

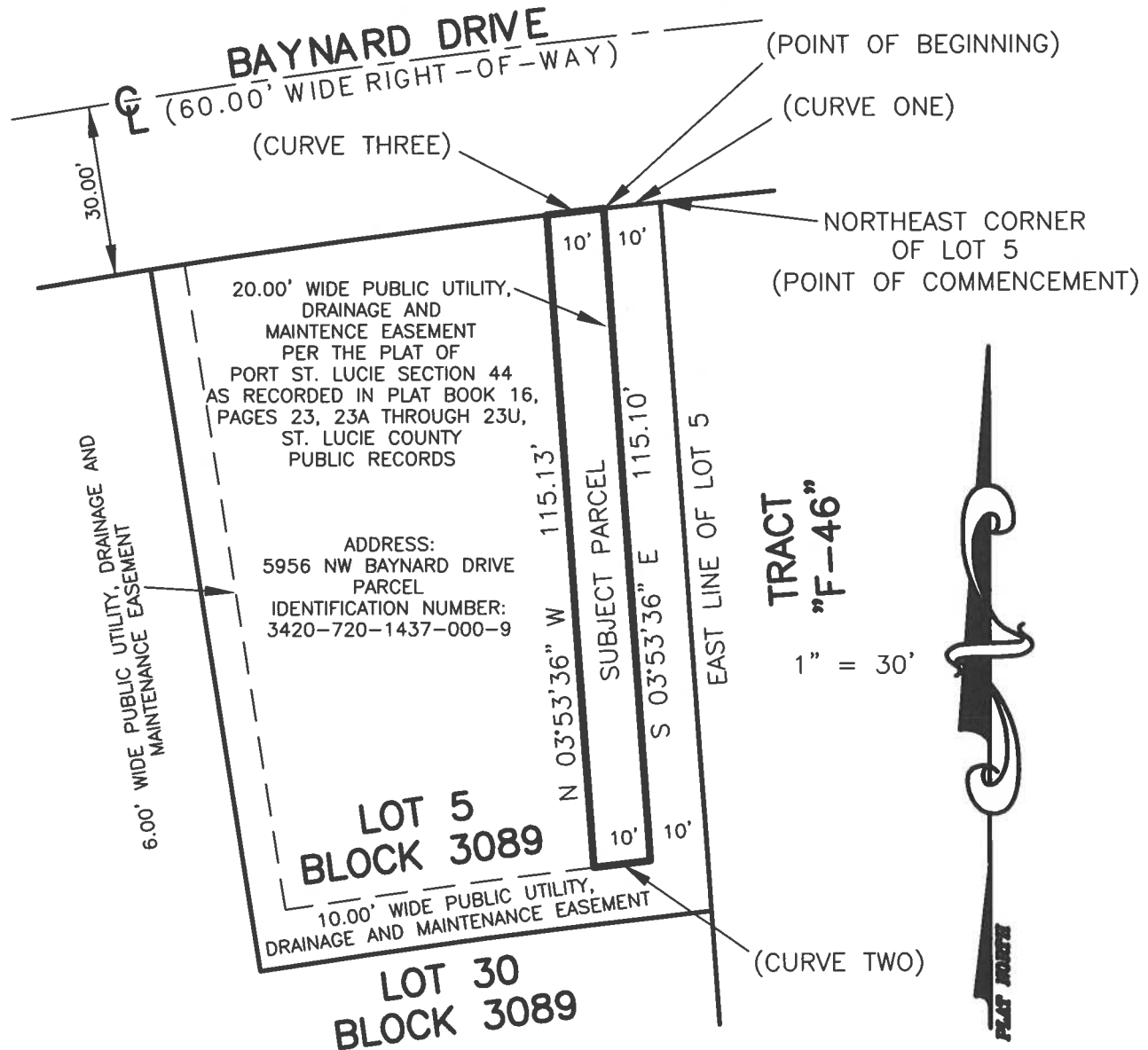
SKETCH AND LEGAL DESCRIPTION

THIS SKETCH IS NOT A BOUNDARY SURVEY

NOTE: THE BEARINGS ARE BASED ON THE CHORD OF THE SOUTH RIGHT-OF-WAY LINE OF BAYNARD DRIVE AND THE NORTH LINE OF LOT 5, BLOCK 3089, PORT ST. LUCIE SECTION 44

(SEE LEGAL DESCRIPTION)

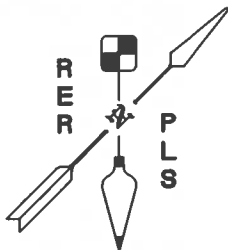
WHICH BEARS NORTH 83°39'40" EAST (CURVE THREE)



CURVE ONE
CENTRAL ANGLE = 0°18'21"
RADIUS = 1875.00'
ARC LENGTH = 10.01'
CHORD LENGTH = 10.01'
CHORD BEARING
= S 83°58'01" W

CURVE TWO
CENTRAL ANGLE = 0°19'33"
RADIUS = 1760.00'
ARC LENGTH = 10.01'
CHORD LENGTH = 10.01'
CHORD BEARING
= S 83°30'05" W

CURVE THREE
CENTRAL ANGLE = 0°18'21"
RADIUS = 1875.00'
ARC LENGTH = 10.01'
CHORD LENGTH = 10.01'
CHORD BEARING
= N 83°39'40" E
(BASIS OF BEARINGS)



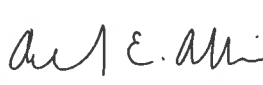
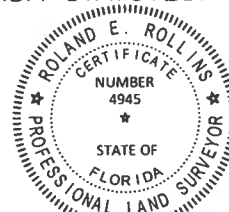
ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR

3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

SKETCH AND LEGAL DESCRIPTION:

A TRACT OF LAND FOR THE PURPOSE OF AN ABANDONMENT OF EASEMENT LYING IN LOT 5, BLOCK 3089, PORT ST. LUCIE SECTION 44, AS RECORDED IN PLAT BOOK 16, PAGES 23, 23A THROUGH 23U OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 3089, PORT ST. LUCIE SECTION 44, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BAYNARD DRIVE AND SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1875.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID LOT 5 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BAYNARD DRIVE, THROUGH A CENTRAL ANGLE OF 00°18'21", HAVING A CHORD BEARING OF SOUTH 83°58'01" WEST AND A CHORD LENGTH OF 10.01 FEET, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 03°53'36" EAST, ALONG A LINE 10.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 115.10 FEET TO A POINT 10.00' NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 5 AND ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1760.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE 10.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLE TO THE SOUTH LINE OF SAID LOT 5, THROUGH A CENTRAL ANGLE OF 00°19'33", HAVING A CHORD BEARING OF SOUTH 83°30'05" WEST AND A CHORD LENGTH OF 10.01 FEET, A DISTANCE OF 10.01' TO A POINT; THENCE NORTH 00°53'36" WEST, ALONG A LINE 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 115.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BAYNARD DRIVE AND THE NORTH LINE OF SAID LOT 5 AND SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1875.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID LOT 5 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BAYNARD DRIVE, HAVING A CHORD BEARING OF NORTH 83°39'40" EAST AND A CHORD LENGTH OF 10.01 FEET, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.026 ACRE OF LAND MORE OR LESS.

ADDENDUM		DATE	BY	CHECKED	PLOT DATE AND TIME: 07/29/2025 8:00 AM EST
SKETCH AND LEGAL DESCRIPTION		07/29/25	R.E.R.	R.E.R.	
CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT: CERTIFY TO: 1) LEVI RUIZ 2) CITY OF PORT ST. LUCIE			I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.   07/29/2025		
NOTES: 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD. 2) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED. 3) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.					
ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NUMBER 4945			DATE		
JOB NUMBER: RR250505LD			PAGE ONE OF TWO		