

EXHIBIT A

LEGAL DESCRIPTION

EAST 1/2 OF NORTHEAST 1/4, EAST 1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4, SOUTHWEST 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4, AND SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA
LESS AND EXCEPT RIGHTS-OF-WAY OWNED BY THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT.

TOGETHER WITH

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N89°42'49"W, ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 1972.91 FEET; THENCE S00°27'08"E A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°27'08"E A DISTANCE OF 544.41 FEET; THENCE N89°42'06"W A DISTANCE OF 610.85 FEET TO THE EASTERLY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 89 (92.00 FEET WIDE); THENCE N00°31'12"W ALONG SAID EASTERLY LINE A DISTANCE OF 544.29 FEET; THENCE S89°42'49"E A DISTANCE OF 611.49 FEET TO THE POINT OF BEGINNING.

NOTE: 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.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 2



**CULPEPPER &
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

LEGAL

RE-ZONING PARCEL 1

DATE: 6-14-24

DRAWN LEH

SCALE: N/A

JOB No. 24-084

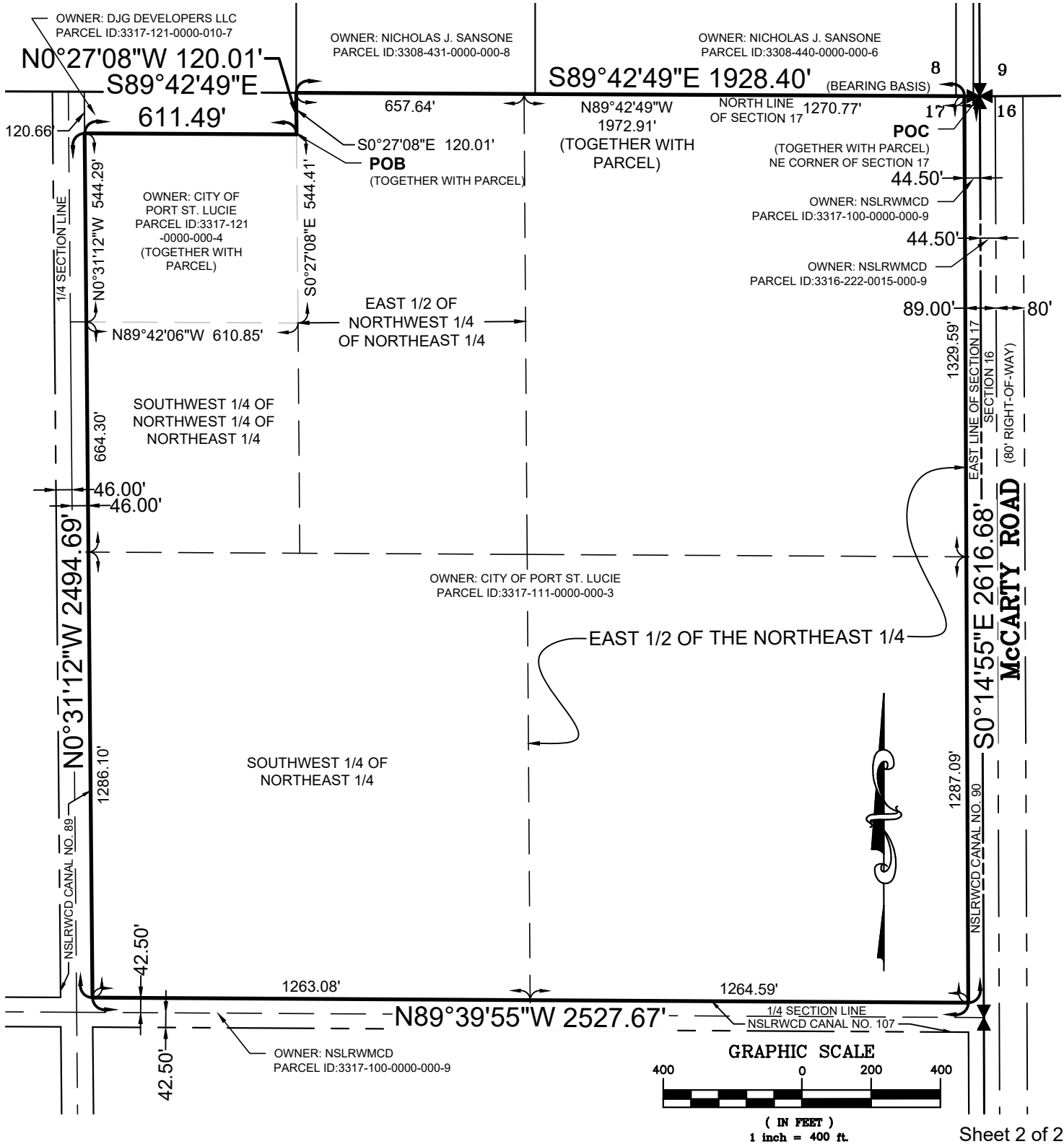
LEGEND

ID = IDENTIFICATION
 NSLRWCD = NORTH ST. LUCIE RIVER
 WATER MANAGEMENT
 CONTROL DISTRICT

EXHIBIT A

THIS IS NOT A SURVEY

NOTE: BEARINGS SHOWN HEREON
 ARE RELATIVE TO THE NORTH LINE
 OF SECTION 17, HAVING A BEARING
 OF NORTH 89°42'49" WEST



Sheet 2 of 2



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GRAPHICS

RE-ZONING PARCEL 1

DATE: 6-14-24	DRAWN LEH
SCALE: 1" = 400'	JOB No. 24-084

P:\Proj-2024\24-084 CPCL - McCarty Rd - Rezoning & Boundary Survey\24-084 S&D - Overall.dwg Plotted: 6/14/24 By: LARRY HOSTETLER Layout: SKETCH