



THIS DOCUMENT PREPARED BY
 AND RETURN TO:
 Quentin E. Morgan, Esq.
 Assistant City Attorney
 City of Orlando
 400 S. Orange Avenue
 Orlando, Florida 32801

INSTR 20030202507
OR BK 06865 PG 2183
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 04/11/2003 09:21:39 AM
 REC FEE 37.50

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

AN ORDINANCE EXPANDING A COMMUNITY DEVELOPMENT DISTRICT, KNOWN AS THE MYRTLE CREEK IMPROVEMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2002); DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City enacted Ordinance No.011126705 establishing a community development district, to be known as the Myrtle Creek Improvement District, pursuant to chapter 190, Florida Statutes (2001); naming the district; describing the external boundaries of the district; describing the functions and powers of the district; designating five persons to serve as the initial members of the district's board of supervisors; providing a severability clause; and providing an effective date, on November 26, 2001, and recorded in Official Records Book 6554 Page 1860, Public Records of Orange County; and

WHEREAS, Myrtle Creek Improvement District ("Petitioner"), having obtained written consent to the expansion of the District by the owner of one-hundred percent (100%) of the real property subject to the boundary amendment, petitioned the City Council of the City of Orlando (the "City") to enact an ordinance expanding the Myrtle Creek Improvement District (the "District") pursuant to Chapter 190, Florida Statutes (2002); and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on February 24, 2003; and

WHEREAS, upon consideration of the record established at that hearing, the City determined that the statements within the Petition were true and correct, that the expansion of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient

City Council Meeting: 02-24-03
 Item: 7-2 Documentary: 030224702

1 size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally
2 interrelated community, that the District is the best alternative available for delivering community
3 development services and facilities to the area served by the District, that the services and
4 facilities of the District will not be incompatible with the capacity and uses of existing local and
5 regional community development services and facilities, and that the area to be served by the
6 District is amenable to separate special-district governance; and

7 WHEREAS, expansion of the District will constitute a timely, efficient, effective,
8 responsive and economic way to deliver community development services in the area described
9 in the petition.

10 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ORLANDO CITY COUNCIL,
11 ORLANDO, FLORIDA:

12 SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and pursuant
13 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes
14 (2002).

15 SECTION 2. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries
16 of the District are described in Exhibit A attached hereto, the overall parcel containing 734
17 acres, more or less.

18 SECTION 3. FUNCTIONS AND POWERS. The powers and functions of the District
19 are described in Chapter 190, Florida Statutes (2002). Consent is hereby given to the District's
20 Board of Supervisors to plan, establish, acquire, construct, reconstruct, enlarge or extend
21 equip, operate, and maintain systems and facilities described and authorized by Sections
22 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

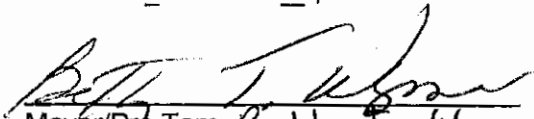
23 SECTION 4. SEVERABILITY. If any provision of this Ordinance, or the application
24 thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or
25 unenforceable, such provision shall be deemed to be severable and the remaining provisions
26 shall continue in full force and effect provided that the invalid, illegal or unenforceable provision
27 is not material to the logical and intended interpretation of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect pursuant to general law.


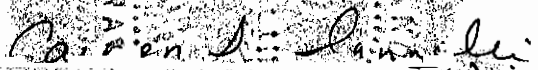
ADVERTISED: February 13, 2003.

READ FIRST TIME: February 17, 2003.

READ SECOND TIME AND ADOPTED: Feb. 24, 2003.


Mayor/Pro Tem Betty F. Wyman

ATTEST




Candice J. Crawford, City Clerk - Interim
Carmen S. Egan
STATE OF FLORIDA
COUNTY OF ORANGE

Carmen S. Egan PERSONALLY appeared before me, the undersigned authority, Betty F. Wyman and Candice J. Crawford, well known to me and known by me to be the Mayor/Pro Tem and City Clerk, respectively, of the CITY OF ORLANDO, and acknowledged before me that they executed the foregoing instrument on behalf of the CITY OF ORLANDO, as its true act and deed, and that they were duly authorized so to do.

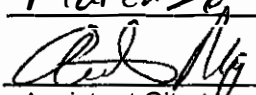
WITNESS my hand and official seal this 28th day of February, 2003.



Rosemary Capple
My Commission DD133245
Expires July 11, 2008


Notary Public Rosemary Capple
My Commission Expires: July 11, 2008

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Orlando, Florida, only.

March 26, 2003

Assistant City Attorney
Orlando, Florida

MYRTLE CREEK IMPROVEMENT DISTRICT

DESCRIPTION:

That part of Sections 13 and 24, Township 24 South, Range 30 East, and Sections 18 and 19, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 24; thence run N00°14'36"E along the West line of the Southwest 1/4 of said Section 24 for a distance of 957.96 feet to the Northerly line of an Orlando Utilities Commission Railroad right-of-way, said right-of-way as recorded in Official Records Book 3494, Page 2564, of the Public Records of Orange County, Florida; thence run N66°42'21"E along said Northerly right-of-way line for a distance of 1836.30 feet to the POINT OF BEGINNING; thence run N42°16'50"W for a distance of 1149.90 feet to the point of curvature of a curve concave Easterly having a radius of 600.00 feet; thence run Northerly along the arc of said curve through a central angle of 51°39'18" for a distance of 540.93 feet to the point of tangency; thence run N09°22'28"E for a distance of 201.33 feet to the point of curvature of a curve concave Westerly having a radius of 600.00 feet; thence run Northerly along the arc of said curve through a central angle of 44°40'56" for a distance of 467.91 feet to the point of tangency; thence run N35°18'28"W for a distance of 521.86 feet; thence run S85°42'44"W for a distance of 195.12 feet; thence run N04°17'16"W for a distance of 474.60 feet to the point of curvature of a curve concave Easterly having a radius of 1400.00 feet; thence run Northerly along the arc of said curve through a central angle of 32°46'26" for a distance of 800.82 feet to a point of non-tangency; thence run N61°30'50"W along a radial line for a distance of 100.00 feet; thence run N86°45'51"W for a distance of 22.08 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1520.00 feet and a chord bearing of N31°22'11"E; thence run Northeasterly along the arc of said curve through a central angle of 06°28'38" for a distance of 171.83 feet to the point of tangency; thence run N34°36'30"E for a distance of 1145.66 feet to the point of curvature of a curve concave Southeasterly having a radius of 870.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 03°12'53" for a distance of 48.81 feet to a point of non-tangency; thence run N13°42'24"E for a distance of 256.22 feet; thence run N05°57'35"W for a distance of 108.97 feet; thence run N07°59'37"E for a distance of 272.30 feet; thence run N16°25'12"E for a distance of 64.52 feet; thence run N09°20'03"W for a distance of 283.01 feet; thence run N00°52'05"W for a distance of 66.62 feet; thence run N89°07'55"E for a distance of 100.00 feet; thence run S63°43'16"E for a distance of 68.70 feet; thence run S85°52'24"E for a distance of 126.87 feet; thence run N76°34'53"E for a distance of 140.62 feet; thence run N23°17'41"E for a distance of 208.11 feet; thence run S77°45'42"E for a distance of 83.01 feet; thence run N69°57'00"E for a distance of 83.78 feet; thence run N40°19'31"E for a distance of 82.70 feet; thence run N21°10'10"E for a distance of 107.16 feet; thence run N37°33'26"W for a distance of 85.81 feet; thence run N15°19'31"W for a distance of 118.94 feet; thence run N49°21'26"E for a distance of 61.42 feet; thence run N07°05'52"E for a distance of 470.90 feet; thence run N48°26'56"E for a distance of 185.13 feet; thence run N80°08'14"E for a distance of 260.44 feet; thence run N76°21'00"E for a distance of 196.10 feet; thence run S18°17'41"E for a distance of 153.20 feet; thence run S48°14'24"E for a distance of 179.97 feet; thence run S08°32'56"W for a distance of 112.31 feet; thence run N89°03'22"E for a distance of 196.53 feet; thence run N29°35'53"E for a distance of 208.82 feet; thence run N18°52'18"W for a distance of 282.10 feet; thence run N22°34'45"E for a distance of 103.82

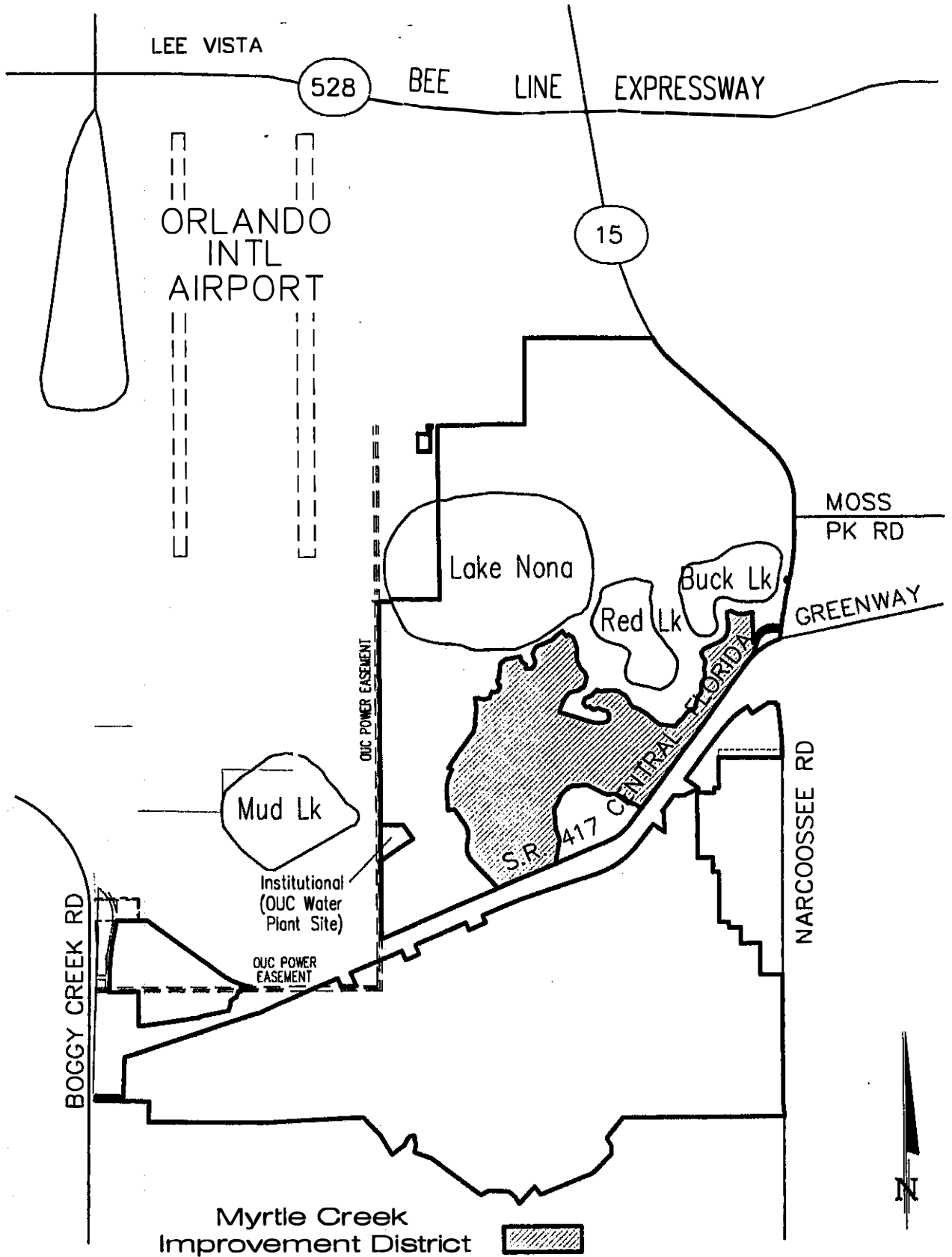


feet; thence run N32°59'02"E for a distance of 136.98 feet; thence run N67°20'56"E for a distance of 245.55 feet; thence run N66°35'55"E for a distance of 267.13 feet; thence run N45°09'09"E for a distance of 322.44 feet; thence run N59°45'04"E for a distance of 110.34 feet; thence run S37°47'37"E for a distance of 199.12 feet; thence run N52°44'33"E for a distance of 87.86 feet; thence run S56°25'40"E for a distance of 158.04 feet; thence run S25°22'11"E for a distance of 131.37 feet; thence run S15°11'34"E for a distance of 136.43 feet; thence run S17°34'26"E for a distance of 113.52 feet; thence run S08°00'57"W for a distance of 195.23 feet; thence run S10°39'19"E for a distance of 208.48 feet; thence run S25°45'07"E for a distance of 210.68 feet; thence run S46°03'38"E for a distance of 174.46 feet; thence run S23°45'41"E for a distance of 156.98 feet; thence run S15°24'46"W for a distance of 310.18 feet; thence run S55°37'11"W for a distance of 201.42 feet; thence run S75°35'20"W for a distance of 301.30 feet; thence run S41°52'31"W for a distance of 165.06 feet; thence run S27°56'21"W for a distance of 173.02 feet; thence run S23°04'49"W for a distance of 222.20 feet; thence run S09°13'23"W for a distance of 123.95 feet; thence run S73°00'00"E for a distance of 949.45 feet to the point of curvature of a curve concave Northerly having a radius of 880.00 feet; thence run Easterly along the arc of said curve through a central angle of 34°46'00" for a distance of 533.98 feet to a point of non-tangency; thence run N33°47'24"E for a distance of 116.77 feet; thence run N01°32'08"W for a distance of 118.67 feet; thence run N32°24'05"W for a distance of 110.01 feet; thence run N76°27'30"W for a distance of 141.42 feet; thence run N66°15'37"W for a distance of 151.05 feet; thence run S66°27'31"W for a distance of 134.71 feet; thence run N60°47'50"W for a distance of 75.83 feet; thence run N40°59'31"W for a distance of 88.96 feet; thence run S78°19'14"W for a distance of 103.43 feet; thence run N34°41'43"W for a distance of 164.98 feet; thence run N26°56'14"E for a distance of 162.99 feet; thence run N65°36'49"E for a distance of 170.35 feet; thence run N46°36'00"E for a distance of 266.95 feet; thence run S59°58'09"E for a distance of 80.59 feet; thence run N86°20'25"E for a distance of 384.77 feet; thence run S84°25'35"E for a distance of 183.78 feet; thence run S55°24'23"E for a distance of 123.39 feet; thence run S59°03'56"E for a distance of 151.03 feet; thence run S31°28'41"E for a distance of 133.96 feet; thence run S26°29'29"E for a distance of 180.12 feet; thence run S36°43'51"E for a distance of 87.02 feet; thence run S72°23'19"E for a distance of 119.51 feet; thence run S63°42'37"E for a distance of 119.51 feet; thence run S20°27'44"W for a distance of 5.98 feet to a point on a non-tangent curve concave Southwesterly having a radius of 620.00 feet and a chord bearing of S59°37'45"E; thence run Southeasterly along the arc of said curve through a central angle of 19°49'02" for a distance of 214.44 feet to the point of tangency; thence run S49°43'14"E for a distance of 502.24 feet; thence run S84°42'40"E for a distance of 187.52 feet; thence run S79°17'54"E for a distance of 189.90 feet; thence run S87°25'32"E for a distance of 115.06 feet; thence run N36°37'55"E for a distance of 194.27 feet; thence run N53°42'26"E for a distance of 118.76 feet; thence run N37°32'09"E for a distance of 233.11 feet; thence run N56°13'17"E for a distance of 159.67 feet; thence run S56°17'03"E for a distance of 56.03 feet; thence run N38°13'49"E for a distance of 160.99 feet; thence run N36°37'05"W for a distance of 32.81 feet; thence run N14°38'45"E for a distance of 251.35 feet; thence run N27°05'02"E for a distance of 76.44 feet; thence run N51°32'47"E for a distance of 53.67 feet; thence run N33°15'35"E for a distance of 89.25 feet; thence run N01°12'58"W for a distance of 251.19 feet; thence run N21°15'31"E for a distance of 84.28 feet; thence run N41°59'40"E for a distance of 110.93 feet; thence run N07°18'52"E for a distance of 85.01 feet; thence run N00°20'47"W for a distance of 75.47 feet; thence run N08°44'56"W for a distance of 145.99 feet; thence run N12°58'09"E for a distance of 210.50 feet; thence run N17°18'23"W for a distance of 104.75

feet; thence run N52°34'34"W for a distance of 77.17 feet; thence run N15°06'19"W for a distance of 142.65 feet; thence run N35°47'51"E for a distance of 155.56 feet; thence run N67°11'48"E for a distance of 486.96 feet; thence run N57°03'43"E for a distance of 207.82 feet; thence run N31°23'44"E for a distance of 151.49 feet; thence run N18°02'10"E for a distance of 164.87 feet; thence run N00°21'14"W for a distance of 191.43 feet; thence run N10°25'09"W for a distance of 195.97 feet; thence run N02°58'38"E for a distance of 136.88 feet; thence run N73°43'15"E for a distance of 108.12 feet; thence run S68°37'41"E for a distance of 272.48 feet; thence run N87°14'23"E for a distance of 186.26 feet; thence run N73°27'32"E for a distance of 185.70 feet; thence run S89°24'11"E for a distance of 56.35 feet; thence run S00°24'24"E for a distance of 922.65 feet to the point on a non-tangent curve concave Westerly having a radius of 1140.00 feet and a chord bearing of N13°15'09"E; thence run Northerly along the arc of said curve through a central angle of 01°47'37" for a distance of 35.69 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 610.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 84°19'10" for a distance of 897.71 feet to the point of tangency; thence run S83°19'29"E for a distance of 145.35 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 78.54 feet to a point of cusp and to the Westerly right-of-way line of Narcoossee Road as described in Official Records Book 5444, Page 2160, of said Public Records; thence run S06°40'31"W along said Westerly right-of-way line for a distance of 240.00 feet to a point of cusp of a curve concave Southwesterly having a radius of 50.00 feet; thence departing said Westerly right-of-way line run Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 78.54 feet to the point of tangency; thence run N83°19'29"W for a distance of 147.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 490.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 83°39'40" for a distance of 715.48 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1260.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 23°05'39" for a distance of 507.86 feet to a point of non-tangency; thence run S53°53'30"E for a distance of 13.54 feet to the Northwesterly right-of-way line of an Orlando Utilities Commission right-of-way, as described in Official Records Book 3491, Page 539, of said Public Records, said point being a point on a non-tangent curve concave Southeasterly having a radius of 2000.00 feet and a chord bearing of S39°26'40"W; thence run Southwesterly along said Northwesterly right-of-way line and the arc of said curve through a central angle of 06°40'19" for a distance of 232.90 feet to the point of tangency; thence run S36°06'30"W along said Northwesterly right-of-way line for a distance of 5507.14 feet; thence, departing said Northwesterly right-of-way line, run N49°15'29"W for a distance of 192.54 feet; thence run N69°40'26"W for a distance of 255.92 feet; thence run N41°28'20"W for a distance of 141.24 feet; thence run N62°58'09"W for a distance of 135.28 feet; thence run N70°35'19"W for a distance of 216.06 feet; thence run S83°55'51"W for a distance of 194.02 feet; thence run N71°07'46"W for a distance of 134.22 feet; thence run N62°38'01"W for a distance of 542.65 feet; thence run S87°28'53"W for a distance of 460.64 feet; thence run S57°08'58"W for a distance of 220.38 feet; thence run S45°18'12"W for a distance of 198.91 feet; thence run S25°52'37"W for a distance of 497.37 feet; thence run S02°51'45"W for a distance of 153.09 feet; thence run S11°18'36"E for a distance of 124.89 feet; thence run S03°46'35"W for a distance of 152.57 feet; thence run S13°04'37"E for a distance of 83.30 feet; thence run S02°09'32"E for a distance of 130.98 feet; thence run S24°11'36"E for a distance of 144.66 feet;

thence run S15°01'19"E for a distance of 207.79 feet; thence run S10°45'15"W for a distance of 729.31 feet to the aforesaid Northerly right-of-way line of the Orlando Utilities Commission right-of-way described in Official Records Book 3494, Page 2564; thence run S66°42'21"W along said Northerly right-of-way line for a distance of 1887.67 feet to the POINT OF BEGINNING.

Containing 734.001 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



VICINITY MAP