EXHIBIT B

LEGAL DESCRIPTION

The following area shall constitute the corporate limits of the city viz, all that territory lying and situate in Broward County, Florida, as provided in the Laws of Florida:

Begin at the common section corner of Sections 34 and 35, Township 49 South, Range 41 East; and Sections 2 and 3, Township 50 South, Range 41 East;

THENCE Southerly along the West line of said Section 2, South 02° 08′ 10″ East, 92.53 feet to the centerline of the right-of-way of Central and Southern Florida Flood Control District canal #C-12;

THENCE Easterly along the centerline of said canal #C-12, North 89° 25′ 38″ East, 2641.91 feet to an intersection with the East line of the Northwest quarter of Section 2, Township 50 South, Range 41 East;

THENCE Northerly along the East line of the Northwest quarter of Section 2, Township 50 South, Range 41 East, North 02° 07′ 11″ West, 92.53 feet to the North line of said Section 2;

THENCE Northerly along the East line of the West one-half of Section 35, Township 49 South, Range 41 East, North 01° 23′ 15″ West, 5282.58 feet to the Northeast corner of the Northwest quarter of said Section 35;

THENCE Westerly along the North line of said Section 35, Township 49 South, Range 41 East, South 89° 28′ 55″ West, 1320.84 feet to the East line of the Southwest quarter of the Southwest quarter of Section 26, Township 49 South, Range 41 East;

THENCE Northerly along the East line of the West one-half of the Southwest quarter and the East line of the West one-half of the Northwest quarter of said Section 26, North 01° 29′ 23″ West, 5289.50 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 26, Township 49 South, Range 41 East;

THENCE Westerly along the North line of said Northwest quarter of the Northwest quarter of Section 26, South 89° 30′ 16″ West, 1321.19 feet to the common section corner of Sections 26 and 27, Township 49 South, Range 41 East;

THENCE continue Westerly along the North line of Section 27, Township 49 South, Range 41 East, South 89° 32′ 51″ West, 5278.81 feet to the common section corner of Sections 21, 22, 27 and 28, Township 49 South, Range 41 East;

THENCE Northerly along the East line of Section 21, Township 49 South, Range 41 East, North 01° 24′ 14″ West[,] 5271.77 feet to the North line of Section 21, Township 49 South, Range 41 East;

THENCE Westerly along the North line of said Section 21, Township 49 South, Range 41 East, South 89° 27′ 00″ West, 5281.56 feet to the common section corner of Sections 16, 17, 20 and 21, Township 49 South, Range 41 East;

THENCE Northerly along the East line of the Southeast one-quarter of Section 17, Township 49, South, Range 41 East, North 01° 28′ 37″ West, 2654.20 feet to the Northeast corner of said Southeast one-quarter of Section 17;

THENCE Northerly along the East line of the Northeast one-quarter of said Section 17, North 01° 28′ 39″ West, 2654.07 feet to the common section corner of Sections 8, 9, 16 and 17, Township 49 South, Range 41 East;

THENCE Westerly along the North line of Section 17, Township 49 South, Range 41 East, South 89° 36′ 02″ West, 5280.38 feet to the common section corner of Sections 7, 8, 17 and 18, Township 49 South, Range 41 East;

THENCE Westerly along the North line of the Northeast one-quarter of said Section 18, South 89° 06′ 50″ West, 2189.24 feet to the Northwest corner of said Northeast one-quarter;

THENCE Westerly along the North line of the Northwest quarter of said Section 18, South 89° 07′ 00″ West 2189.05 feet to the West line of Section 18, Township 49 South, Range 41 East;

THENCE Southerly along the West line of said Section 18, Township 49 South, Range 41 East, South 00° 04′ 25″ East, 1565.76 feet to the Northeast corner of Section 13, Township 49 South, Range 40 East;

THENCE Southwesterly along the South edge of the L-35A Levee, South 44° 50′ 24″ West, (said bearing as shown on the Right-of-Way maps for the Sawgrass/Deerfield Expressway recorded in Miscellaneous Plat Book 11, Page 37 of the Public Records of Broward County) through Sections 13, 24, 23, 26, 27, 34 and 33, Township 49 South, Range 40 East, and through Sections 4 and 5, Township 50 South, Range 40 East, 31,521.45 feet to a point on the North line of the North New River Canal;

THENCE Southeasterly along the North line of said North New River Canal, South 75° 22′ 49″ East, 1075.09 feet to a point on the West line of the East 100.00 feet of Section 5, Township 50 South, Range 40 East;

THENCE Southerly along said West line of the East 100.00 feet of Section 5, South 00° 03′ 06″ East, 3859.60 feet to the intersection with the Northerly extension of the West line of the East 100.00 feet of Section 8, Township 50 South, Range 40 East;

THENCE Southerly along said West line, South 00° 07′ 42″ East, 3292.70 feet to the Northwest corner of PARK OF COMMERCE ADDITION NO. 1 according to the plat thereof as recorded in Plat Book 134, Page 47 of the Public Records of Broward County, Florida;

THENCE North 71° 43′ 04″ East[,] along the North line of said PARK OF COMMERCE ADDITION NO. 1, a distance of 26.50 feet;

THENCE South 58° 50′ 38″ East, along said North line, 39.08 feet;

THENCE South 29° 29′ 10″ East, along said North line, 29.42 feet to the Northeast corner of said PARK OF COMMERCE ADDITION NO. 1;

THENCE South 00° 07′ 42″ East, along the East line of said PARK OF COMMERCE ADDITION NO. 1, a distance of 965.21 feet;

THENCE South 08° 33′ 18″ West, along said East line, 483.54 feet to a point on said West line of the East 100.00 feet of Section 8;

THENCE South 00° 07′ 42″ East, along said West line, 500.00 feet to the South line of said Section 8;

THENCE Easterly along said South line of Section 8, North 89° 43′ 43″ East, 100.00 feet to the common Section corner of Sections 8, 9, 16 and 17, Township 50 South, Range 40 East;

THENCE Northerly along the West line of said Section 9, North 00° 07′ 42″ West, 15.00 feet;

THENCE Easterly along a line parallel with and 15.00 feet North of the South line of said Section 9, North 89° 46′ 02″ East, 5277.90 feet to a point on the East line of said Section 9;

THENCE Northerly along said East line of Section 9, North 00° 21′ 21″ West, 4590.39 feet.

THENCE Westerly along the Easterly extension of the South line of Tract 2 in said Section 9, "Florida Fruit Lands Company's Subdivision No. 1" according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, and along said South line of Tract 2, South 89° 51′ 44″ West, 1314.91 feet to the Southwest corner of said Tract 2;

THENCE Northerly along the West line of said Tract 2 and the West line of Tract 1 in said Section 9 of said "Florida Fruit Lands Company's Subdivision No. 1," and the Northerly extension thereof, North 00° 17′ 56″ West, 658.22 feet to a point on the North line of said Section 9;

THENCE Easterly along said North line, North 89° 52′ 33″ East, 1314.26 feet to the common section corner of Sections 3, 4, 9 and 10 of said Township 50 South, Range 40 East;

THENCE Northerly along the East line of said Section 4, North 00° 11′ 50″ East, 2448.07 feet to a point on the North line of the North New River Canal;

THENCE Southeasterly along said North line, South 75° 22′ 59″ East, 5473.31 feet to the East line of Section 3, Township 50 South, Range 40 East;

THENCE Northerly along said East line of Section 3, Township 50 South, Range 40 East, North 00° 04′ 34″ West, 4242.83 feet to the common section corner of Sections 2 and 3, Township 50 South, Range 40 East and Sections 34 and 35, Township 49 South, Range 40 East;

THENCE Easterly along the South line of the Southwest one-quarter of Section 35, Township 49 South, Range 40 East, North 89° 55′ 43″ East, 2639.02 feet to the Southeast corner of said Southwest one-quarter;

THENCE Easterly along the South line of the Southeast one-quarter of said Section 35, being the north line of the Northeast one-quarter of Section 2, Township 50 South, Range 40 East, North 89° 56′ 37″ East, 205.95 feet;

THENCE through said Section 2, South 00° 04′ 35″ East, 53.00 feet to the Northwest corner of "THE COURTYARDS," according to the plat thereof, as recorded in Plat Book 109, Page 3 of the Public Records of Broward County;

THENCE along the West and South boundary of said plat, the following courses:

THENCE South 00° 04′ 35″ East, 785.69 feet to a point on the arc of a curve concave to the Southeast (radius point bears South 15° 04′ 40″ East from said point) having a radius of 917.47 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 07° 46′ 25″, a distance of 124.48 feet to the Point of Reverse Curvature (P.R.C.) of a curve concave to the Northwest, having a radius of 254.53 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 56° 38′ 05″, a distance of 251.59 feet;

THENCE tangent to said curve, North 26° 03′ 40″ East, 154.41 feet to the Point of Curvature of a curve concave to the Southeast and having a radius of 307.11 feet;

THENCE Northeasterly along the arc of said curve through a central angle of 69° 45′ 00″, a distance of 373.87 feet;

THENCE tangent to said curve, South 84° 11′ 20″ East, 669.67 feet to the Point of Curvature of a curve concave to the Southwest and having a radius of 364.33 feet;

THENCE Southeasterly along the arc of said curve, through a central angle of 58° 50′ 00″, a distance of 374.11 feet to the P.R.C. of a curve concave to the Northeast and having a radius of 346.06 feet;

THENCE Southeasterly along the arc of said curve, through a central angle of 33° 54′ 23″, a distance of 204.79 feet to the P.R.C. of a curve concave to the Southwest and having a radius of 480.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 65° 48′ 34″, a distance of 551.32 feet to the P.R.C. of a curve concave to the East and having a radius of 522.00 feet;

THENCE Southerly along the arc of said curve through a central angle of 24° 10′ 00″, a distance of 220.17 feet to the P.R.C. of a curve concave to the West and having a radius of 330.00 feet;

THENCE Southerly along the arc of said curve, through a central angle of 37° 00′ 00″, a distance of 213.10 feet to the P.R.C. of a curve concave to the East and having a radius of 610.00 feet;

THENCE Southerly along the arc of said curve through a central angle of 37° 30′ 00″, a distance of 399.24 feet to the P.R.C. of a curve concave to the West and having a radius of 317.00 feet;

THENCE Southerly along the arc of said curve through a central angle of 41° 30′ 00″, a distance of 229.61 feet to the P.R.C. of a curve concave to the East and having a radius of 306.41 feet;

THENCE Southerly along the arc of said curve through a central angle of 47° 09′ 22″, a distance of 252.18 feet to the P.R.C. of a curve concave to the Southwest and having a radius of 375.07 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 35° 06′ 54″, a distance of 229.87 feet to the P.R.C. of a curve concave to the Southeast and having a radius of 1257.34 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 11° 32′ 13″, a distance of 253.18 feet;

THENCE North 89° 48′ 10″ East, 358.99 feet to the Southeast corner of said "THE COURTYARDS";

THENCE continue North 89° 48′ 10″ East, 60.00 feet to a point on the East line of the Southeast one-quarter of said Section 2, Township 50 South, Range 40 East;

THENCE Northerly along said East line, North 00° 11′ 03″ West, 386.59 feet to the Southeast corner of the Northeast quarter of said Section 2;

THENCE Northerly along the East line of said Northeast one-quarter, North 00° 11′ 50″ West, 2634.85 feet to the common section corner of Sections 35 and 36, Township 49 South, Range 40 East and Sections 1 and 2, Township 50 South, Range 40 East;

THENCE Northerly along the East line of the Southeast one-quarter of said Section 35, Township 49 South, Range 40 East, North 00° 09′ 18″ West 2657.65 feet to the Northeast corner of said Southeast quarter;

THENCE Northerly along the East line of the Northeast one-quarter of said Section 35, North 00° 09′ 22″ West, 2657.68 feet to the common section corner of Sections 25, 26, 35 and 36, Township 49 South, Range 40 East;

THENCE continue Northerly along the East line of the Southeast one-quarter of said Section 26, Township 49 South, Range 40 East, North 00° 40′ 40″ West, 2720.81 feet to the Northeast corner of said Southeast one-quarter;

THENCE continue Northerly along the East line of the Northeast one-quarter of said Section 26, North 00° 39′ 56″ West, 2719.18 feet to the common section corner of Sections 23, 24, 25, and 26, Township 49 South, Range 40 East;

THENCE Easterly along the South line of the Southwest one-quarter of said Section 24, Township 49 South, Range 40 East, South 88° 55′ 33″ East, 2667.45 feet to the Southeast corner of said Southwest one-quarter; THENCE Easterly along the South line of the Southeast quarter of said Section 24, South 88° 54′ 33″ East, 2667.49 feet to an intersection with the West line of Section 30, Township 49 South, Range 41 East;

THENCE Southerly along the West line of said Section 30, Township 49 South, Range 41 East, South 00° 13′ 42″ East, 3781.27 feet to the Southwest corner of said Section 30, Township 49 South, Range 41 East;

THENCE Easterly along the South line of Section 30, Township 49 South, Range 41 East, North 89° 33′ 57″ East, 4752.03 feet to the common section corner of Sections 29 and 30, Township 49 South, Range 41 East;

THENCE Easterly along the South line of Section 29, North 89° 28′ 02″ East 5282.19 feet to the common section corner of Sections 28 and 29, Township 49 South, Range 41 East;

THENCE Easterly along the South line of the Southwest one-quarter of said Section 28, North 89° 28′ 55″ East, 2641.27 feet to the Southeast corner of said Southwest one-quarter;

THENCE Easterly along the South line of the Southeast one-quarter of said Section 28, North 89° 28′ 54″ East, 2641.26 feet to the common section corner of Sections 27 and 28, Township 49 South, Range 41 East;

THENCE Easterly along the South line of the Southwest one-quarter of said Section 27, North 89° 29′ 29″ East, 2641.03 feet to the Southeast corner of said Southwest one-quarter;

THENCE Easterly along the South line of the Southeast one-quarter of said Section 27, North 89° 29′ 27″ East, 2641.03 feet to the common section corner of Sections 26, 27, 34 and 35, Township 49 South, Range 41 East;

THENCE Southerly along the West line of the Northwest one-quarter of said Section 35, Township 49 South, Range 41 East, South 01° 23′ 03″ East, 2642.55 feet to the Southwest corner of said Northwest one-quarter;

THENCE Southerly along the West line of the Southwest one-quarter of said Section 35, South 01° 23′ 05″ East, 2642.55 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Lot 8, Block A; Lots 3 and 4, Block B; Lot 28, Block D; NEW RIVER ESTATES SECTION ONE, according to the plat thereof as recorded in Plat Book 103, Page 28 of the Public Records of Broward County, Florida;

All of said lands situate, lying and being in Broward County, Florida and containing 11,592.36 acres more or less.

(Ord. No. 542, § 2(Exh. C), 10-25-12, eff. 9-15-12; Ord. No. 543, § 2(Exh. C), 10-25-12, eff. 9-15-12)