

RESOLUTION NO. 2021-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT COUNSEL AND DISTRICT STAFF TO FILE A PETITION WITH MIAMI-DADE COUNTY, FLORIDA TO EXPAND THE BOUNDARIES OF THE DISTRICT; AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, Westview North Community Development District (“District”) has received a request from the landowners of adjacent parcels, that the landowners’ parcels be annexed into the District; and

WHEREAS, the District Board of Supervisors (“Board”) has determined that it is in the best interests of the District and its residents to expand the boundaries of the District; and

WHEREAS, pursuant to Section 190.046, Florida Statutes, the District Board proposes to expand the District by approximately 7.46+/- acres.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTVIEW NORTH COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The foregoing recitals clauses are true and correct and are hereby incorporated into this Resolution by reference.

SECTION 2. The District hereby authorizes, ratifies and confirms the filing with Miami-Dade County, Florida, of a petition to expand the boundaries of the District to include the area described in Exhibit “A” attached hereto (the “Expansion Area”), all in accordance with Section 190.046, Florida Statutes.

SECTION 3. The proper District officials are hereby authorized and directed to take all steps necessary to effectuate the intent of this Resolution.

SECTION 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 6. This Resolution shall take effect upon adoption.

THIS RESOLUTION WAS PASSED AND ADOPTED THIS 16 DAY OF July, 2021.

By: [Signature]
Secretary/Assistant Secretary

WESTVIEW NORTH COMMUNITY
DEVELOPMENT DISTRICT
By: [Signature]
Chairperson/Vice Chairperson

Exhibit "A"

A PORTION OF TRACT "A", "GOLFVIEW MARKETPLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174 AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT "A", PLAT OF "GOLFVIEW MARKETPLACE"; THENCE RUN ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A" SOUTH 43°35'27" WEST FOR A DISTANCE OF 50.23 FEET TO THE POINT; THENCE RUN ALONG THE WESTERLY LINE OF SAID TRACT "A" SOUTH 02°15'33" EAST FOR A DISTANCE OF 92.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 10°26'46", FOR AN ARC DISTANCE OF 154.97 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 75°00'20" EAST FOR A DISTANCE OF 3.65 FEET TO A POINT; THENCE RUN NORTH 01°01'27" WEST FOR A DISTANCE OF 51.54 FEET TO A POINT; THENCE RUN NORTH 89°50'52" EAST FOR A DISTANCE OF 301.78 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 78.71 FEET, A CENTRAL ANGLE OF 13°41'08", A CHORD LENGTH OF 18.76 FEET AND A CHORD BEARING OF SOUTH 53°22'33" EAST, FOR AN ARC DISTANCE OF 18.80 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 43°14'22", A CHORD LENGTH OF 57.48 FEET AND A CHORD BEARING OF SOUTH 68°09'10" EAST, FOR AN ARC DISTANCE OF 58.86 FEET TO A POINT; THENCE RUN SOUTH 89°46'21" EAST FOR A DISTANCE OF 160.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 250.90 FEET, A CENTRAL ANGLE OF 12°37'01", A CHORD LENGTH OF 55.14 FEET AND A CHORD BEARING OF NORTH 83°55'08" EAST, FOR AN ARC DISTANCE OF 55.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 38°54'12", A CHORD LENGTH OF 22.98 FEET AND A CHORD BEARING OF SOUTH 82°56'16" EAST, FOR AN ARC DISTANCE OF 23.43 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THE NEXT DESCRIBED THREE COURSES BEING ALONG THE EAST LINE OF SAID TRACT "A"; THENCE RUN SOUTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 998.00 FEET, A CENTRAL ANGLE OF 15°05'21", A CHORD LENGTH OF 262.07 FEET AND A CHORD BEARING OF SOUTH 19°57'26" EAST, FOR AN ARC DISTANCE OF 262.83 FEET TO A POINT; THENCE RUN SOUTH 42°07'27" EAST FOR A DISTANCE OF 16.34 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 994.00 FEET, A CENTRAL ANGLE OF 18°02'19", A CHORD LENGTH OF 311.65 FEET AND A CHORD BEARING OF SOUTH 37°25'58" EAST, FOR AN ARC DISTANCE OF 312.94 FEET TO A POINT; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT "A", NORTH 89°59'50" WEST FOR A DISTANCE OF 664.65 FEET TO A POINT; THE NEXT TWO DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID TRACT "A"; THENCE RUN NORTH 30°15'33" WEST FOR A DISTANCE OF 279.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 17°33'13", A CHORD LENGTH OF 259.39 FEET AND A CHORD BEARING OF NORTH 21°28'56" WEST, FOR AN ARC DISTANCE OF 260.41 FEET; TO THE POINT OF BEGINNING.