03°41'54" FOR AN ARC DISTANCE OF 489.88 FEET TO A POINT OF TANGENCY; (3) THENCE S87°32'19"E FOR 281.87 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7689.44 FEET THROUGH A CENTRAL ANGLE OF 03°11'03" FOR AN ARC DISTANCE OF 427.32 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificate#: EB-4706, LB-2777, LMS07 State of Florida
7720 NW 146 ST.
Miami Lakes, FL 33016
Ph: (305) 823-3139
Fax: (305) 823-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John W. Newman, P.S.M. Inc. State of Florida
For The Firm

THIS IS SHEET 17 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

37

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK 1, LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 1)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PORTION OF LAND; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE S02°33'03"E ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648, PAGE 1247 FOR 119.64 FEET; THENCE S87°26'51"W ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 35 AND SAID NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 2280.80 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: EB 6706, AA-2777, LB 6507 State of Florida
7779 NW 146 St.
Miami Lakes, FL 33016
Ph: (305) 823-8737
Fax: (305) 823-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST [illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible], P.A.S. [illegible]
State of Florida
For the Firm

THIS IS SHEET [illegible] 12 SHEETS AND IS NOT VAL[illegible] ACCOMPANIED BY [illegible] SHEETS

38

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK "2" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 2)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S87°26'51"W ALONG THE NORTHERLY LINE OF THE CANAL RIGHT OF WAY FOR 330.69 FEET; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 120.25 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N03°07'19"W; THENCE NORTHEASTERLY ALONG A 2904.79 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°32'28" FOR AN ARC DISTANCE OF 331.62 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 142.44 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: [illegible] AA-2777, LB-[illegible] State of Florida
[illegible]
Phone (305) [illegible]
Fax (305) [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible]
Chief of Surveys
For The Firm

THIS IS SHEET 22 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

39

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF T. 51S, R.41E, FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S88°48'47"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 2650.11 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S88°58'56"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1778.26 FEET; THENCE S01°14'13E FOR 45.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87015-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87015-2501); (1) THENCE N88°48'47"E FOR 160.78 FEET; (2) THENCE N88°48'47"E FOR 112.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 38.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT, LAKES OF TUSCANY, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; (1) THENCE S01°14'13E FOR 58.21 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG AN 800.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°01'28" FOR AN ARC DISTANCE OF 153.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°23'02" FOR AN ARC DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, LAKES OF TUSCANY, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET; (1) THENCE SOUTHWESTERLY ALONG AN 1125.92 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°42'48" FOR AN ARC DISTANCE OF 190.88 FEET TO A POINT OF TANGENCY; (2) THENCE S87°49'10"W FOR 130.34 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 520.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°24'17" FOR AN ARC DISTANCE OF 403.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET S89°34'25"W FOR 398.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "COUNTY LINE ROAD TURNPIKE ENTRANCE" AS SHOWN ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87015-2501 BEING A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS N00°25'33W; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID "COUNTY LINE ROAD TURNPIKE ENTRANCE"; (1) THENCE NORTHEASTERLY AND NORTHERLY ALONG A 278.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°46'38" FOR AN ARC DISTANCE OF 440.61 FEET TO A POINT OF TANGENCY; (2) THENCE N01°14'13"W FOR 127.58 FEET TO THE POINT OF BEGINNING.

Consent and Joinder of Landowners
For the Addition of Lands to the
Majorca Isles Community Development District

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that the Majorca Isles Community Development District ("District" or "Petitioner"), intends to submit a petition to amend its boundaries in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to be added to the Petitioner, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046, Florida Statutes, Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby consents to the amendment of the boundaries of the District in the manner set forth in the Petition and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the District's boundaries in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 29 day of August, 2011.

Witnessed:

Print Name: Jennifer P Rey

Print Name: Amalia Papadimitriou

Print Name: Rafael J Roca

STATE OF FLORIDA
COUNTY OF Broward

I hereby certify that o this day, before me, an officer duly authorized to take acknowledgments, personally appeared Rafael Roca of VP, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated.

Witness my hand and official seal on this 29 day of August, 2011.

Notary Public

Personally known: ✓
Produced Identification : ____
Type of ID:

Notary Public State of Florida
Lindsay A Barrero
My Commission DD933059
Expires 09/03/2012

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF T. 51S. R. 41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING.

N/K/A TRACT "A" WALDEN COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 163, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT 6

RESOLUTION NO. 2007-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND ALL DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Majorca Isles Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), by Miami-Dade County, Florida ("County") by passage of Ordinance No. 07-31 ("Ordinance"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to wastewater system, water supply system, surface water management, roads and paving, entrance features; and

WHEREAS, the District presently consists of 53.95 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, DR Horton, Inc., a Delaware corporation, ("Developer"), and its affiliates are presently developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to include certain lands depicted in the attached **Exhibit A**, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development of the lands sought to be added to the District; and

WHEREAS, the proposed amendment to the District's boundaries by the addition is within the amendment size restrictions contained within Section 190.046(1), Florida Statutes; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District Staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board; and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to Miami-Dade County, the holding of a local hearing in accordance with Section 190.046(1), Florida Statutes, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with Miami-Dade County to seek the amendment of the District's boundaries to include the lands depicted in **Exhibit A**, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of March, 2007.

ATTEST:

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF T. 51S. R.41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S88°45'47"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 2650.11 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S88°58'58"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1726.26 FEET; THENCE S01°14'13E FOR 45.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501); (1) THENCE N88°45'47"E FOR 160.75 FEET; (2) THENCE N83°03'09"E FOR 502.49 FEET; (3) THENCE N88°45'47"E FOR 112.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 38.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT, LAKES OF TUSCANY, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; (1) THENCE S01°14'13E FOR 56.21 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG AN 800.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°01'28" FOR AN ARC DISTANCE OF 153.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°22'02" FOR AN ARC DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, LAKES OF TUSCANY, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET; (1) THENCE SOUTHWESTERLY ALONG AN 1125.92 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°42'48" FOR AN ARC DISTANCE OF 190.88 FEET TO A POINT OF TANGENCY; (2) THENCE S87°49'10"W FOR 130.24 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 520.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°24'17" FOR AN ARC DISTANCE OF 403.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET S89°34'25"W FOR 398.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "COUNTY LINE ROAD TURNPIKE ENTRANCE" AS SHOWN ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87018-2501 BEING A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS N00°25'35W THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID "COUNTY LINE ROAD TURNPIKE ENTRANCE"; (1) THENCE NORTHEASTERLY AND NORTHERLY ALONG A 278.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°48'38" FOR AN ARC DISTANCE OF 440.61 FEET TO A POINT OF TANGENCY; (2) THENCE N01°14'13"W FOR 127.59 FEET TO THE POINT OF BEGINNING.

PAVING, GRADING & DRAINAGE

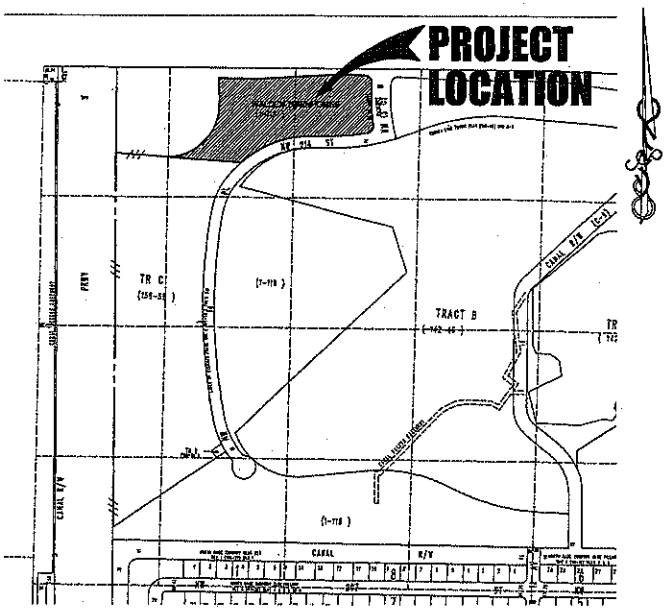
WALDEN TOWNHOMES

INDEX OF SHEETS

SHEET PD-1: COVER SHEET
SHEET PD-2: PLAN SHEET
SHEET PD-3: TABLE, DETAILS & SECTIONS
SHEET PD-4: TRAFFIC PLAN

LEGEND :

	EXISTING	PROPOSED
Power Pole		
Telephone Pole		
Combination Pole		
Guy Wire And Anchor Pin		
Light Pole		
Gas Main	6" GM	6" GM
Water Main	8" WM	8" WM
Sanitary Sewer	8" SAN	8" SAN
Storm Sewer (C.M.P.)	15" SS	15" SS
French Drain		
Pavement		
Curb Inlet (1)		
Curb Inlet (2)		
Catch Basin (3)		
Drainage Flow		
Grade	10.00	10.00
Curb		
Curb And Gutter		
Manhole		
Structure Number	57	57
Sewer Lateral		
Fire Hydrant		
Tee		
Gate Valve		
Reducer		
Bends, (90°, 45°, 22-1/2°, 11-1/4°)		
Cross		
Double Service		
Single Service		
Plug & Flush Valve Outlet		
Fitting Number	8	8
Sewage Flow Direction		



LOCATION MAP
SCALE: 1"=300'

A PORTION OF
SECTION 35, TOWNSHIP 51 S., RANGE 41 E.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW !
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

GENERAL NOTES

1. All work to be in compliance with the requirements of and acceptable to The City of Miami Gardens Public Works Department, D.E.R.M. and S.F.W.M.D.
2. Existing utilities as shown are plotted from the best available sources, however neither the Engineer nor the Owner guarantee their accuracy. Any additional cost due to conflict between proposed improvements and existing utilities shall be the sole responsibility of the Contractor.
3. Contractor to clear and grub right of way and cut roadway to subgrade; Utility contractor to be notified and sewer and water lines to be installed at that time. All debris and material not suitable for fill to be removed from job site. All surplus material to be spread and leveled on abutting lots as directed by the Engineer.
4. It is the obligation of the bidder or the contractor to make his own investigation and satisfy himself fully of subsurface conditions prior to submitting his bid. Failure to do so will not relieve him of his obligation to complete the work fully and acceptable to the engineer and the owner for the consideration set forth in his bid.
5. Contractor to verify to his own satisfaction all those quantities and items encompassed in this project prior to completion of his bid. Any discrepancies shall be brought to the attention of the engineer in writing.
6. Contractor shall exercise all care and caution in protecting all utilities during completion of his work. In the event of damage, the contractor shall immediately notify the appropriate Utility Co.. Any and all cost incurred due to damage shall be the sole responsibility of the contractor.
7. Contractor shall provide his own line and grade from horizontal and vertical control. Contractor shall also provide "AS BUILT" grades certified by a registered Land Surveyor as required by Dade County.
8. Contractor to provide proctor and field density tests on limerock Base as required by the Engineer. In the event of field density test failures, the contractor shall rework the base and/or subgrade as required and provide additional test(s) as required and at his own expense.
9. All swale sections in rock or marl areas will be constructed at the same straight grade.
10. Catch basins and pavement around catch basins all to be constructed in accordance with D.C.P.W.D. Standard Details NO. SD 2.8.
11. Drain field and pipe to be constructed in accordance with Miami-Dade County Public Works Department Standard Detail No. SD 1.1 and in accordance with Miami-Dade County D.E.R.M. requirements, including baffles as required.
12. All elevations refer to N.G.V.D., 1929 DATUM.
13. The perimeter of the property must be set at the elevations shown in the plans (no lower than 7.31 NGVD, see cross sections details). Minimum finished floor elev. = 7.63 NGVD.
14. Contractor to provide a letter to the owner and engineer prior to commencing final inspection certifying that construction and materials used in the building of the streets, water, sewer and drainage facilities, etc., were done in accordance with the approved engineer drawings and are in compliance with the requirements of Dade County.
15. Street signs to be installed in accordance with Dade County Public Works Department Standard Details R-18.1 and R-18.2.

SITE DATA

COUNTY FLOOD CRITERIA ELEVATION = 6.0'
FEDERAL FLOOD CRITERIA ELEVATION = ZONE "AE", ELE=6.00
FLOOD ZONE FIRM MAP PANEL No. = 12025C0356 J
WATER TABLE ELEVATION OCT. H.W. = 3.0

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY: That this plan was prepared under my direction and to the best of my knowledge and belief complies with the intent of the "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS, AND HIGHWAYS", as adopted by the State of Florida Legislature, Chapter 72-328 F.S.

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

No.	DATE	BY	REVISION DESCRIPTION
△		APRV	
△			
△			
△			

Base P. Garcia
Dwn JB
Chkd P. Garcia
Aprv P. Garcia
Date MAY, 2011

WALDEN TOWNHOMES
COVER SHEET
VICINITY OF N.W. 215th ST. AND N.W. 13th COURT
MIAMI GARDENS - FLORIDA

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
Certificates: EB-6706, AA-2777, LB-6957 State of Florida
7729 N.W. 148 th St. Ph: (305) 823-3737
Miami Lakes, Florida 33016 Fax: (305) 823-3172

JobNo. 110204
Sheet: PD-1
1 of 5

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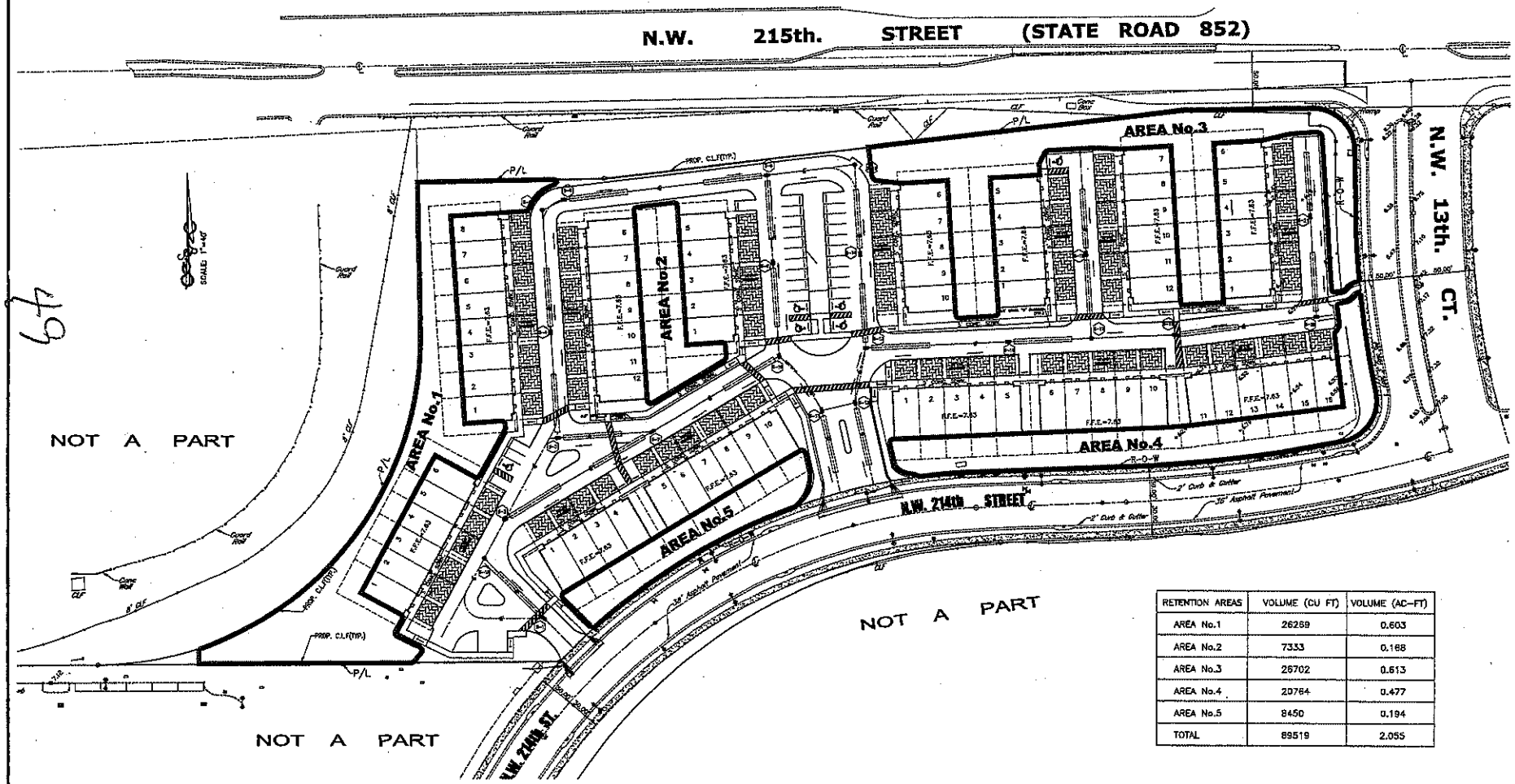
PAVING, GRADING & DRAINAGE

RETENTION AREAS



RETENTION AREAS	VOLUME (CU FT)	VOLUME (AC-FT)
AREA No.1	26269	0.603
AREA No.2	7333	0.168
AREA No.3	26702	0.613
AREA No.4	20764	0.477
AREA No.5	8450	0.194
TOTAL	89519	2.055

49

Desg	P. Garcia	No.	DATE	BY	APRV	REVISION DESCRIPTION
Drwn	JB	△				
Chkd	P. Garcia	△				
Aprv	P. Garcia	△				
Date	JULY, 2011	△				

WALDEN TOWNHOMES

RETENTION AREAS

VICINITY OF N.W. 215 th ST. AND N.W. 13 th COURT
MIAMI GARDENS - FLORIDA

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ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
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Miami Lakes, Florida 33016 Fx: (305) 823-3172

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

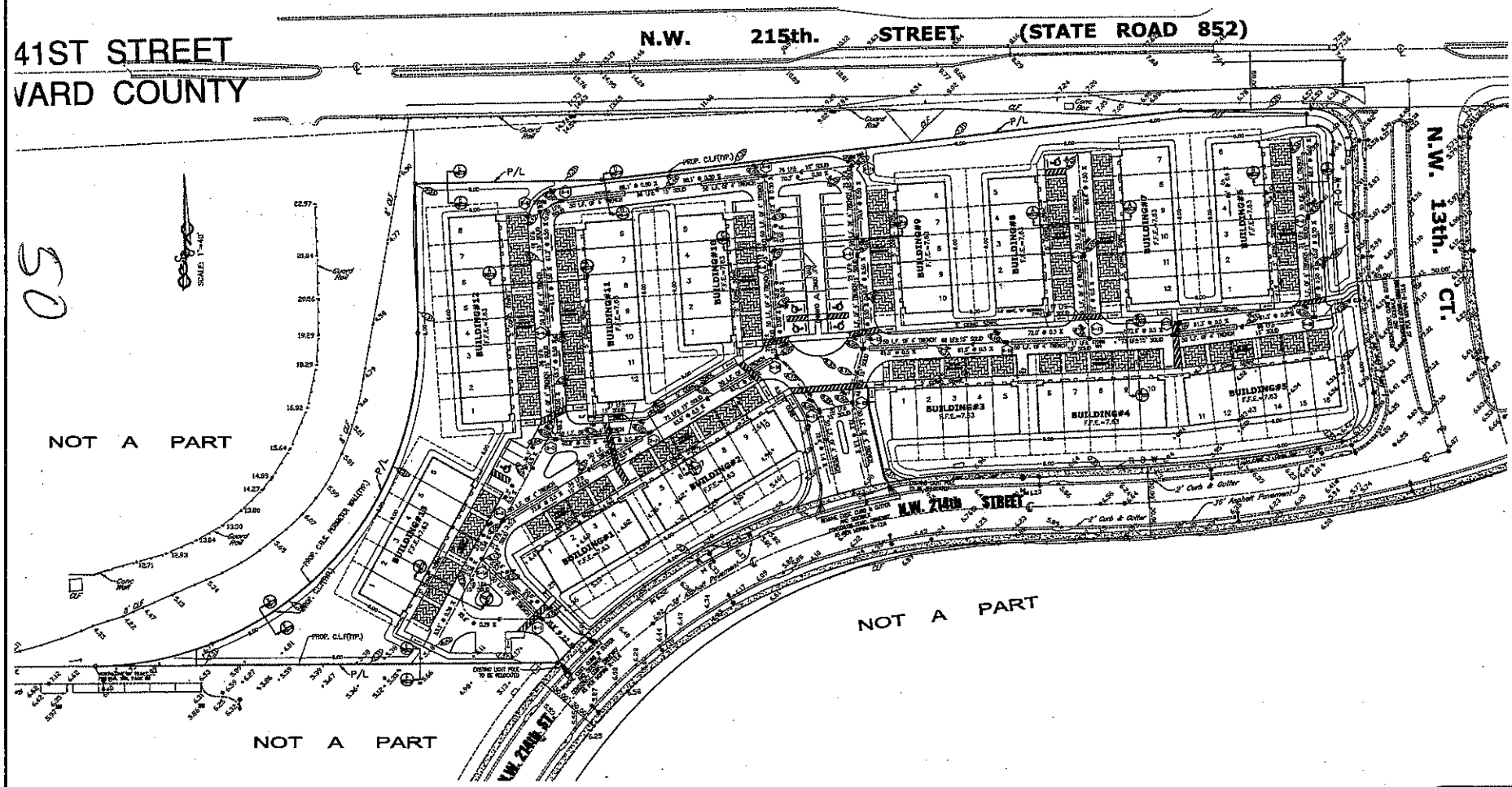
JobNo. 110204

Sheet: PD-2

2 of 5

PAVING, GRADING & DRAINAGE

WALDEN TOWNHOMES



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Dwg. P. Garcia
Drwn. JB
Chkd. P. Garcia
Appv. P. Garcia
Date JULY, 2014

WALDEN TOWNHOMES

PAVING, GRADING & DRAINAGE PLAN

VICINITY OF N.W. 215 ST. AND N.W. 13 th COURT
MIAMI GARDENS - FLORIDA

TRI-COUNTY ENGINEERING, INC.
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Civil Engineer No. 34239
State of Florida
For The Firm

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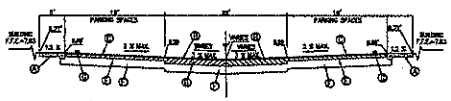
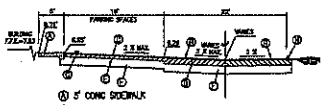
Sheet: PD-3

3 of 5



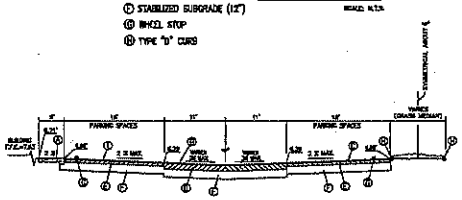
(A) 5' CONC SIDEWALK
(B) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
(C) PAVERS (PARKING SPACES)
(D) BASE COURSE PRIMED (8")
(E) BASE COURSE PRIMED (6")
(F) STABILIZED SUBGRADE (12")
(G) WHEEL STOP

SECTION A–A
SCALE: N.T.S.



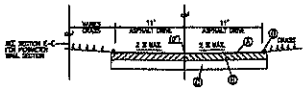
(A) 5' CONC SIDEWALK
(B) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
(C) PAVERS (PARKING SPACES)
(D) BASE COURSE PRIMED (8")
(E) BASE COURSE PRIMED (6")
(F) STABILIZED SUBGRADE (12")
(G) WHEEL STOP
(H) TYPE "D" CURB

SECTION B–B
SCALE: N.T.S.



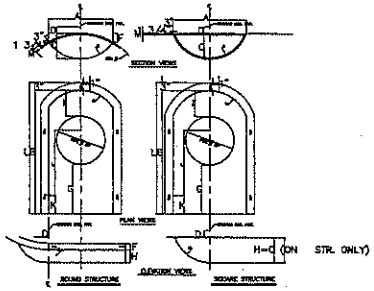
(A) 5' CONC SIDEWALK
(B) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
(C) ASPHALTIC CONCRETE SURFACE COURSE 1 1/4" THICK (PARKING SPACES)
(D) BASE COURSE PRIMED (8")
(E) BASE COURSE PRIMED (6")
(F) STABILIZED SUBGRADE (12")
(G) WHEEL STOP
(H) TYPE "D" CURB
(I) PAVERS (PARKING SPACES)

SECTION C–C
SCALE: N.T.S.



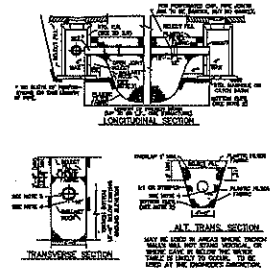
SECTION D–D
SCALE: N.T.S.

(A) ASPHALTIC CONCRETE SURFACE COURSE 1 1/2" THICK
(B) BASE COURSE PRIMED (8")
(C) STABILIZED SUBGRADE (12")
(D) TYPE "D" CURB



NOTE: FOR "C" DIMENSION SEE TABLE BELOW

BAFFLE DETAIL
N.T.S.



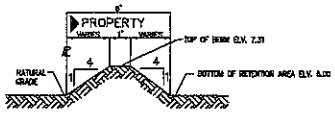
LONGITUDINAL SECTION

TRANSVERSE SECTION

ALT. TRANS. SECTION

NOTES:
1. PLASTIC FILTER FABRIC (AT CA. 300, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 10'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
4. INVERT ELEVATION TO BE 3.00 NGVD.
5. SEE SHEET 2 OF 3 OF SD 3.3 IN THE DADE'S MANUAL.

EXFILTRATION TRENCH DETAIL
SEE AT SHEET 1 OF 3
N.T.S.



SECTION E–E
N.T.S.

GENERAL NOTES

1. INLET STRUCTURES (PER 5.D–2.6 TYPE"P") 42" WIDE RECTANGULAR STRUCTURES (Alternative "B") SHALL BE CONSTRUCTED OF CONCRETE ONLY. THE CONCRETE MAY BE CAST–IN–PLACE OR PRECAST.
2. WALL REINFORCEMENT AND THICKNESS ARE FOR EITHER CAST–IN–PLACE OR PRECAST CONCRETE EXCEPT THAT FOR PRECAST CIRCULAR UNITS ASTM Specification C–76, Table III, FOR 8 WALL REINFORCED CONCRETE PIPE OR PRECAST CIRCULAR UNITS IN ACCORDANCE WITH ASTM Specification C–478 WILL BE ACCEPTABLE. TOP AND FLOOR SLAB THICKNESS AND REINFORCEMENT ARE FOR ALL TYPES OF CONSTRUCTION.
3. PRECAST TOP AND/OR FLOOR SLABS MAY BE OF THE SAME CONCRETE AS SPECIFIED IN ASTM Specifications C–478 FOR PRECAST CIRCULAR UNITS.
4. SMOOTH FLOW CHANNELS COMPOSED OF CONCRETE, OR BRICK AND MORTAR, SHALL BE CONSTRUCTED IN THE BOTTOMS OF ALL STRUCTURES TO A DEPTH EQUAL TO HALF THE DIAMETER OF THE LARGEST PIPE.
5. CORNER FILLETS SHOWN FOR RECTANGULAR STRUCTURES ARE NECESSARY ONLY WHEN STRUCTURES ARE USED IN CONJUNCTION WITH CIRCULAR TOPS.
6. STRUCTURES SHALL BE SECURED TO INLET THROATS, RISERS OR MANHOLE TOPS WITH A MINIMUM OF 9–No. 4 BARS 12" LONG.
7. MORTAR USED TO SEAL THE PIPE IN THE WALLS OF THE PRECAST UNITS SHALL BE OF SUCH A MIX THAT SHRINKAGE WILL NOT CAUSE LEAKAGE INTO OR OUT OF THE UNITS. MAXIMUM OPENING FOR PIPE SHALL BE MAX. REQUIRED O.D. + 6".
8. CONCRETE PROTECTION FOR REINFORCEMENT IN CAST–IN–PLACE OR PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 7, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318–71)"

GENERAL NOTES FOR TYPE "P" INLETS

(SD 2.6 SHEET 4 OF 4) DADE COUNTY PUBLIC WORKS STANDARDS

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	INLET TYPE	INVERT TEMPLATE OR FLOW LINE ELEV.	PIPE SIZE	LENGTH OF SCIP "HDP" PIPE	LENGTH OF PERFORATED "HDP" PIPE	"C" BAFFLE (FROM CLASS "B" BOTTOM ELEV.)	BOTTOM OF STRUCTURE ELEVATION
1–1	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	90'	1	1.00
1–1A	"P" – AUTOMATIC "B"	STORM MANHOLE	6.13	3.00	15"	–	68'	1.00
2–1	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	38'	1.00
2–2	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	100'	13'	1.00
2–4	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	41'	1.00
2–4A	"P" – AUTOMATIC "B"	STORM MANHOLE	6.13	3.00	15"	–	68'	1.00
2–6	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	60'	71'	1.00
2–7	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	100'	1.00
2–8	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	100'	68'	1.00
2–9	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	34'	1.00
2–10	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	39'	1.00
2–11	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	36'	1.00
2–12	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	42'	1.00
2–13	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	100'	13'	1.00
2–14	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	30'	1.00
2–15	"P" – AUTOMATIC "B"	STORM MANHOLE	6.07	3.00	15"	–	31'	1.00
2–16	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	77'	1.00
2–17	"P" – AUTOMATIC "B"	STORM MANHOLE	6.16	3.00	15"	–	107'	1.00
2–18	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	100'	34'	1.00
2–19	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	8'	1.00
2–20	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	71'	1.00
2–21	"P" – AUTOMATIC "B"	42" INLET	6.00	3.00	15"	80'	38'	1.00

TOTAL L.F. OF 4' TRENCH=5100

TRI-COUNTY ENGINEERING, INC.
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WALDEN TOWNHOMES
SECTIONS, DETAILS & NOTES
VICINITY OF N.W. 215 th ST. AND N.W. 13 th COURT
MIAMI GARDENS - FLORIDA

Des:	P. Garcia
Drwn:	JB
Chkd:	P. Garcia
Appv:	P. Garcia
Date:	MAY. 2014

No.	DATE	BY	APRV	REVISION DESCRIPTION
1				
2				
3				
4				

Seal
Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

Job No. 110204
Sheet: PD–4
4 of 5

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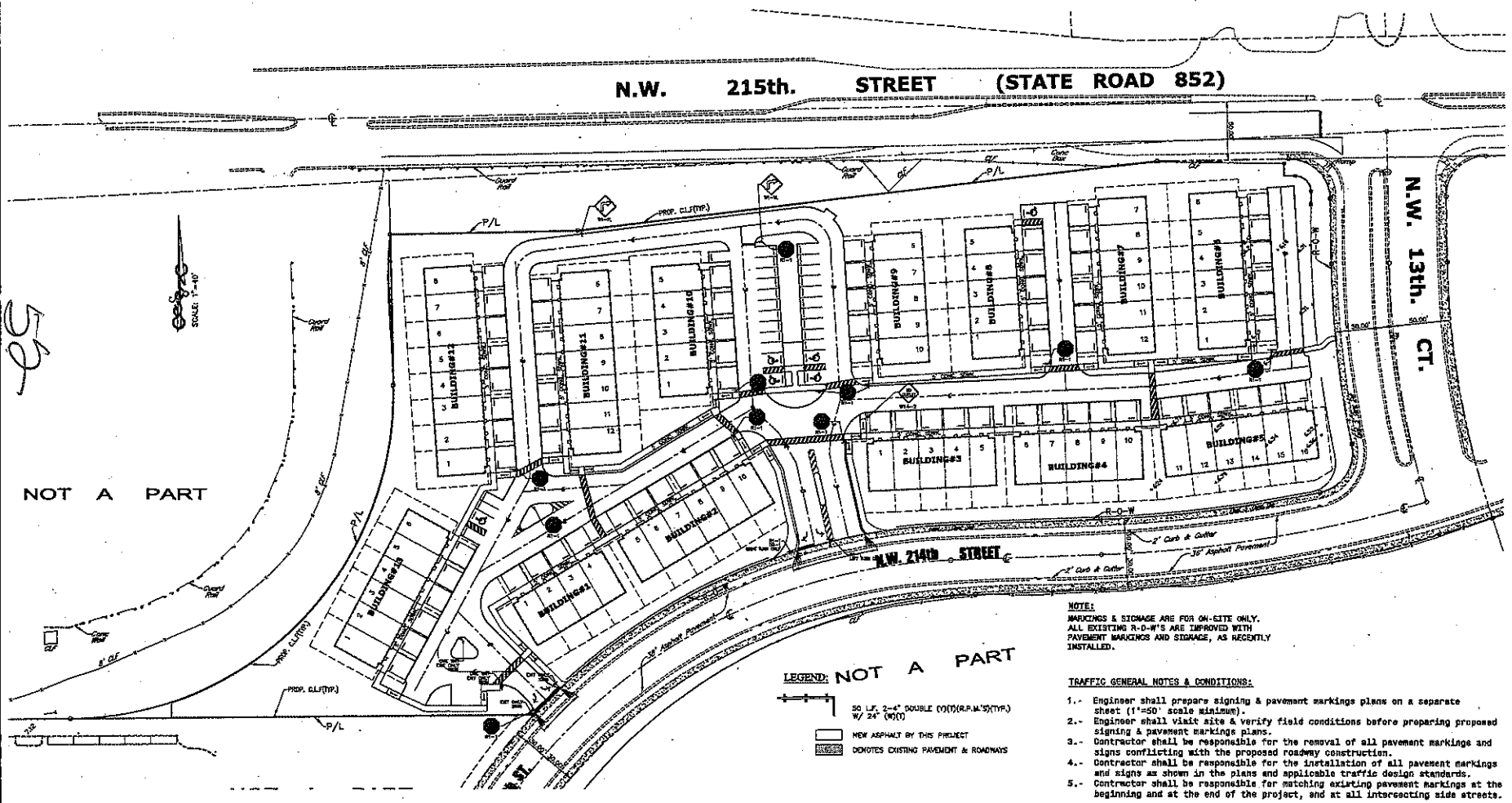
TRAFFIC PLAN

WALDEN TOWNHOMES



NOT A PART

LEGEND:

50 L.F. 2-4" DOUBLE (Y)(T)(R.P.M.'S)(TYP.) W/ 24" (W)(T)

NEW ASPHALT BY THIS PROJECT

DENOTES EXISTING PAVEMENT & ROADWAYS

NOTE:

MARKINGS & SIGNAGE ARE FOR ON-SITE ONLY.
ALL EXISTING R-O-W'S ARE IMPROVED WITH PAVEMENT MARKINGS AND SIGNAGE, AS RECENTLY INSTALLED.

TRAFFIC GENERAL NOTES & CONDITIONS:

1.- Engineer shall prepare signing & pavement markings plans on a separate sheet (1"=50' scale minimum).
2.- Engineer shall visit site & verify field conditions before preparing proposed signing & pavement markings plans.
3.- Contractor shall be responsible for the removal of all pavement markings and signs conflicting with the proposed roadway construction.
4.- Contractor shall be responsible for the installation of all pavement markings and signs as shown in the plans and applicable traffic design standards.
5.- Contractor shall be responsible for matching existing pavement markings at the beginning and at the end of the project, and at all intersecting side streets.

Seal

Pablo R. Garcia, P.E.
Civil Engineer No. 34239
State of Florida
For The Firm

No.	DATE	BY	APRV	REVISION DESCRIPTION
△				
△				
△				
△				

Dwg P. Garcia
Dwn C.M.
Chkd P. Garcia
Apvd P. Garcia
Date ABY. 2014

WALDEN TOWNHOMES

TRAFFIC PLAN

VICINITY OF N.W. 215 th. ST. AND N.W. 13 th COURT
MIAMI GARDENS - FLORIDA

TRI-COUNTY ENGINEERING, INC.
ENGINEERS ARCHITECTS SURVEYORS & MAPPERS
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Job No. 110204

Sheet: PD-5

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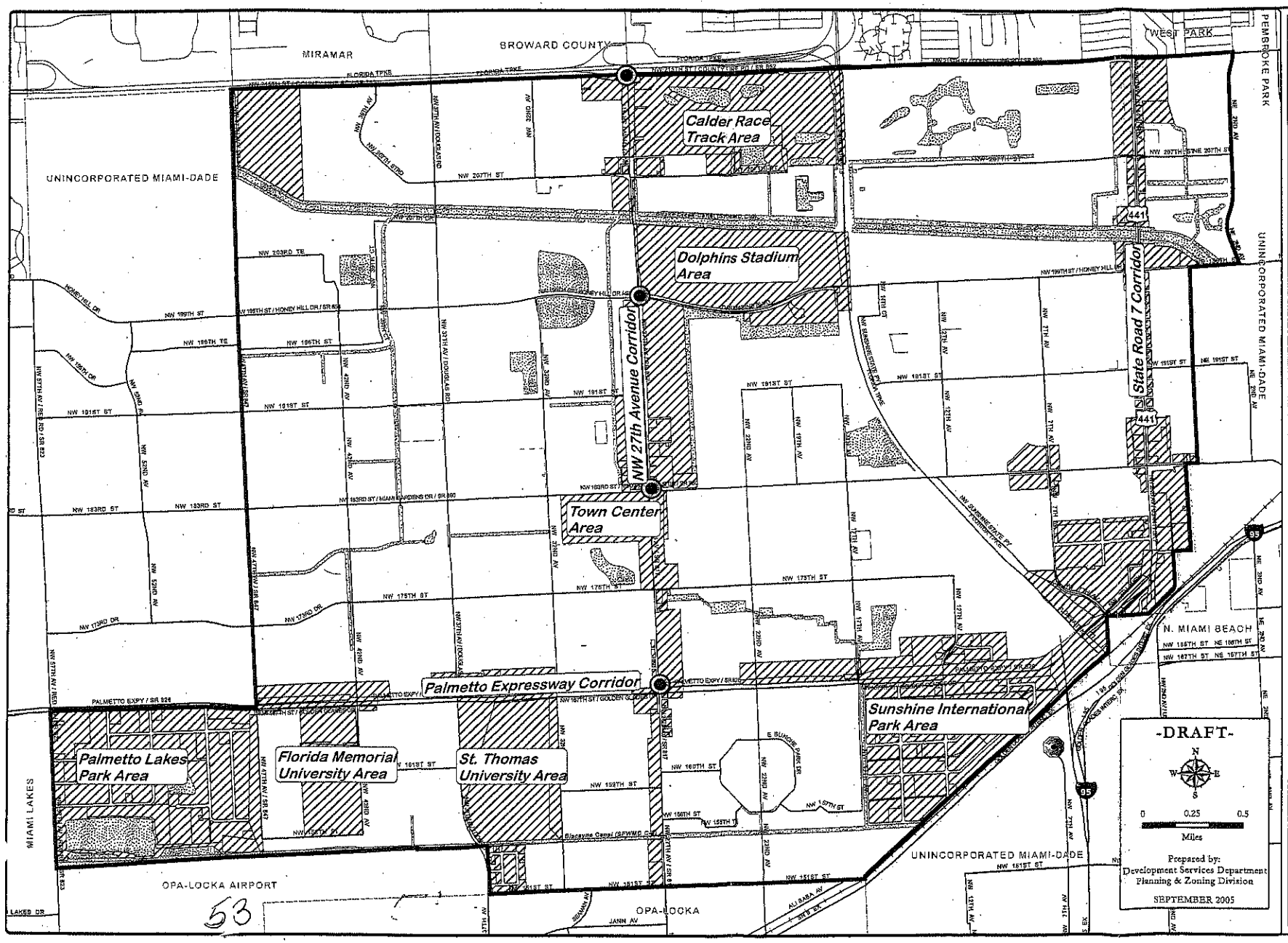


City of Miami Gardens

Future Land Use Plan Map

NEIGHBORHOOD
[6,328 acres]

Mixed-use, primarily low to medium density residential with small-scale neighborhood commercial.

COMMERCE
[2,686 acres]

Mixed-use, primarily commercial-industrial areas with medium to high density residential.

1. **NW 27th Avenue Corridor**
   - MetroRail Stations
   - Town Center Area
   - Dolphins Stadium Area
   - Calder Race Track Area
2. **Palmetto Expressway Corridor**
   - Palmetto Lakes Park Area
   - Florida Memorial University Area
   - St. Thomas University Area
   - Sunshine International Park Area
3. **State Road 7 Corridor**
   - Golden Glades Multi-Modal Center

PRESERVATION

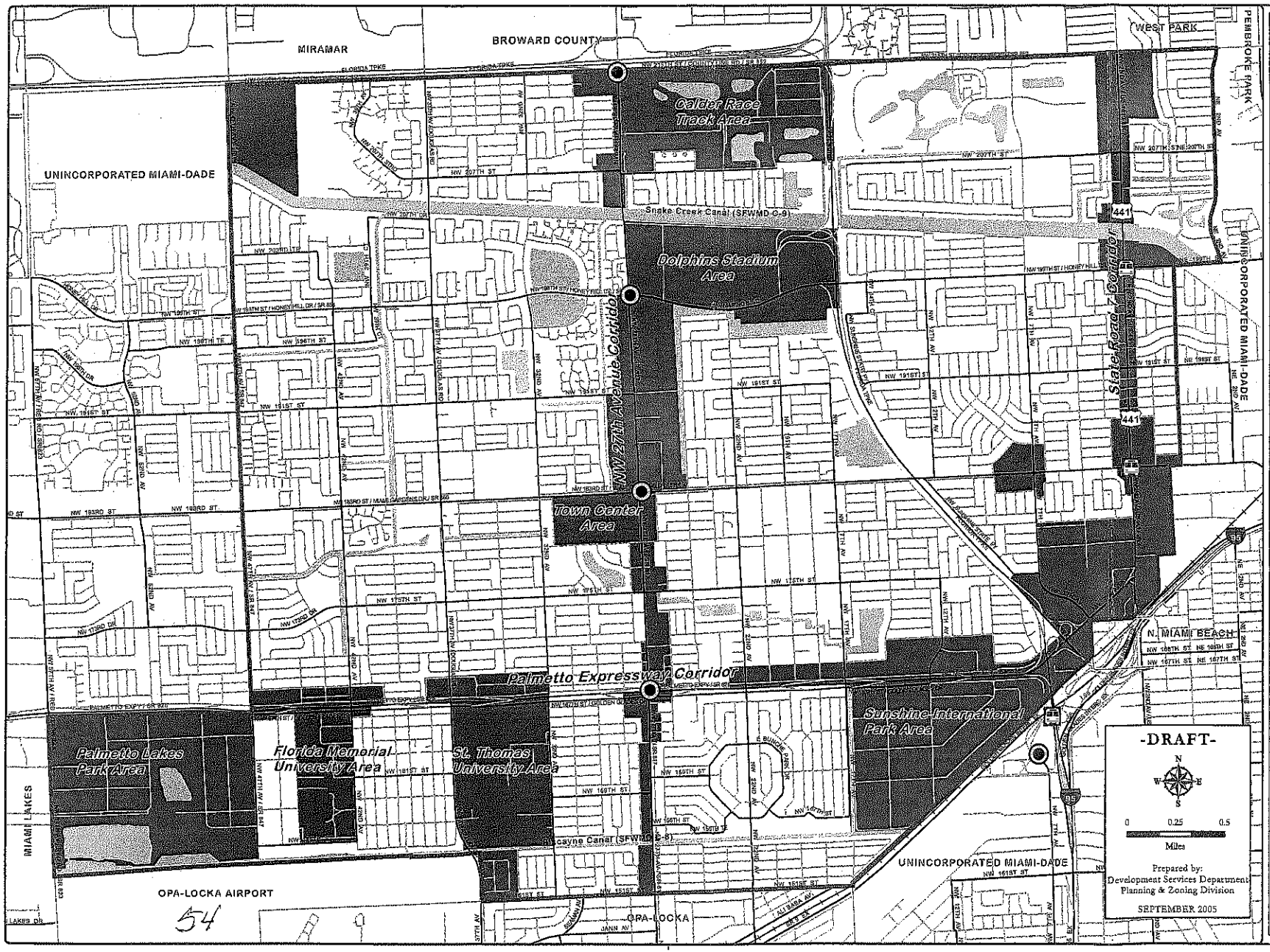
Parks and open spaces: lakes, canals, similar environmental lands.

NOTES:

1. Policies applicable to each Future Land Use Designation and specific uses within such designations are set forth in the Future Land Use Element's Goals, Objectives and Policies. The Future Land Use Map is not intended to determine the specific use of individual parcels. Public and quasi public uses are permitted in Neighborhood, Commerce and Preservation areas, subject to applicable standards and approvals.

2. The area measurement (in acres) does not include transportation calculations.

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning division for verification of information provided on this map.



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City of Miami Gardens

Future Land Use Map

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[6,328 acres]

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Mixed-use, primarily commercial-industrial areas with medium to high density residential.

1. NW 27th Avenue Corridor

- MetroRail Stations
- Town Center Area
- Dolphins Stadium Area
- Calder Race Track Area

2. Palmetto Expressway Corridor

- Palmetto Lakes Park Area
- Florida Memorial University Area
- St. Thomas University Area
- Sunshine International Park Area

3. State Road 7 Corridor

- Golden Glades Multi-Modal Center
- State Road 7 Fast Bus Stops

PRESERVATION

Parks and open spaces: lakes, canals, similar environmenral lands.

NOTES:

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EXHIBIT 8

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FACILITIES AND SERVICES

Facility	Funded by	Constructed by	Ownership, Operations & Maintenance
Water Distribution Facilities	CDD	CDD/Developer	WASD
Sanitary Sewer Facilities	CDD	CDD/Developer	WASD
Drainage / Water Management System	CDD	CDD/Developer	CDD

CDD = Majorca Isles Community Development District
Developer: DR Horton, Inc.
WASD = Miami-Dade Water and Sewer Department

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT EXPANSION

ESTIMATED COSTS CHART

Infrastructure	Cost*
Water Distribution Facilities	$148,794
Sanitary Sewer Facilities	$146,490
Drainage/Water Management System	$290,874
Plans, Permits, Professional Fees	$60,000
TOTAL	**$646,158**

*The numbers above include 10% Contingency.

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

MAJORCA ISLES
COMMUNITY DEVELOPMENT DISTRICT

EXPANSION OF DISTRICT BOUNDARIES

Prepared By:

RIZZETTA & COMPANY, INC.
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
(813) 933-5571

May 31, 2007

RIZZETTA & COMPANY
INCORPORATED

MAJORCA ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the City of Miami Gardens, Florida and Miami-Dade County, Florida, to expand the boundaries of the Majorca Isles Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1) (a) 8, F.S. (2006), requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541, F.S. (2006).

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes (2006), as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders. Those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S. (2006), made this clear by stating:

> "The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government."

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the expansion of a CDD as defined by the

Legislature and outlined in Section 120.541(2), F.S. (2006).

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10) (h) (the "concurrency" requirement), F.S. (2006).

The CDD is a local unit of special-purpose government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Miami-Dade County or the city of Miami Gardens as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida, City of Miami Gardens, or Miami-Dade County, nor will it place any additional economic burden on those persons not residing within the District.

2. MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

The Majorca Isles Community Development District ("Existing District") was established on February 6, 2007, and currently encompasses 53.95 acres. The petitioner is seeking authority, as outlined in Section 190.012 F.S., to expand the boundaries of the Existing District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructures that may include, without limitation: water management and control, water supply, sewer and wastewater management. The District seeks to annex approximately 6.40 acres of land ("Annexed Land") into the Existing District.

If approved, the District will be authorized to finance these types of infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2006), read in conjunction with 190.005(1)(a)8., F.S. (2006), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

> (1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
>
> (2) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues;
>
> (3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
>
> (4) An analysis of the impact on small businesses as defined by Section 288.703, F.S. (2006) and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. (2006);
>
> (5) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the expansion of the boundaries of the District are summarized below.

1. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) The State of Florida and its residents, B) Miami-Dade County and its residents, C) City of Miami Gardens and its residents, D) current property owners-Existing District, E) current property owners-Annexed Land and F) future property owners.

A. <u>THE STATE OF FLORIDA</u>

The State of Florida and its residents and general population will not incur any compliance costs related to the expansion of the District boundaries and on-going

administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 1 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B. MIAMI-DADE COUNTY

Miami-Dade County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the expansion of the District boundaries and on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 2 below. Once the District is expanded, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

C. CITY OF MIAMI GARDENS

The City of Miami Gardens and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 3 below. Once the District is expanded, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

D. CURRENT PROPERTY OWNERS-EXISTING DISTRICT

The current property owners of the lands within the boundaries of the Existing District will not be affected by the expansion of the District boundaries to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

E. CURRENT PROPERTY OWNERS-ANNEXED LAND

The current property owners of the lands within the boundaries of the Annexed Land will be affected by the expansion of the District boundaries to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. These current property owners will be subject to special or non-ad valorem assessments levied by the District to repay the debt and to pay for the cost of ongoing operation and

maintenance. Current property owners have consented to expansion and thus to subject their property to the CDD's jurisdiction.

F. FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the Annexed Land. These future property owners will be affected by the proposed expansion of the District boundaries to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. These future property owners will be subject to special or non-ad valorem assessments levied by the District to repay the debt and to pay for the cost of ongoing operation and maintenance.

2. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES

A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING THE ORDINANCE

1. State of Florida

Once the District boundaries have been expanded, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. This amount is currently being paid by the District and will not change if the District boundaries are expanded. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District boundaries have been expanded.

2. Miami-Dade County

Once the District boundaries have been expanded, Miami-Dade County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the county and all administrative and operating costs incurred by the District relating to the

financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, Miami-Dade County should not incur any costs. The Agency may, however, choose to review these documents.

3. City of Miami Gardens (the "Agency")

Because the proposed District encompasses less than 1,000 acres, this petition is being submitted to the City of Miami Gardens (i.e., the "Agency" under Section 120.541(2)., F.S. (2006)) for approval in accordance with Section 190.005(2) F.S. (2006). The Agency will incur certain one-time administrative costs involved with the review of this petition. To offset these costs, the petitioner has paid a filing fee of $15,000 to the City of Miami Gardens.

Once the District boundaries have been expanded, the City of Miami Gardens will not incur any quantifiable on-going costs resulting from the on-going administration of the District. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the City. The Agency may, however, choose to review these documents.

4. The District

The District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the Annexed Land benefiting from its facilities and its services.

B. IMPACT ON STATE AND LOCAL REVENUES

It is anticipated that approval of this petition will not have a negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated

by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. (2006). "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S. (2006).

In summary, expanding the boundaries of the Majorca Isles Community Development District will not create any significant economic costs for the State of Florida, Miami-Dade County or the City of Miami Gardens.

3. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE

The transactional costs associated with adoption of an ordinance to expand the boundaries of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property within the Annexed Land. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the Annexed Land will be responsible for such assessments in addition to the taxes or assessments imposed by Miami-Dade County, the City of Miami Gardens or other taxing authorities.

In exchange for the payment of these special assessments, there are benefits to be

derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the Districts' Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S. (2006), AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52, F.S. (2006)

Expanding the boundaries of the District should not have any negative impact on small businesses.

The District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the development should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Miami-Dade County is not defined as a small county and the City of Miami Gardens is not defined as a small city for purposes of this requirement. In addition, establishment of a CDD should not have a negative impact on either the City or the County because the cost to construct the infrastructure is borne entirely by the property owners within the District and the developer.

5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL

Certain data utilized in this report was provided by the developer/petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company, Inc and was based on observations, analysis and experience with private development and other Community Development Districts in various stages of existence.

This space reserved for use by the Clerk of the Circuit Court

This Instrument Prepared by and return to:

_____

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned Owner holds the fee simple title to the land described in the attached **Exhibit A** (the "**Property**"), located in Miami-Dade County, Florida (the "**County**"); and

WHEREAS, Owner desires to provide certain covenants to the County Board of County Commissioners (the "**Board**") in support of a Petition (the "**Petition**") for the expansion of the Majorca Isles Community Development District (the "**District**") filed _____, 2011, and approved pursuant to Ordinance No. _____ enacted by the Board on _____, 2011, (the "**Ordinance**"), in accordance with the requirements of Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter; and

WHEREAS, among those covenants are provisions for the timely, accurate, and enforceable disclosure, to all prospective initial purchasers who have entered or will enter into contracts for improved residential units within the Property (each a "**Prospective Initial Purchaser**"), of estimated annual assessments to be imposed by the District to: (1) pay debt service on bonds to be issued by the District to finance the acquisition, construction, reconstruction, and equipping of certain public infrastructure which benefit the Property ("**Capital Assessments**"), and (2) pay the costs associated with (i) operations of the District

including administration ("**Operations Assessments**") and (ii) maintenance of public infrastructure by the District ("**Infrastructure Maintenance Assessments**"); Operations and Infrastructure Maintenance Assessments are hereinafter collectively referred to as ("**Administrative Assessments**"); and

WHEREAS, other covenants made by Owner include provisions for the long-term maintenance of infrastructure serving the Property including, but not limited to, roadways, drainage, and landscaping; and

WHEREAS, such covenants of Owner are made in order to assure the Board that the representations made by Owner in support of the Petition will be abided by,

NOW, THEREFORE, Owner freely, voluntarily, and without duress, and on behalf of its heirs, successors, and assigns, makes the following Declaration of Restrictive Covenants covering and running with the Property (this "**Declaration**"):

1. COVENANTS.

1.1 Public Records Notice of Existence of District. This Declaration shall serve as notice in the public records of the County that unless the District is terminated in accordance with the requirements of Chapter 190, Florida Statutes, and such termination is reflected in the public records of the County, the Property and all lands, parcels, lots, and units located within the District's boundaries are subject to the Capital Assessments and Administrative Assessments levied and imposed by the District, subject only to the exceptions or exemptions from such assessments expressly provided by Florida law.

1.2 CDD and Purchase Contract Notices.

1.2.1 Owner shall be required to provide to each Prospective Initial Purchaser of an improved individual residential lot or unit within the Property (individually, a

"**Dwelling Unit**") written notice of the estimated annual Capital Assessments and Administrative Assessments (the "**CDD Notice**") to be imposed on such individual Dwelling substantially in the form attached hereto as **Exhibit B** prior to, or contemporaneously with, the execution of a purchase and sale contract ("**Purchase Contract**") for such Dwelling Unit. For the purposes of this Declaration, the term "**Owner**" means each seller of Dwelling Units within the Property. Notwithstanding the foregoing, if a Prospective Initial Purchaser executed a Purchase Contract before the effective date (10 days after enactment) of the Ordinance (the "**Effective Date of the Ordinance**") but was not given an contemporaneous CDD Notice, Owner may still give the CDD Notice to such Prospective Initial Purchaser; provided, however, such CDD notice must be given **together with** the following written notice and must be sent to such Prospective Purchaser by certified mail, professional overnight delivery or hand delivery, with return receipt, not later than the first business day following the Effective Date of the Ordinance:

> THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS NOTICE AND THE ATTACHED CDD NOTICE ARE BEING GIVEN TO YOU PURSUANT TO SUCH DECLARATION. PLEASE NOTE THAT THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT RANGING FROM APPROXIATMELY $22,500 – $25,500. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIATMELY $750 – $850 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIMATELY $750 - $850 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID AT ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXCERCISED AT THE TIME OF CLOSING. THE ATTACHED NOTICE FULLY DESCRIBES YOUR OBLIGATIONS. YOU MAY ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS NOTICE. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE

CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE THAT YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES ARE AVAILABLE TO PURCHASER WHETHER OR NOT YOU ELECT TO RESCIND EXCEPT IN THE EVENT OF AN OWNER DEFAULT WITH RESPECT TO THE CDD NOTICE AND THEN ONLY IN ACCORDANCE WITH THE DECLARATION.

Owner shall promptly refund any amounts due under the foregoing notice if a Prospective Initial Purchaser properly rescinds a Purchase Contract during the time provided. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to the foregoing notice.

1.2.2 Owner shall also provide substantially the following disclosure ("**Purchase Contract Notice**") on the first page of each Purchase Contract executed after the Effective Date of the Ordinance for a Dwelling Unit within the Property, immediately after disclosure of the purchase price for the Dwelling Unit:

THIS DWELLING UNIT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT RANGING FROM APPROXIATMELY $22,500 – $25,500. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIATMELY $750 – $850 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIMATELY $750 - $850 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID AT ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXCERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. INITIAL PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, INITIAL PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. INITIAL PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE

LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE

DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

PURCHASER'S INITIALS: _____

Owner shall cause each Prospective Initial Purchaser to initial the Purchaser Contract Notice where indicated.

1.3 Relief to Prospective Initial Purchaser for Owner Default.

1.3.1 Owner shall provide relief, in the manner provided by this Section 1.3 to any Prospective Initial Purchaser who has not yet closed on a Dwelling Unit if any one of the following events shall occur (an "**Owner Default**"):

1.3.1.1. Owner fails to provide a timely CDD Notice or Purchase Contract Notice as required; **and/or**

1.3.1.2. Owner provides a timely CDD Notice; however, such CDD Notice underestimates the aggregate or monthly actual Administrative Assessments for the District's first three fiscal years by more than five percent (5%); **and/or**

1.3.1.3. Owner provides a timely CDD Notice and/or Purchase Contract; however, such CDD Notice and/or Purchase Contract Notice underestimates the aggregate or monthly actual Annual Capital Assessments by more than five percent (5%).

1.3.2 In the event of any Owner Default that is not cured by a timely Late Notice (as hereinafter defined), a Prospective Initial Purchaser may, in writing (a "**Termination Notice**"), elect to rescind the Purchase Contract at any time prior to closing. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10)

calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to this provision.

1.3.3 Prior to the receipt of a Termination Notice from a Prospective Initial Purchaser affected by an Owner Default, Owner shall have an opportunity to cure any Owner Default by providing a written notice (a "**Late Notice**") to such affected Prospective Initial Purchaser (i) prior to closing and (ii) within the later of ninety (90) days from (x) the date of execution of the Purchase Contract or (y) the Effective Date of the Ordinance (the "**Cure Period**"). If the Owner Default set forth in Section 1.3 is due solely to a fluctuation of interest rates on the bonds once the pricing of the bonds is completed, Owner shall have the opportunity to cure such Owner Default by providing a written notice setting forth the new annual Capital Assessments to such affected Prospective Initial Purchaser (the "**Extended Late Notice**") no later than the earlier of (i) the closing date of the Dwelling Unit or (ii) ninety (90) days from the pricing of the bonds (the "**Extended Cure Period**"). An Owner Default **cannot** be cured as to an affected Prospective Initial Purchaser after the expiration of the applicable Cure Period or applicable Extended Cure Period. If Owner provides (i) a Late Notice to a Prospective Initial Purchaser during the applicable Cure Period or (ii) an Extended Late Notice during applicable Extended Cure Period, then such Prospective Initial Purchaser may still elect to rescind the Purchase Contract at anytime for a period of thirty (30) days following receipt of Late Notice or Extended Late Notice. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the

Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who receives an accurate Late Notice or Extended Late Notice during the Cure Period or Extended Cure Period, as applicable, regardless of whether the Prospective Initial Purchaser elects to rescind the Purchase Contract.

1.3.4 Every Late Notice or Extended Late Notice sent by Owner to a Prospective Initial Purchaser must include the following in bold type in a font at least as large as the largest font in such Late Notice or Extended Late Notice (*with correct type of notice indicated*):

> **THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS IS A *[LATE NOTICE* or *EXTENDED LATE NOTICE]* UNDER SUCH DECLARATION. IF OWNER PROVIDES YOU WITH THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]* DURING THE APPLICABLE CURE PERIOD, THEN YOU AS A PROSPECTIVE INITIAL PURCHASER MAY STILL ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]*. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES PROVIDED IN SECTION 1.4 OF THE DECLARATION SHALL BE AVAILABLE TO YOU AS A PROSPECTIVE INITIAL PURCHASER IF YOU RECEIVE THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]* DURING THE APPLICABLE CURE PERIOD, REGARDLESS OF WHETHER YOU AS A PROSPECTIVE INITIAL PURCHASER ELECT TO RESCIND THE PURCHASE CONTRACT.**

1.3.5 If the Owner Default involves the failure to provide a Purchase Contract Notice or Owner provided a Purchase Contract Notice in substantially the correct form and location; however, such Purchase Contract Notice underestimated the annual Capital

Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice shall also contain the following:

> YOUR PURCHASE CONTRACT PROVIDES THAT THE PURCHASE PRICE FOR YOUR DWELLING UNIT IS AS FOLLOWS: $_____. THIS DWELLING UNIT IS OR WILL BE WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT RANGING FROM APPROXIATMELY $22,500 – $25,500. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIATMELY $750 – $850 IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT RANGING FROM APPROXIMATELY $750 - $850 FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID AT ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXCERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

1.3.6 If the Owner Default involves the failure to provide a CDD Notice or Owner provided a timely CDD Notice; however, such CDD Notice underestimated (i) the actual aggregate Administrative Assessments for each of the District's first three fiscal years by more than five percent (5%) and/or (ii) the annual Capital Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice must also include a CDD Notice, if the Owner Default involves a failure to provide a CDD Notice or an accurate revised CDD Notice, if the Owner Default involves a timely but inaccurate CDD Notice.

1.4 Relief to a Prospective Initial Purchaser Who Actually Closes on a Dwelling Unit After an Uncorrected Owner Default.

1.4.1 In the event Owner fails to give a Prospective Initial Purchaser a timely CDD Notice, and such failure is not corrected by a timely and accurate Late Notice, then a Prospective Initial Purchaser that closes on the Dwelling Unit ("**Actual Initial Purchaser**") may demand, in writing, that Owner pay such Actual Initial Purchaser (i) the amount necessary to prepay all Capital Assessments principal, and interest on such Capital Assessments principal due through the next applicable bond payment date respecting the Dwelling Unit *plus* (ii) an amount equal to the sum of the share of the actual Administrative Assessments levied by the District on such Dwelling Unit for the District's first three (3) fiscal years immediately following the closing respecting the Dwelling Unit.

1.4.2 In the event that Owner gave to an Actual Initial Purchaser (i) both a timely CDD Notice and Purchase Contract Notice and either underestimated actual annual Capital Assessments (as set forth in Table 1 of the CDD Notice) by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice or (ii) a timely CDD Notice and no Purchase Contract Notice, if applicable, and the CDD Notice underestimated the actual annual Capital Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay (a) such Actual Initial Purchaser an amount equal to the difference between the actual aggregate amount of annual Capital Assessments, calculated over the term of the bonds, levied and imposed by the District on such Dwelling Unit and the aggregate amount of estimated annual Capital Assessments, calculated over the term of the bonds, actually disclosed in the CDD Notice to the

Actual Initial Purchaser or, (b) if less, the amount necessary to prepay all Capital Assessments principal and interest on such Capital Assessments principal through the next applicable bond payment date with respect to the Dwelling Unit.

1.4.3 In the event that Owner gave an Actual Initial Purchaser a timely CDD Notice and such CDD Notice underestimated the actual annual Administrative Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay such Actual Initial Purchaser an amount equal to the difference between the actual amount of the Administrative Assessments levied and imposed by the District on such Dwelling Unit and the amount of estimated Administrative Assessments disclosed to the Actual Initial Purchaser in the CDD Notice calculated for the District's first three (3) fiscal years immediately following the closing based on the initial actual annual Administrative Assessments.

1.4.4 Upon such demand by an Actual Initial Purchaser under this Section 1.4, Owner shall deliver the applicable amount to the Actual Initial Purchaser within ten (10) calendar days after: (1) receipt of written demand, or (2) after the date Capital Assessments and Administrative Assessments first become payable, whichever is later, unless Owner and Actual Initial Purchaser agree to another manner or time of payment. An Actual Initial Purchaser shall provide to Owner written notice of election of remedy in this Section on or before one (1) year after the earlier of (1) the date that Capital Assessments and Administrative Assessments first appear on the Actual Initial Purchaser's Combined Real Property tax bill for the affected Dwelling Unit or (2) if such assessments are directly billed by the District and do not appear on the Actual Initial Purchaser's Combined Real Property tax bill, then the date that such Capital Assessment and Administrative Assessments first appear on any bill sent to the Actual

Initial Purchaser by the District for the affected Dwelling Unit. After the expiration of that year, Owner shall not be obligated to provide any relief to such Actual Initial Purchaser under this Declaration.

1.4.5 Nothing in this Section 1.4 shall be construed to relieve any Actual Initial Purchaser of the individual Dwelling Unit of liability for all lawful taxes and assessments including, but not limited to, any tax liability resulting from Owner's payments to such Actual Initial Purchaser under Section 1.4.

1.5 Additional Disclosure through District Sign. Owner shall display at every entrance to a sales office or area, in a conspicuous location readily available for viewing by Prospective Initial Purchasers of Dwelling Units, a sign with information about the District. The remedy provisions discussed in Section 1.4 shall not apply to this Section. Such sign(s) shall be no smaller than twenty-four inches by thirty-six inches (24" x 36"), and shall contain the following language in substantially similar form in large, boldface type:

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE MAJORCA ISLES DEVELOPMENT DISTRICT EXPECTS TO ISSUE BONDS TO FINANCE A PORTION OF THE CONSTRUCTION OF REQUIRED PUBLIC INFRASTRUCTURE IN MAJORCA ISLES. A PURCHASER OF PROPERTY IN MAJORCA ISLES WILL BE OBLIGATED TO PAY ANNUAL ASSESSMENTS TO AMORTIZE THE DEBT AND FOR DISTRICT ADMINISTRATION, WHICH AMOUNTS ARE SEPARATE FROM THE PURCHASE PRICE OF THE PROPERTY AND OTHER ASSESSMENTS ON THE PROPERTY, AND WHICH MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. THE TOTAL ANNUAL ASSESSMENTS VARY IN RELATION TO THE INFRASTRUCTURE BENEFIT ALLOCATED TO THE PROPERTY ASSESSED, AND ARE EXPECTED TO APPEAR ON A PURCHASER'S PROPERTY TAX BILL EACH YEAR, BUT MAY BE BILLED DIRECTLY BY THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT. A

PURCHASER SHALL HAVE THE OPTION TO PAY IN FULL AT ANY TIME THE PRO RATA SHARE, AS ALLOCATED TO THE PURCHASER'S PROPERTY, OF THE TOTAL AMOUNT OF DISTRICT CAPITAL ASSESSMENTS DUE. FOR FURTHER INFORMATION ON THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT AND A PURCHASER'S BENEFITS AND OBLIGATIONS RELATING THERETO, CONTACT: GOVERNMENTAL MANAGEMENT SERVICES, L.L.C., 5701 N. PINE ISLAND ROAD, SUITE 370, TAMARAC, FLORIDA 33321.

1.6 Inspection of District Records by County Representatives. Owner shall allow or provide for the District to allow County representatives to review all pertinent records in order to assess the overall performance of Owner in providing timely and accurate disclosure of estimated Capital Assessments and Administrative Assessments on Dwelling Units within the District. Prompt access shall be provided without prior notice of inspection by the County representatives, but only during normal business hours and without disruption of sales operations. The purpose of such inspection is only to determine Owner's overall compliance with the aforementioned notice requirements and such inspection shall not authorize the County to seek any relief provided under Section 1.4, either on behalf of itself or on behalf of any Prospective Initial Purchaser or Actual Initial Purchaser.

1.7 Sole Provider of Water, Wastewater, and Reuse Service. Owner acknowledges and agrees that the Miami-Dade County Water and Sewer Department (**"WASD"**), or its successor agency or department, shall be the exclusive provider of water, wastewater, and reuse service to all lands within the Property. Service shall be provided by WASD in accordance with its general policies and procedures for providing service throughout the County.

1.8 Application for Multi-Purpose Special Taxing District to Maintain Infrastructure. The costs of maintaining the infrastructure constructed with funding provided through the District shall be the responsibility of the District and its successors and assigns. In

order to assure that such maintenance is performed, however, on or before the recording of a final plat on any portion of the Property, Owner shall apply to the Board for the creation of a multi-purpose special taxing district to maintain the infrastructure serving the Property including, but not limited to, roadways, drainage, walls, and landscaping, as applicable. Upon approval of the multi-purpose special taxing district by the Board, such taxing district may remain dormant until, in the sole and exclusive opinion of the Board, both the District and any homeowners' or similar association shall have failed to maintain the infrastructure serving the Property, as such failure is defined in any easement and/or covenant recorded in the public records and governing the infrastructure or similar agreement provided by Owner, or in the absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the activation of the multi-purpose special taxing district and cause the infrastructure to be maintained at the expense of such taxing district. By this provision, Owner hereby authorizes the Board and its officials, employees, and agents to enter upon the Property if the special taxing district is activated for the purpose of maintaining the infrastructure serving the Property. Owner further agrees to apply, at the time of plat, replat, or waiver of plat, as applicable, to provide for an easement for the benefit of the County and providing that at any and all times during which the infrastructure or any portion thereof is maintained by the County, the public shall have a right of perpetual access and use in those portions of the Property on which the infrastructure is located including, but not limited to, the roadways serving the Property.

2. BENEFITS AND ENFORCEMENT.

2.1 The covenants set forth in Sections 1.2, 1.3 and 1.4 shall run and be in favor of and to the benefit of Prospective Initial Purchasers and Actual Initial Purchasers of individual Dwelling Units within the Property, and their heirs, successors, and assigns, and shall be enforceable exclusively by such persons. After an individual Dwelling Unit has been once

conveyed to an Actual Initial Purchaser, no further notice shall be required to be provided by Owner to any purchaser of a Dwelling Unit if the same has been improved with a residence. If a Dwelling Unit is conveyed as unimproved land, then such Dwelling Unit shall not be deemed to have been conveyed to a Prospective Initial Purchaser or Actual Initial Purchaser, and all of the covenants set forth in Sections 1.2, 1.3 and 1.4 shall apply to the Dwelling Unit and any Owner offering such Dwelling Unit for sale to Prospective Initial Purchasers.

2.2 The covenants set forth in Sections 1.6, 1.7 and 1.8 shall run and be in favor of and to the benefit of the County or any successor municipal government, and shall be enforceable exclusively by such governmental entity.

2.3 Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

3. COVENANT RUNNING WITH THE LAND.

This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at the expense of Owner in the public records of the County, following the acceptance by the Board of an ordinance approving the expansion of the District, and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors and assigns, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and litigation upon, all present and future owners of the Property and for the public welfare. Owner, on behalf of itself and its heirs, successors, and assigns, acknowledges that acceptance of this Declaration does not in any way obligate the

County to undertake the construction or maintenance of any infrastructure or any other duty or obligation of the District.

4. TERM.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. MODIFICATION, AMENDMENT, OR RELEASE.

This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, or of such portion as will be affected by the modification, amendment, or release, including joinders of any and all mortgagees, provided that the same is also approved by the Board, after public hearing.

Should this Declaration be modified, amended, or released, the County Manager or successor official of the County, or the assistant in charge of the office in the County Manager's absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. ELECTION OF REMEDIES.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. SEVERABILITY.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced, or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. ACCEPTANCE OF DECLARATION.

Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner with respect to the District, or with respect to any land use application on the Property, nor does it entitle Owner to a favorable recommendation or the approval of any application, zoning or otherwise, and the Board and/or any Community Zoning Appeals Board and other County boards, officials, and employees retain full authority to approve or deny such application.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 18 day of April, 2013.

OWNER: D.R. Horton, Inc.

By: _____

Signature: _____

Name: Rafael Rocca
Title: Vice President

Owner's Address: 1245 S. Military Trail, Suite 100
Deerfield Beach, Florida 33442

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Rafael Roca the VP of _____, this 18 day of April, 2013 who is personally known to me or who produced _____ as identification.

Notary Public State of Florida
Lindsay A Barreiro
My Commission EE 206490
Expires 09/03/2016

Notary Public, State of Florida at Large
Print Name: Lindsay A. Barreiro
My commission expires: _____

82a

Exhibit A

LEGAL DESCRIPTION OF PROPERTY TO BE ADDED TO THE MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT

Exhibit B

CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Condos	$750	$141.96	$891.96
Single Family Residential	$850	$141.96	$991.96

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments	Estimated Monthly District Infrastructure Maintenance Assessments	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Condos	$9.70	$2.13	$62.50
Single Family Residential	$9.70	$2.13	$70.83

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Condos	$9,561	$22,500
Single Family Residential	$11,047	$25,500

_____PURCHASER'S INITIALS

The District. All of the residential dwelling units (**"Dwelling Units"**) in the Majorca Isles (the **"Development"**) are also located within the boundaries of the Majorca Isles Community Development District (the **"District"**). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County (**"County"**). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the **"Public Infrastructure"**).

_____ **PURCHASER'S INITIALS**

The District Board. The Board of Supervisors of the District (the **"District Board"**) is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

_____ **PURCHASER'S INITIALS**

District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

_____ **PURCHASER'S INITIALS**

District Capital Assessments. The District expects to issue bonds (the "Bonds"), the principal of and interest on which will be payable from non ad valorem special assessments ("District Capital Assessments") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.

_____ **PURCHASER'S INITIALS**

Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately ranging from $750 - $850 (approximately ranging

from $62.50 – $70.83 per month), which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the Bonds [30] is approximately ranging from $22,500 – $25,500.

_____PURCHASER'S INITIALS

Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

_____PURCHASER'S INITIALS

District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "District Administrative Assessments"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately $116.22 per year per Dwelling Unit, after which time such assessments may vary from year to year and from time to time.

_____PURCHASER'S INITIALS

District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the "District Assessments." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the combined real property tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

_____PURCHASER'S INITIALS

PURCHASER:

_____

Print Name: _____

Date: _____

PURCHASER:

_____

Print Name: _____

Date: _____

"EXHIBIT B to the Ordinance"
Legal Description

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "B" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "B")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THE FOLLOWING (8) EIGHT COURSES BEING ALONG THE RIGHT OF WAY LINE OF N.W. 14TH PLACE AS SHOWN ON SAID LAKES OF TUSCANY PHASE ONE; (1) THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 246°36'36" FOR AN ARC DISTANCE OF 271.16 FEET TO THE POINT OF BEGINNING; (4) THENCE CONTINUE NORTHERLY AND NORTHWESTERLY ALONG SAID 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°27'06" FOR AN ARC DISTANCE OF 38.98 FEET TO A POINT OF REVERSE CURVATURE; (5) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°43'04" FOR AN ARC DISTANCE OF 19.08 FEET TO A POINT OF COMPOUND CURVATURE; (6) THENCE NORTHWESTERLY ALONG A 380.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°47'13" FOR AN ARC DISTANCE OF 204.19 FEET TO A POINT OF COMPOUND CURVATURE; (7) THENCE NORTHEASTERLY ALONG A 2844.79 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°02'41" FOR AN ARC DISTANCE OF 1044.89 FEET TO A POINT OF COMPOUND CURVATURE; (8) THENCE NORTHEASTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 81°10'31" FOR AN ARC DISTANCE OF 651.72 FEET TO A POINT OF TANGENCY; (9) THENCE N87°49'10"E FOR 20.24 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS POINT BEARS S00°20'21"E; THE FOLLOWING (5) FIVE COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (1) THENCE SOUTHWESTERLY ALONG A 460.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°25'06" FOR AN ARC DISTANCE OF 452.96 FEET; (2) THENCE S77°53'40"E NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE FOR 841.13 FEET; (3) THENCE S20°16'57"E FOR 245.00 FEET; (4) THENCE S45°29'23"W FOR 1238.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS N66°15'32"E FROM SAID POINT ON CURVE; (5) THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°42'45" FOR AN ARC DISTANCE OF 186.69 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificate: EB-4706, AA-2777, LB-4537 State of Florida
7729 NW 146 St.
Miami Lakes, FL 33014
Ph: (305) 823-8750
Fax: (305) 823-8752

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

Jose M. Angel, P.L.S. State of Florida
for the Firm

THIS IS SHEET [illegible] OF 27 SHEETS AND IS NOT [illegible] UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

EXHIBIT 2

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MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "F" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "F")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N53°17'59"E ALONG THE SOUTHEASTERLY LINE OF TRACTS "C" & "D" OF SAID LAKES OF TUSCANY PHASE ONE FOR 721.84 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT "D" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N53°17'59"E, THENCE SOUTHEASTERLY ALONG A 440.00 FOOT RADIUS CURVE LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°45'03" FOR AN ARC DISTANCE OF 51.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°36'27" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID CURVE NORTHERLY AND NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 133°56'28" FOR AN ARC DISTANCE OF 147.28 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS N36°32'47"E; THE FOLLOWING (6) SIX COURSES BEING ALONG THE EXTERIOR BOUNDARY OF TRACT "B", COUNTY LINE TOWER PLAT, AS RECORDED IN PLAT BOOK 142, PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG A 360.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°20'49" FOR AN ARC DISTANCE OF 278.64 FEET TO A POINT OF TANGENCY; (2) THENCE N82°11'58"E FOR 339.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" FOR AN ARC DISTANCE OF 413.64 FEET TO A POINT OF TANGENCY (4) THENCE S67°48'02"E FOR 90.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHEASTERLY; (5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 1233.24 FEET THROUGH A CENTRAL ANGLE OF 20°30'00" FOR AN ARC DISTANCE OF 441.24 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (6) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, LEADING TO THE LEFT, HAVING A RADIUS OF 2824.79 FEET THROUGH A CENTRAL ANGLE OF 03°22'38" FOR AN ARC DISTANCE OF 166.50 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 38.80 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET; THENCE N03°02'35"W for 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
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I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN ON THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

JOSE M. LUNA, P.E.L.S. No. 4141
State of Florida
For The Firm

THIS IS SHEET 7 OF 22 SHEETS. AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

50

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "G" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "G")

A PORTION OF THE EAST 1/2 OF T.51S. R41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35; TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 9TH COURT PER SAID PLAT OF WALDEN POND AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS S77°25'27"E FROM SAID POINT OF COMMENCEMENT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID N.W. 9TH COURT AND THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 509.00 FEET THROUGH A CENTRAL ANGLE OF 10°15'14" FOR AN ARC DISTANCE OF 91.09 FEET TO A POINT OF TANGENCY; (2) THENCE S02°19'19"W FOR 136.07 FEET; (3) THENCE N87°40'41"W FOR 1.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; (4) THENCE S02°19'19"W ALONG THE WESTERLY LINE OF SAID TRACT "A", WALDEN POND, FOR 137.93 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF SAID TRACT "A", WALDEN POND, AND BEING ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 597.50 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE ALSO CONCAVE NORTHWESTERLY; (6) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 03°35'34" FOR AN ARC DISTANCE OF 182.15 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT "A" WALDEN POND; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE RIGHT HAVING A RADIUS OF 2904.79 FEET THROUGH A CENTRAL ANGLE OF 6°32'28" FOR AN ARC DISTANCE OF 331.62 FEET TO A NON-TANGENT LINE; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 42.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND WHOSE RADIUS POINT BEARS N03°07'49"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 2862.79 FEET THROUGH A CENTRAL ANGLE OF 10°07'32" FOR AN ARC DISTANCE OF 505.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE LEADING TO THE LEFT HAVING A RADIUS OF 418.00 FEET THROUGH A CENTRAL ANGLE OF 74°25'20" FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF TANGENCY; THENCE N02°19'19"E FOR 137.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 9TH COURT, WALDEN POND; THENCE S87°40'41"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 42.00 FEET TO THE POINT OF BEGINNING.

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Fax (305) 823-3972

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible]
State of Florida
for the firm

THIS IS SHEET [illegible] SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

16

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "H" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "H")

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE N02°33'03"W ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648 AT PAGE 1247 FOR 42.00 FEET; THENCE S86°57'25"W FOR 1734.63 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00 FOR AN ARC DISTANCE OF 48.69 TO A POINT OF TANGENCY; THENCE N03°02'35"W FOR 95.52 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39°35'20" FOR AN ARC DISTANCE OF 46.29 FEET TO A POINT OF TANGENCY; THENCE N36°32'45"E FOR 47.03 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, ALONG A CENTRAL ANGLE OF 43°56'30" FOR AN ARC DISTANCE 19.17 FEET TO A POINT OF CUSP; THE FOLLOWING THREE (3) COURSES BEING ALONG THE RIGHT OF WAY LINE OF NW 14 PLACE AS SHOWN ON SAID PLAT OF LAKES OF TUSCANY PHASE ONE, (1) THENCE NORTHWESTERLY ALONG A 63.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE 112°40'08" FOR AN ARC DISTANCE OF 123.89 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°36'28" FOR AN ARC DISTANCE OF 24.70 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHWESTERLY ALONG A 440.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°47'11" FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS S47°20'06"W; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°09'37" FOR AN ARC DISTANCE OF 34.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 150.00 FOOT RADIUS CURVE, LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°01'44" FOR AN ARC DISTANCE OF 149.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG 67.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°29'26" FOR AN ARC DISTANCE OF 19.28 FEET TO A POINT OF TANGENCY; THENCE S03°02'35"E FOR 100.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 31.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 48.69 FEET TO POINT OF TANGENCY; THENCE S86°57'25"W FOR 508.29 FEET; THENCE S53°17'59"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" OF LAKES OF TUSCANY PHASE ONE FOR 73.92 FEET TO THE POINT OF BEGINNING.

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I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN ON THE FOREGOING CERTIFICATE HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John W. Newman, P.L.S. No. 4437
State of Florida
For the Firm

THIS IS SHEET 12 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

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MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "I" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (TRACT "I")

A PORTION OF SECTION 35 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 1, AT PAGE 118 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE N87°26'57"E ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ¼ FOR A DISTANCE OF 415.69 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA TURNPIKE; THENCE N02°31'06"W ALONG THE SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE N87°26'55"E ALONG A LINE 220.00 FEET NORTH WITH AND PARALLEL TO THE SOUTH LINE OF THE N.W. ¼ OF SAID SECTION 35 FOR A DISTANCE OF 2480.09 FEET; THENCE N02°33'30"W FOR A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N02°33'30"W FOR A DISTANCE OF 137.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 346.00 FEET AND A CENTRAL ANGLE OF 25°25'05", FOR AN ARC DISTANCE OF 153.30 FEET; THENCE N02°26'58"W FOR A DISTANCE OF 71.71 FEET; THENCE N56°13'50"E FOR A DISTANCE OF 599.00 FEET; THENCE N74°33'45"E FOR A DISTANCE OF 362.38 FEET TO A NON-TANGENT POINT OF A CIRCULAR CURVE, SAID POINT BEARS N83°00'11"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 591.00 FEET AND A CENTRAL ANGLE OF 04°19'46", FOR AN ARC DISTANCE OF 44.66 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°24'42", FOR AN ARC DISTANCE OF 26.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 150°45'26", FOR AN ARC DISTANCE OF 165.77 FEET TO A POINT OF TANGENCY; THENCE S87°40'41"E FOR A DISTANCE OF 21.00; THENCE S02°19'19"W FOR A DISTANCE OF 137.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 418.00 FEET AND A CENTRAL ANGLE OF 74°25'20, FOR AN ARC DISTANCE OF 542.95 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2862.79 FEET AND A CENTRAL ANGLE OF 10°07'31", FOR AN ARC DISTANCE OF 505.91 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINS 10.23 ACRES MORE OR LESS.

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I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN BY THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

Jose M. Lopez, P.L.S. No. [illegible]
State of Florida
For The Firm

THIS IS SHEET [illegible] OF [illegible] SHEETS AND IS NOT VALID [illegible] ACCOMPANIED BY THE REMAINING SHEETS.

93

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
TRACT "J" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2001

DESCRIPTION: (TRACT "J")

A PORTION OF THE EAST 1/2 OF T. 51S. R.41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S88°45'47"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 1868.82 FEET; THENCE S01°31'40"E FOR 99.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS; THENCE CONTINUE S01°31'40"E ALONG THE WESTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 FOR 112.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY TO THE RIGHT ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY BEING ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 48.14 FEET THROUGH A CENTRAL ANGLE OF 44°45'30" FOR AN ARC DISTANCE OF 37.61 FEET TO A POINT OF TANGENCY; THENCE S43°13'50"W ALONG SAID WESTERLY LINE OF THE CANAL RIGHT OF WAY FOR 13.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N06°48'44"E FROM SAID POINT ON CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, HAVING A RADIUS OF 1001.74 FEET THROUGH A CENTRAL ANGLE OF 03°03'38" FOR AN ARC DISTANCE OF 53.51 FEET TO A POINT ON THE TERMINUS OF SAID STREET; THENCE S09°52'22"W RADIAL TO THE PREVIOUS AND NEXT DESCRIBED COURSES AND BEING ALONG SAID TERMINUS OF SAID STREET FOR 80.00 FEET TO A POINT ON A CIRCULAR CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 214TH STREET; THE FOLLOWING FIVE (5) COURSES ARE ALONG THE NORTHERLY LINE OF TRACT "B", COUNTY LINE TOWER PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (1) THENCE NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1081.74 FEET THROUGH A CENTRAL ANGLE OF 03°01'41" FOR 57.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1869.86 FEET THROUGH A CENTRAL ANGLE OF 10°26'22" FOR AN ARC DISTANCE OF 340.69 FEET TO A POINT OF TANGENCY; (3) THENCE N87°32'19"W FOR 461.92 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1105.92 FEET THROUGH A CENTRAL ANGLE OF 26°56'40" FOR AN ARC DISTANCE OF 520.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (5) THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1185.92 FEET THROUGH A CENTRAL ANGLE OF 05°45'31" FOR AN ARC DISTANCE OF 119.19 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS N79°33'32"E FROM SAID POINT, SAID POINT BEING ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET THROUGH A CENTRAL ANGLE OF 18°12'15" FOR AN ARC DISTANCE OF 222.41 FEET TO A POINT OF TANGENCY; (2) THENCE N01°14'13"W FOR 56.21 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET ALSO KNOWN AS COUNTY LINE ROAD, STATE ROAD NO. 852 AND S.W. 41 STREET IN BROWARD COUNTY, FLORIDA; THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; (1) THENCE N88°45'47"E FOR 365.68 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE SOUTHERLY; (2) THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7589.44 FEET THROUGH A CENTRAL ANGLE OF 03°41'54" FOR AN ARC DISTANCE OF 489.88 FEET TO A POINT OF TANGENCY; (3) THENCE S87°32'19"E FOR 281.87 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 7689.44 FEET THROUGH A CENTRAL ANGLE OF 03°11'03" FOR AN ARC DISTANCE OF 427.32 FEET TO THE POINT OF BEGINNING.

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I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN ON THE FOREGOING CARTOON HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John W. Newman, P.S.M. Inc. Lic.
State of Florida
For the Firm

THIS IS SHEET 17 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

94

MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK 1, LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 1)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "C" OF LAKES OF TUSCANY PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°31'06"E ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE, STATE ROAD NO. 91, ALSO KNOWN AS THE SUNSHINE STATE PARKWAY FOR 100.05 FEET; THENCE N87°26'51"E ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 127.27 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PORTION OF LAND; THENCE N02°33'03"W FOR 100.11 FEET; THENCE N86°57'25"E FOR 2280.88 FEET; THENCE S02°33'03"E ALONG THE WESTERLY CANAL RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 8648, PAGE 1247 FOR 119.64 FEET; THENCE S87°26'51"W ALONG THE NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 35 AND SAID NORTHERLY CANAL RIGHT OF WAY LINE PER PLAT BOOK 87 AT PAGE 37 FOR 2280.80 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: EB 6706, AA-2777, LB 6507 State of Florida
7729 NW 146 St.
Miami Lakes, FL 33016
Ph: (305) 823-3737
Fax: (305) 823-3172

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY [illegible] AND IT IS TRUE AND CORRECT TO THE BEST [illegible] KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

[illegible]
State of Florida
For the Firm

THIS IS SHEET [illegible] 12 SHEETS AND IS NOT VA[illegible] ACCOMPANIED BY [illegible] SHEETS

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MAJORCA ISLES COMMUNITY DEVELOPMENT DISTRICT
BLOCK "2" LEGAL DESCRIPTION

EXHIBIT "A"
DATE: DEC. 2004

DESCRIPTION: (BLOCK 2)

A PORTION OF THE EAST 1/2 OF T.51S. R.41E. FLA SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LYING AND BEING IN THE NORTH 1/2 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", WALDEN POND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149 AT PAGE 57 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S87°26'51"W ALONG THE NORTHERLY LINE OF THE CANAL RIGHT OF WAY FOR 330.69 FEET; THENCE N02°33'03"W ALONG THE EASTERLY LINE OF THE CANAL RIGHT OF WAY PER OFFICIAL RECORD BOOK 8648 AT PAGE 1247 ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 120.25 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N03°07'19"W; THENCE NORTHEASTERLY ALONG A 2904.79 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°32'28" FOR AN ARC DISTANCE OF 331.62 FEET; THENCE S02°33'03"E ALONG THE WESTERLY LINE OF SAID TRACT "A" FOR 142.44 FEET TO THE POINT OF BEGINNING.

TRI-COUNTY ENGINEERING, INC.
ENGINEERS, ARCHITECTS, SURVEYORS & MAPPERS
Certificates: LB-6706 AA-2777, LB-6307 State of Florida
772[illegible] NW 1[illegible]
Miami Lakes, FL 33016
Phone (305) [illegible]
Fax (305) [illegible]

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN IN THE FOREGOING CAPTION HAS BEEN MADE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

John [illegible], P.L.S. No. [illegible]
Date of Signature
For The Firm

THIS IS SHEET 22 OF 22 SHEETS AND IS NOT VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.

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EXHIBIT "A"

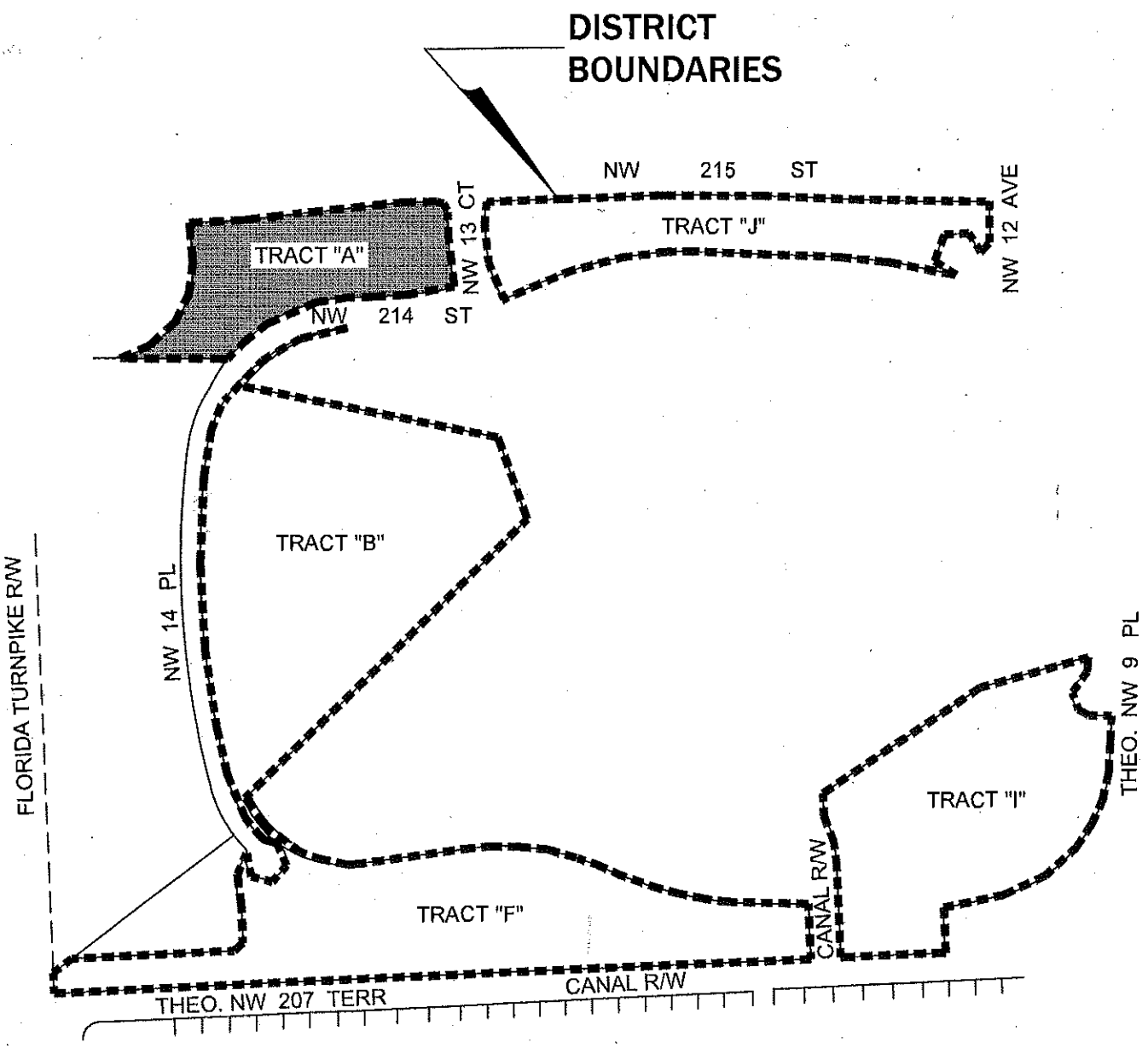
LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF T. 51S. R. 41E. FLA., SURVEYED BY JOHN W. NEWMAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 118, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S 88° 45' 47" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 2650.11 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 86° 56' 56" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1726.26 FEET; THENCE S 01° 14' 13" E FOR 45.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501) BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF N.W. 215TH STREET (COUNTY LINE ROAD ALSO KNOWN AS STATE ROAD NO. 852 PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 87018-2501); (1) THENCE N 88° 45' 47" E FOR 160.75 FEET; (2) THENCE N 83° 03' 09" E FOR 502.49 FEET; (3) THENCE N 88° 45' 47" E FOR 112.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE OF N.W. 13TH COURT; (1) THENCE S 01° 14' 13" E FOR 56.21 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHEASTERLY ALONG AN 800.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11° 01' 28" FOR AN ARC DISTANCE OF 153.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A 35.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 22' 02" FOR AN ARC DISTANCE OF 55.20 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, LAKES OF TUSCANY, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE FOLLOWING THREE COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET; (1) THENCE SOUTHWESTERLY ALONG AN 1125.92 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09° 42' 48" FOR AN ARC DISTANCE OF 190.88 FEET TO A POINT OF TANGENCY; (2) THENCE S 87° 49' 10" W FOR 130.24 FEET TO A POINT OF CURVATURE; (3) THENCE SOUTHWESTERLY ALONG A 520.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 24' 17" FOR AN ARC DISTANCE OF 403.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF N.W. 214TH STREET, S 89° 34' 25" W FOR 396.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE "COUNTY LINE ROAD TURNPIKE ENTRANCE" AS SHOWN ON SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 87018-2501, BEING A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND WHOSE RADIUS POINT BEARS N 00° 25' 35" W, THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID "COUNTY LINE ROAD TURNPIKE ENTRANCE"; (1) THENCE NORTHEASTERLY AND NORTHERLY ALONG A 278.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 48' 38" FOR AN ARC DISTANCE OF 440.61 FEET TO A POINT OF TANGENCY; (2) THENCE N 01° 14' 13" W FOR 127.59 FEET TO THE POINT OF BEGINNING.

N/K/A TRACT "A" WALDEN COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 163, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT C TO THE ORDINANCE



MAJORCA ISLES

COMMUNITY DEVELOPMENT DISTRICT (EXPANDED)

EXPANDED AREA SHOWN SHADED

N

(COMM. 0001)
SECTION: 35 - 51 - 41