

# EXHIBIT A

A PARCEL OF LAND LYING IN GOVERNMENT LOT 8, SECTION 10, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEAST CORNER OF THE SOUTH 452 FEET OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 8 WITH THE WEST RIGHT-OF-WAY LINE OF SE WESTMORELAND BOULEVARD, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE; THENCE SOUTH 00°02'22" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 310.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'22" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°57'38" WEST, A DISTANCE OF 49.30 FEET; THENCE NORTH 00°02'20" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°57'38" EAST, A DISTANCE OF 49.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.01 ACRES MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND LYING IN GOVERNMENT LOT 8, SECTION 10, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA AND FURTHERMORE, LYING IN TWO SEPARATE PARCELS WITH COMMON OWNERSHIP. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEAST CORNER OF THE SOUTH 452 FEET OF THE NORTH ONE-HALF OF SAID GOVERNMENT LOT 8 WITH THE WEST RIGHT-OF-WAY LINE OF SE WESTMORELAND BOULEVARD, A 100 FOOT RIGHT-OF-WAY, AS LAID OUT AND IN USE; THENCE SOUTH 00°02'22" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 452.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 0001, WITH A COUNTY PARCEL IDENTIFICATION NUMBER 4410-413-0001-000-6, BEING ALSO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1114, WITH A COUNTY PARCEL IDENTIFICATION NUMBER 4410-441-0001-000-3, SAID PARCELS BEING WITH COMMON OWNERSHIP; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY 11.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'22" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 190.94 FEET; THENCE SOUTH 89°57'38" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE THAT IS 10.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°02'22" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 181.35 FEET; THENCE NORTH 87°35'53" WEST, A DISTANCE OF 34.59 FEET; THENCE NORTH 86°26'59" WEST, A DISTANCE OF 19.46 FEET; THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 52.77 FEET; THENCE NORTH 88°38'30" WEST, A DISTANCE OF 50.72 FEET; THENCE NORTH 86°50'51" WEST, A DISTANCE OF 64.44 FEET; THENCE NORTH 82°57'01" WEST, A DISTANCE OF 62.07 FEET; THENCE NORTH 87°32'15" WEST, A DISTANCE OF 79.60 FEET; THENCE NORTH 86°05'36" WEST, A DISTANCE OF 85.85 FEET TO SAID NORTH AND SOUTH PARCEL LINE; THENCE CONTINUE INTO SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 0001; THENCE NORTH 86°05'36" WEST, A DISTANCE OF 4.08 FEET; THENCE SOUTH 87°27'59" WEST, A DISTANCE OF 5.32 FEET TO SAID NORTH AND SOUTH PARCEL LINE; THENCE CONTINUE INTO SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1641, PAGE 1114, SOUTH 87°27'59" WEST, A DISTANCE OF 107.18 FEET; THENCE NORTH 86°45'39" WEST, A DISTANCE OF 80.99 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 28.09 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1.15 FEET TO THE SAID NORTH AND SOUTH PARCEL LINE; THENCE CONTINUE INTO SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 0001, NORTH 00°00'00" EAST, A DISTANCE OF 230.33 FEET, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 221.49 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 86°45'39" EAST, A DISTANCE OF 80.77 FEET; THENCE NORTH 87°27'59" EAST, A DISTANCE OF 112.55 FEET; THENCE SOUTH 86°05'36" EAST, A DISTANCE OF 90.37 FEET; THENCE SOUTH 87°32'15" EAST, A DISTANCE OF 79.88 FEET; THENCE SOUTH 82°57'01" EAST, A DISTANCE OF 12.42 FEET TO THE SAID NORTH AND SOUTH PARCEL LINE; THENCE CONTINUE INTO SAID LANDS DESCRIBED IN OFFICIAL

(continued on sheet 2)

Sheet 1 of 5



## 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

## EASEMENT AREA

### LEGAL DESCRIPTION

DATE:	9/8/2023	DRAWN	JHY
SCALE:	NONE	JOB No.	16-031

# EXHIBIT A

(continued from sheet 1)

RECORDS BOOK 1641, PAGE 1114; SOUTH 82°57'01" EAST, A DISTANCE OF 49.72 FEET;

THENCE SOUTH 86°50'51" EAST, A DISTANCE OF 63.94 FEET; THENCE SOUTH 88°38'30" EAST, A DISTANCE OF 50.37 FEET; THENCE NORTH 89°09'44" EAST, A DISTANCE OF 52.96 FEET; THENCE SOUTH 86°26'59" EAST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 87°35'53" WEST, A DISTANCE OF 44.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.25 ACRES MORE OR LESS.

TOTAL 0.26 ACRES MORE OR LESS.

**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 2 of 5



**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

**EASEMENT AREA**

**LEGAL DESCRIPTION**

DATE: 9/8/2023	DRAWN JHY
SCALE: NONE	JOB No. 16-031

# EXHIBIT A

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

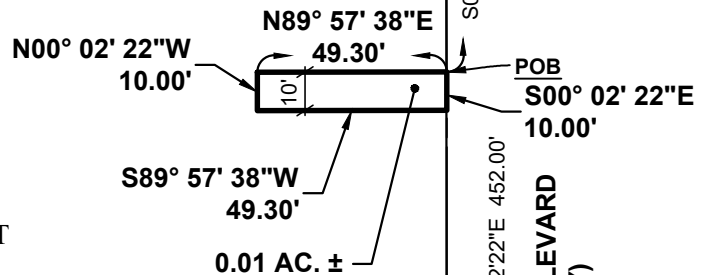
NORTH LINE OF THE  
SOUTH 452 FEET

WEST R/W LINE

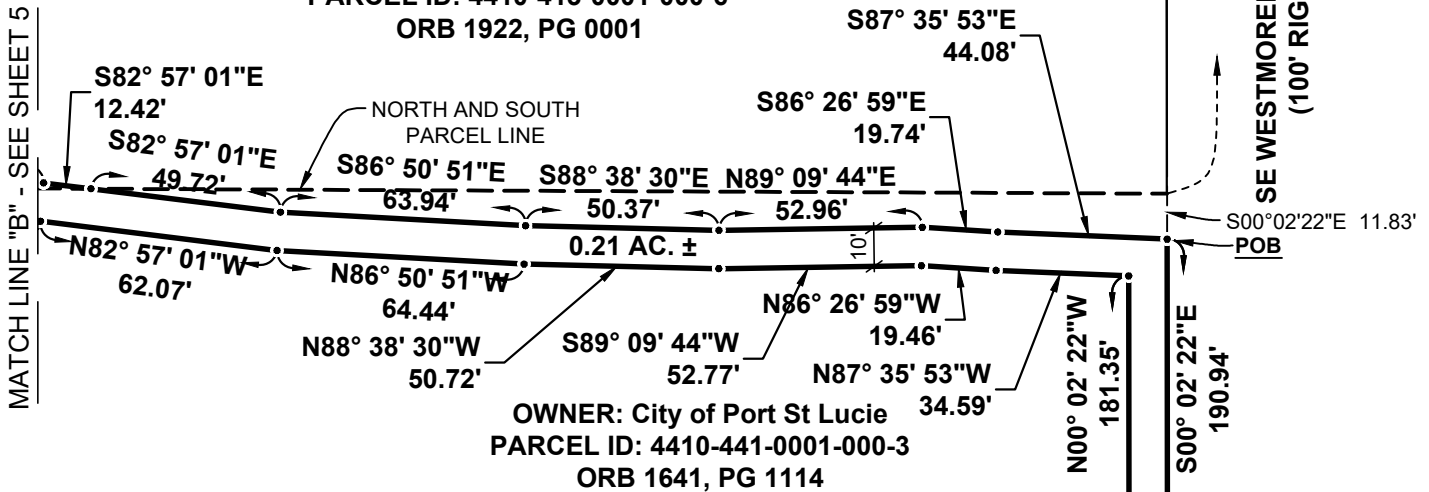
NORTHEAST CORNER OF SOUTH 452.00' OF THE  
NORTH ONE-HALF OF GOVERNMENT LOT 8,  
SECTION 10, TOWNSHIP 37 SOUTH, RANGE 40 EAST

NOTE: BEARINGS SHOWN HEREON  
ARE RELATIVE TO THE WEST RIGHT  
OF WAY LINE OF SE WESTMORELAND  
BOULEVARD HAVING A BEARING OF  
SOUTH 00°02'22" EAST

GOVERNMENT LOT 8, SECTION 10,  
TOWNSHIP 37 SOUTH, RANGE 40 EAST



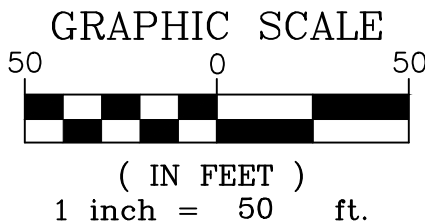
**OWNER: City of Port St Lucie**  
**PARCEL ID: 4410-413-0001-000-6**  
**ORB 1922, PG 0001**



**OWNER: City of Port St Lucie**  
**PARCEL ID: 4410-441-0001-000-3**  
**ORB 1641, PG 1114**

### LEGEND

- (B.B.) = BEARING BASIS
- FP&L = FLORIDA POWER AND LIGHT
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- POT = POINT OF TERMINUS
- R/W = RIGHT OF WAY
- = LINE DELIMITER (FOR CLARITY)



Sheet 3 of 5



**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

**EASEMENT AREA**

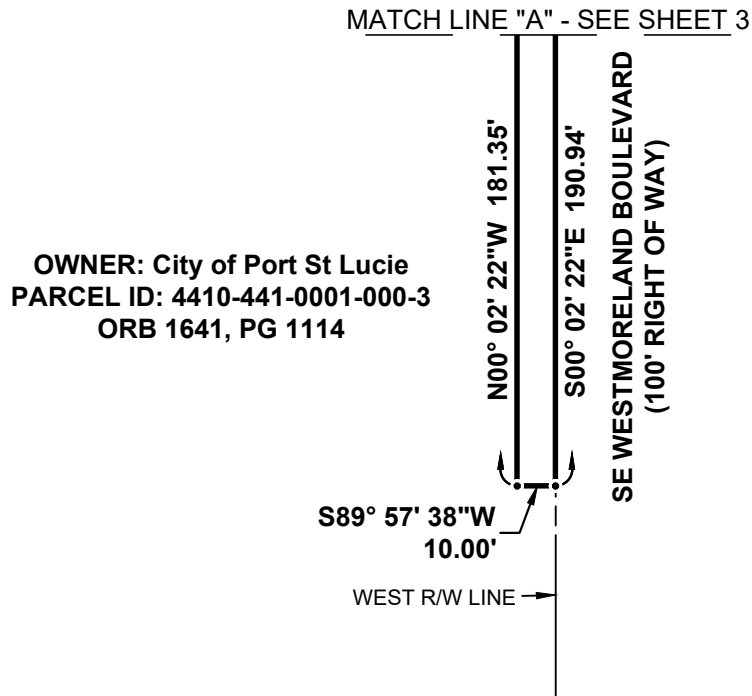
**SKETCH OF DESCRIPTION**

DATE: 9/8/2023	DRAWN: JHY
SCALE: AS SHOWN	JOB No. 16-031

P:\Proj-2016\16-031.009 Riverwalk Boardwalk Survey\16-031.009 Riverwalk Boardwalk S&D.dwg Plotted: 9/8/23 By: JOHN YANCY Layout: SHEET 3

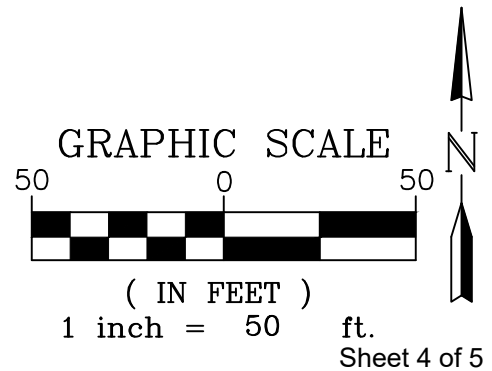
**EXHIBIT A**  
**SKETCH TO ACCOMPANY**  
**LEGAL DESCRIPTION**

THIS IS NOT A SURVEY



**LEGEND**

- (B.B.) = BEARING BASIS
- FP&L = FLORIDA POWER AND LIGHT
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- POT = POINT OF TERMINUS
- R/W = RIGHT OF WAY
- = LINE DELIMITER (FOR CLARITY)



**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

**EASEMENT AREA**

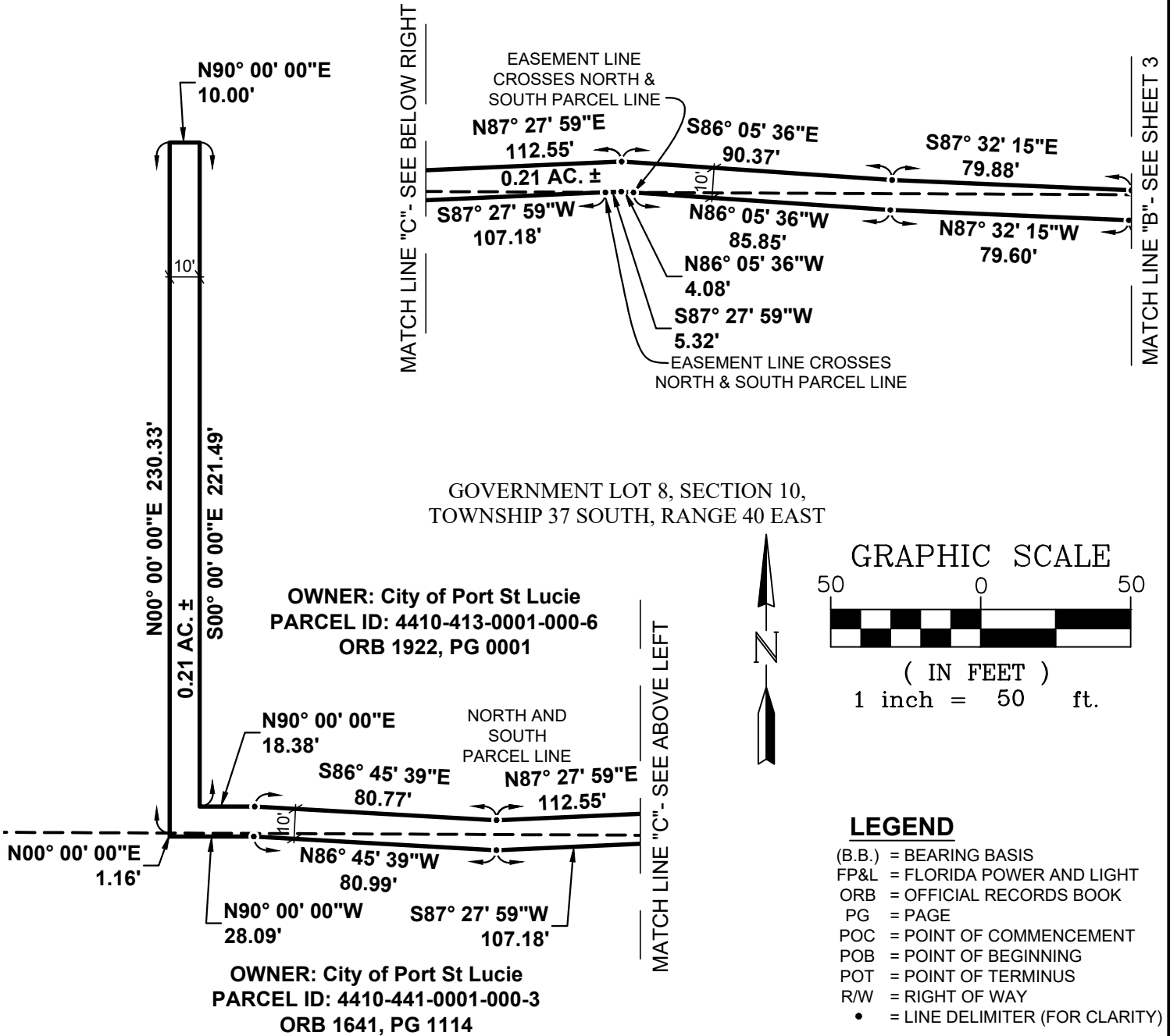
**SKETCH OF DESCRIPTION**

DATE: 9/8/2023	DRAWN JHY
SCALE: AS SHOWN	JOB No. <b>16-031</b>

# EXHIBIT A

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Sheet 5 of 5



### 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

## EASEMENT AREA

### SKETCH OF DESCRIPTION

DATE: 9/8/2023

DRAWN JHY

SCALE: AS SHOWN

JOB No. 16-031