

B. Harrell  
io & Harrell  
3. Federal Highway, Suite 200  
ierce, FL 34950-5178  
464-1032 Ext. 1010

**NOTICE OF ESTABLISHMENT OF THE TRADITION COMMUNITY  
DEVELOPMENT DISTRICT No. 8**

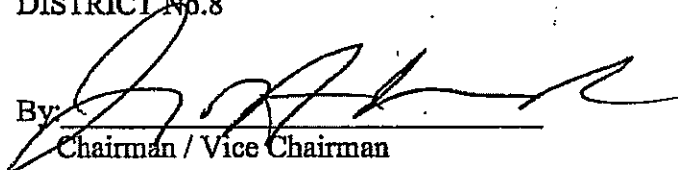
This Notice is recorded pursuant to the requirements of Section 190.0485, Florida Statutes. The Tradition Community Development District No. 8 was established by Ordinance No. 06-100, enacted September 25, 2006, by the City Council of the City of Port St. Lucie, Florida. The legal description of Tradition Community Development District No. 8 is attached as Exhibit A and is incorporated into this Notice.

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT No. 8 MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS AS PROVIDED FOR BY LAW.

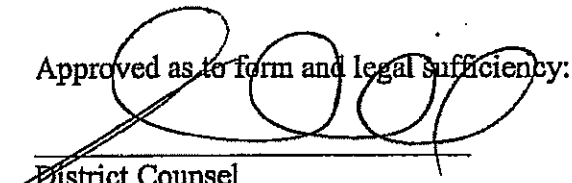
Dated this 23 day of Oct, 2006.

BOARD OF SUPERVISORS TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT No.8

  
Secretary / Assistant Secretary

By:   
Chairman / Vice Chairman

Approved as to form and legal sufficiency:

  
District Counsel

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2949956 10/24/2006 at 11:40 AM  
OR BOOK 2685 PAGE 714 - 721 Doc Type: NOT  
RECORDING: \$69.50

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 23<sup>d</sup> day of Oct., 2006, by James H. Anderson, Chairman of the Tradition Community Development District No. 8. He  is personally known to me, or  has produced \_\_\_\_\_ as identification and  did not take an oath.

[Notary Seal]



Daniel B. Harrell  
MY COMMISSION # DD186968 EXPIRES  
February 24, 2007  
BONDED THRU TROY FAHN INSURANCE, INC.

  
\_\_\_\_\_  
Notary Public State of Florida

Print Name DANIEL B. HARRELL

My commission expires: Feb. 24, 2007

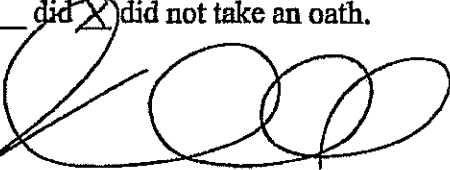
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 23<sup>d</sup> day of Oct., 2006, by Henry H. Fehland as Secretary of the Tradition Community Development District No. 8. He  is personally known to me, or  has produced \_\_\_\_\_ as identification and  did not take an oath.

[Notary Seal]



Daniel B. Harrell  
MY COMMISSION # DD186968 EXPIRES  
February 24, 2007  
BONDED THRU TROY FAHN INSURANCE, INC.

  
\_\_\_\_\_  
Notary Public State of Florida

Print Name DANIEL B. HARRELL

My commission expires: Feb. 24, 2007

EXHIBIT A

LEGAL DESCRIPTION



Lawson, Noble & Webb, Inc.

ENGINEERS • PLANNERS • SURVEYORS

590 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986
(772) 878-1700 • fax: (772) 878-1802 • Web: www.lnw-inc.com

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EB 3432 / LB 8874

DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: REVISED C.D.D. NO. 8 (TRADITION)

A PARCEL OF LAND LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE SOUTH 30°39'58" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 4373.83 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED BY WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE NORTH 89°50'39" WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 5796.26 FEET; THENCE NORTH 00°00'00" WEST DEPARTING SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 2635.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°53'55", AN ARC DISTANCE OF 1038.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 30°53'55" EAST ALONG SAID LINE, A DISTANCE OF 920.59 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1580.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°54'06", AN ARC DISTANCE OF 852.15 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 692.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°50'25", AN ARC DISTANCE OF 486.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 931.06 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 44°58'21", AN ARC DISTANCE OF 45.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°03'35", AN ARC DISTANCE OF 6.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49°08'12", AN ARC DISTANCE OF 49.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 70°06'36" EAST ALONG SAID LINE, A DISTANCE OF 341.35 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 3375.40 FEET; THENCE SOUTH 00°08'18" WEST ALONG SAID WEST LINE, A DISTANCE OF 316.64 FEET; THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 34°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 34°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 15°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 19°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 13°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 18°01'15" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 67°14'57" EAST, A DISTANCE OF 365.82 FEET; THENCE NORTH 10°50'26" EAST, A DISTANCE OF 368.43 FEET; THENCE NORTH 79°48'16" EAST, A DISTANCE OF 337.97 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PROPOSED TRADITION PARKWAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 63°20'22", AN ARC DISTANCE OF 1763.24 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 46°37'27", AN ARC DISTANCE OF 47.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°41'10", AN ARC DISTANCE OF 37.86 FEET TO A POINT OF REVERSE

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of subject property or monuments set in connection with the preparation of the information shown hereon.

Lands shown hereon were not abstracted for right-of-way and/or easements of record.

REVISE BOUNDARY 12-12-05 JAM
REVISE BOUNDARY 11-12-05 GRB
REVISE BOUNDARY 3-22-05 GRB

JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731. DATE OF SIGNATURE 1-11-06

SHEETS 3-5 OF 5 FOR SKETCH P:\500-599\B589\OVER\CDD\B589CDD8-1-NEW.dwg 12/12/2005 11:04:35 AM EST SHEET 1 OF 5

Table with 4 columns: No. B589, DRAWN: DDB, CHECKED: GRB, DESIGN: ARCADIS, DATE: 8-24-04



# Lawson, Noble & Webb, Inc.

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## DESCRIPTION TO ACCOMPANY SKETCH

CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°56'15", AN ARC DISTANCE OF 55.61 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 18°32'38" WEST ALONG SAID LINE, A DISTANCE OF 56.55 FEET; THENCE SOUTH 63°32'38" WEST, A DISTANCE OF 14.14 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 510.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°54'07", AN ARC DISTANCE OF 97.21 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°41'52", AN ARC DISTANCE OF 27.59 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 85°47'17", AN ARC DISTANCE OF 112.30 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 48°11'23", AN ARC DISTANCE OF 25.23 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 88°55'19" EAST ALONG SAID LINE, A DISTANCE OF 154.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°32'34", AN ARC DISTANCE OF 56.41 FEET TO POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1480.00 FEET (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 280.00 FEET BEARS NORTH 12°37'14" WEST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET BEARS SOUTH 53°58'38" EAST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1480.00 FEET, THRU A CENTRAL ANGLE OF 00°06'46", AN ARC DISTANCE OF 2.91 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 35°54'36" WEST ALONG SAID LINE, A DISTANCE OF 835.34 FEET; THENCE SOUTH 00°28'33" WEST, A DISTANCE OF 465.16 FEET; THENCE SOUTH 81°51'17" EAST, A DISTANCE OF 34.28 FEET; THENCE SOUTH 60°18'28" EAST, A DISTANCE OF 256.60 FEET; THENCE SOUTH 50°43'10" EAST, A DISTANCE OF 506.72 FEET; THENCE NORTH 35°37'43" EAST, A DISTANCE OF 696.32 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 180°01'41", AN ARC DISTANCE OF 518.43 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 34°57'21" WEST ALONG SAID LINE, A DISTANCE OF 520.57 FEET; THENCE SOUTH 54°00'59" WEST, A DISTANCE OF 148.44 FEET; THENCE SOUTH 11°14'16" WEST, A DISTANCE OF 517.94 FEET; THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 365.37 FEET; THENCE SOUTH 20°28'22" EAST, A DISTANCE OF 365.30 FEET; THENCE SOUTH 08°49'46" EAST, A DISTANCE OF 124.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 546.701 ACRES, MORE OR LESS.

REVISE BOUNDARY 12-12-05 JDM  
REVISE BOUNDARY 11-12-05 GRB  
REVISE BOUNDARY 3-22-05 GRB

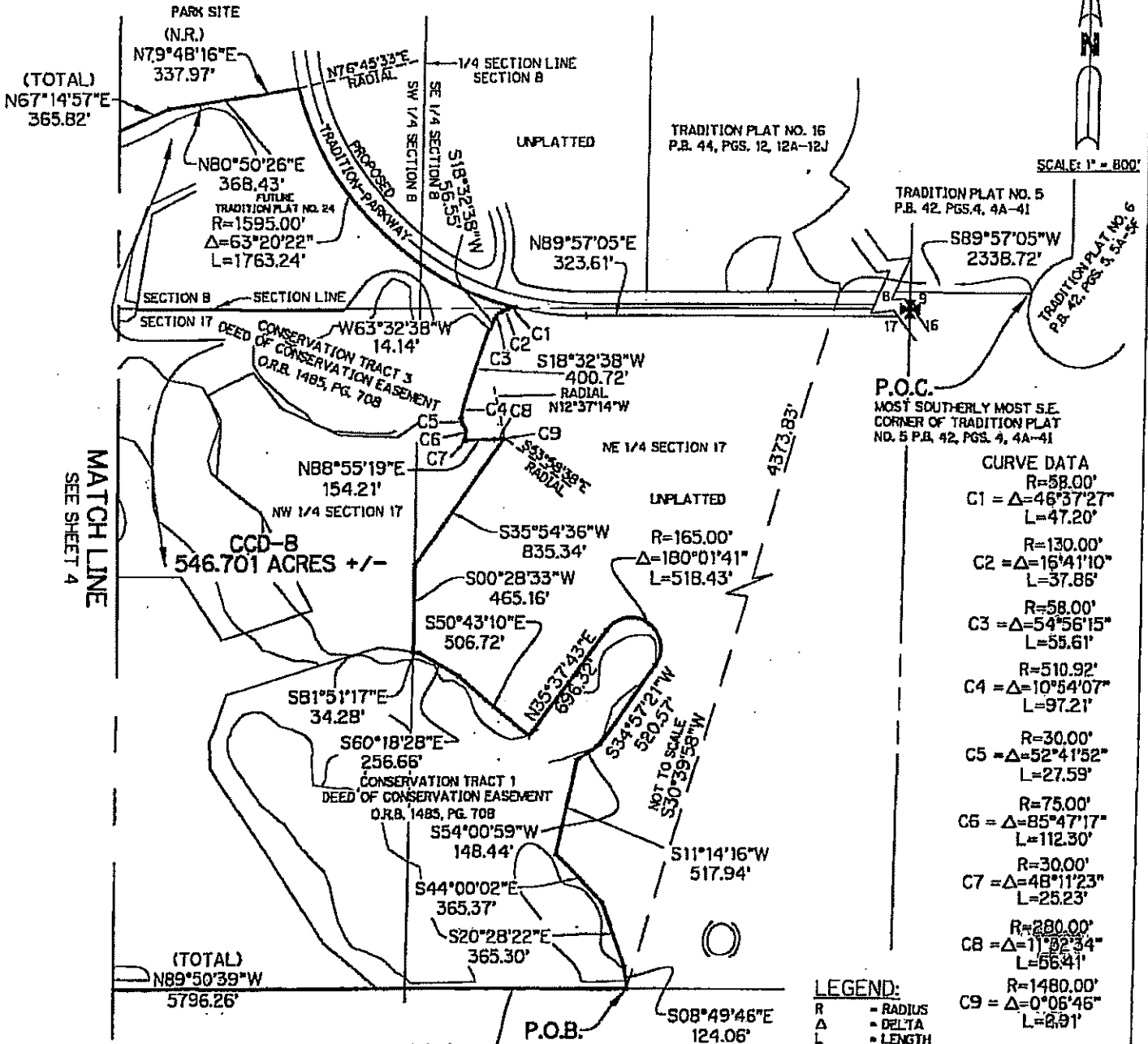
SHEETS 3-5 OF 5 FOR SKETCH P:\500-599\8589\OVER\CDD\8589CDD8-1-NEW.dwg 12/12/2005 11:04:35 AM EST SHEET 2 OF 5

No. 8589	DRAWN:	CHECKED:	DESIGN: ARCADIS	DATE: 8-24-04
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**SKETCH TO ACCOMPANY DESCRIPTION**



**CURVE DATA**

R=58.00'	C1 = Δ=46°37'27"	L=47.20'
R=130.00'	C2 = Δ=16°41'10"	L=37.85'
R=58.00'	C3 = Δ=54°56'15"	L=55.61'
R=510.92'	C4 = Δ=10°54'07"	L=97.21'
R=30.00'	C5 = Δ=52°41'52"	L=27.59'
R=75.00'	C6 = Δ=85°47'17"	L=112.30'
R=30.00'	C7 = Δ=48°11'23"	L=25.23'
R=280.00'	C8 = Δ=11°52'34"	L=56.41'
R=1480.00'	C9 = Δ=0°05'45"	L=2.91'

**LEGEND:**  
 R = RADIUS  
 Δ = DELTA  
 L = LENGTH  
 COD = COMMUNITY DEVELOPMENT DISTRICT  
 N.R. = NON RADIAL  
 P.B. = PLAT BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 PGS. = PAGES  
 RAD. = RADIAL

EASTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRENTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY (OFFICIAL RECORDS BOOK 477, PAGE 560)

ISE BOUNDARY 12-12-05 .JDM  
 ISE BOUNDARY 11-12-05 GRB  
 ISE BOUNDARY 3-22-05 GRB

SHEETS 1 & 2 OF 5 FOR DESCRIPTION

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SHEET 3 OF 5

No. B589	DRAWN:	CHECKED:	DESIGN: ARCADIS	DATE: 8-24-04
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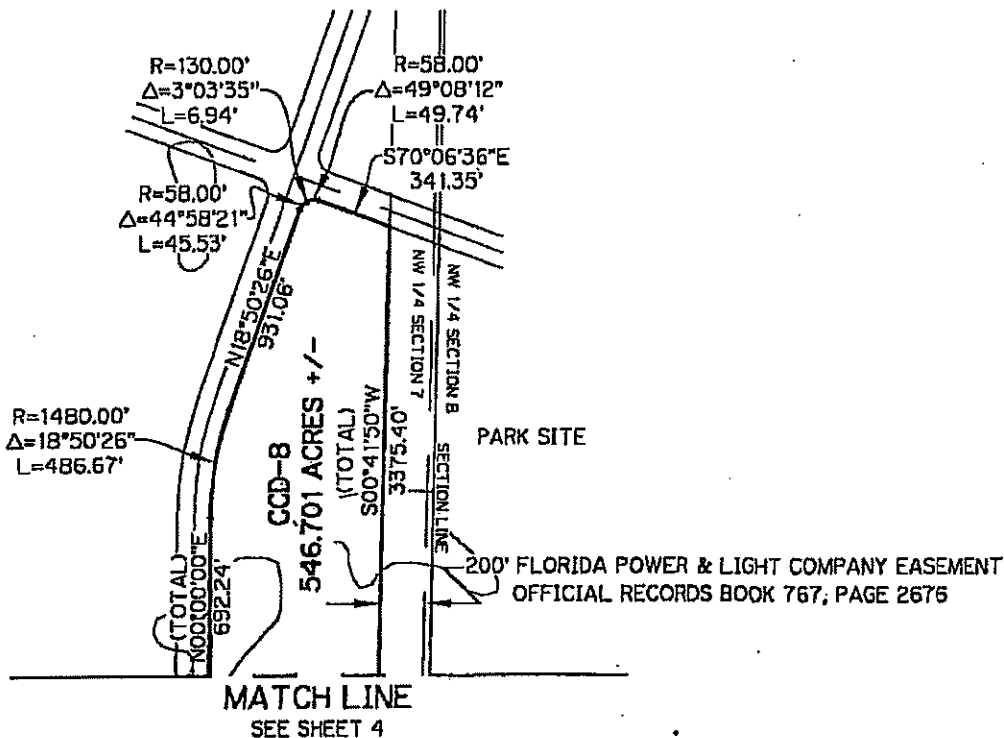
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**SKETCH TO ACCOMPANY DESCRIPTION**



SCALE: 1" = 800'



**LEGEND:**

- R = RADIUS
- Δ = DELTA
- L = LENGTH
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- NR = NON RADIAL
- P.B. = FLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PGS. = PAGES
- RAD. = RADIAL

REVISION BOUNDARY 12-12-05 JDM  
 REVISION BOUNDARY 11-12-05 GRB  
 REVISION BOUNDARY 3-22-05 GRB

SHEETS 1 & 2 OF 5 FOR DESCRIPTION

P:\500-599\2589\DOVER\CCD\2589CCD8-3-REV.dwg 12/12/2005 11:02:28 AM EST

SHEET 5 OF 5

No. B589	DRAWN: DDB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-24-04
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