

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT 1, TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF O.L. PEACOCK CANAL PARCEL, ACCORDING TO THE OFFICIAL RECORD BOOK 1745, PAGE 1955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT R-32 OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF CURVATURE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1475.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $01^{\circ}10'52''$ WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $04^{\circ}44'13''$, A DISTANCE OF 121.95 FEET TO A POINT OF TANGENCY; THENCE NORTH $86^{\circ}26'39''$ WEST, A DISTANCE OF 309.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1425.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $13^{\circ}19'24''$, A DISTANCE OF 331.36 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1745, PAGE 1955, OF SAID PUBLIC RECORDS; THE FOLLOWING TWO (2) COURSES BEING BY SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL; (1) THENCE NORTH $74^{\circ}54'36''$ EAST, A DISTANCE OF 197.87 FEET; (2) THENCE NORTH $76^{\circ}11'52''$ EAST, A DISTANCE OF 419.21 FEET; THENCE SOUTH $86^{\circ}26'39''$ EAST, DEPARTING SAID NORTHERLY LIMITS OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 50.11 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 3156, PAGE 1262, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1325.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $03^{\circ}32'43''$ EAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}24'27''$, A DISTANCE OF 194.43 FEET TO A POINT NON-TANGENCY; SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHWESTERLY BOUNDARY LINE OF TRADITION PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 5 THROUGH 9, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH $76^{\circ}04'00''$ WEST, DEPARTING SAID SOUTHERLY LIMITS OF ACCESS AND UTILITY EASEMENT, A DISTANCE OF 87.41 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LIMITS OF TRACT R-32 OF SAID PLAT OF TRADITION PLAT NO. 32; THENCE SOUTH $01^{\circ}21'48''$ EAST, DEPARTING SAID NORTHWESTERLY BOUNDARY LINE OF TRADITION PLAT NO. 32, AND ALONG THE WESTERLY LIMITS OF TRACT R-32, A DISTANCE OF 133.44 FEET TO THE **POINT OF BEGINNING**.


CONTAINING: 63,412 SQUARE FEET OR 1.455 ACRES, MORE OR LESS.

LEGEND

<i>P.O.B.</i> --- Point of Beginning	<i>R</i> --- Radius
<i>P.B.</i> --- Plat Book	<i>L</i> --- Arc Length
<i>O.R.B.</i> --- Official Records Book	<i>D</i> --- Delta-Central Angle
<i>PG(s)</i> --- Page(s)	<i>U.E.</i> --- Utility Easement
<i>R/W</i> --- Right-of-Way	<i>C.U.E.</i> --- City Utility Easement
<i>Sec. - Twp. - Rge.</i> --- Section-Township-Range	<i>O.S.T.</i> --- Open Space Tract

RIGHT - OF - WAY ACQUISITION SKETCH & DESCRIPTION

REVISIONS				Prepared For: Kolter Land Partners, LLC.	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	7-13-2022	Revise description per comment	SWM	<div>SURVEYOR'S CERTIFICATE This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</div>	
2	8-24-2022	Revise S & D per comment	SWM		
Sheet No. 01 of 02 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

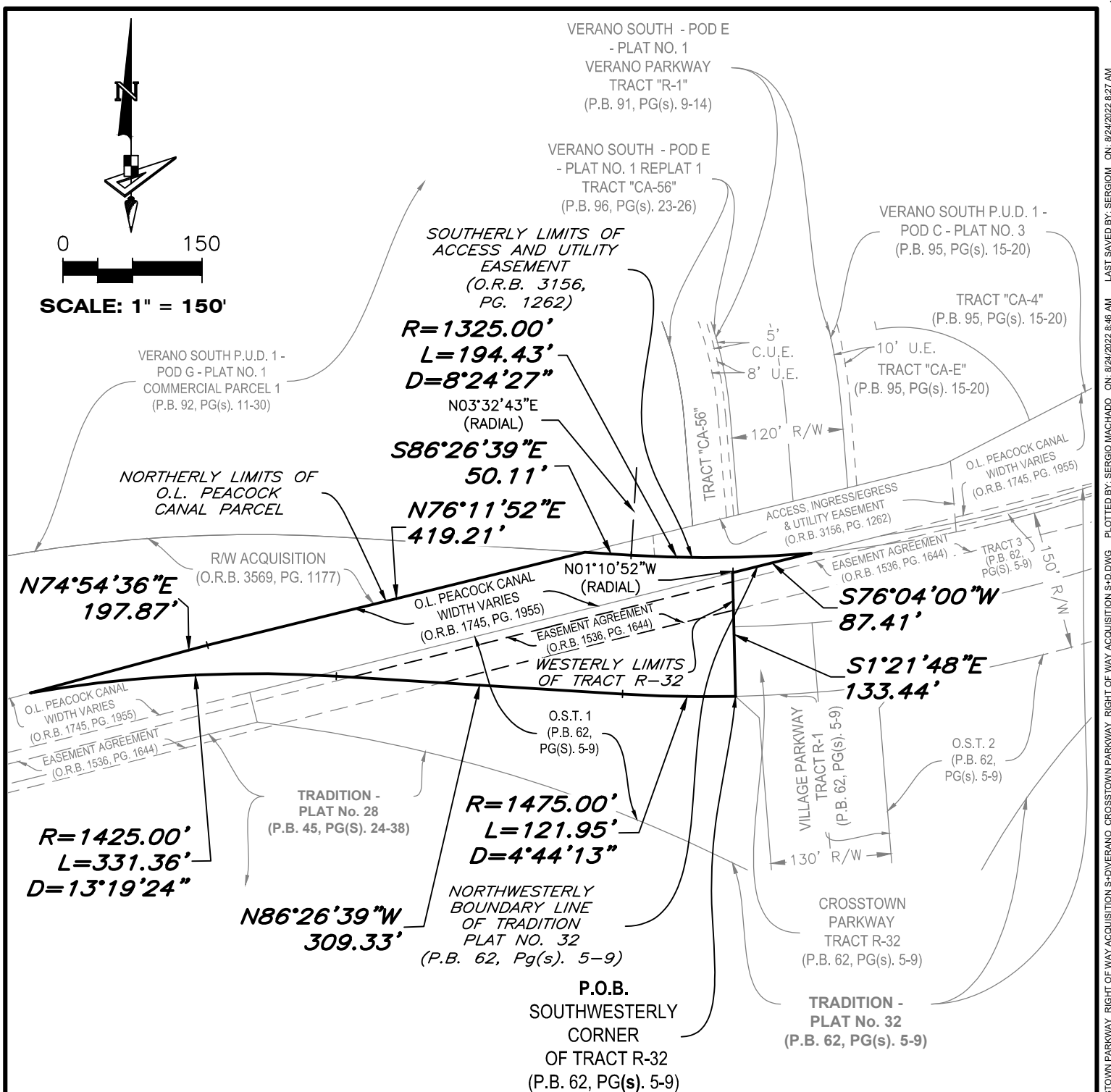


GeoPoint
Surveying, Inc.


4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 10/25/21	Data File:
Check: GAR	P.C.:	Field Book:
Section: 4 Twn. 37 S Rng. 39 E		Job #: CROSSTOWN RW ACQ



RIGHT - OF - WAY ACQUISITION SKETCH & DESCRIPTION

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No.	Date	Description	Dwn.	Last Date of Field Survey: N/A 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 THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.			
						4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
						Drawn:DJS	Date: 10/25/21
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