

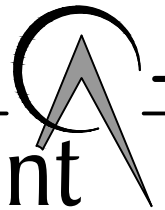
DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**CDD 5
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies that this sketch and description 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	
Sheet No. 1 of 4 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768			
Drawn: SWM	Date: 1/27/21	Data File: ~~~~~			
Check: GAR	P.C.: ~~~~	Field Book: ~~~~~			
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E		Job #: S&D_CDD5			


DWG NAME: W:\IVRANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES\S&D_CDD5.DWG PLOTTED BY: GARY RAGER ON: 1/27/2021 3:46 PM LAST SAVED BY: GARYR ON: 1/27/2021 3:45 PM

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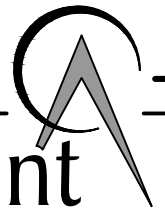
THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1895.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°37'22"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'36", A DISTANCE OF 2257.35 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., A DISTANCE OF 2278.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 11/5/64 AND REVISED ON JANUARY 1965; THENCE N.00°00'58"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 2755.94 FEET; THENCE N.00°30'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 A DISTANCE OF 157.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5195.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 21,180,095 SQUARE FEET OR 486.228 ACRES MORE OR LESS.

LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- FPL* -- Florida Power & Light
- Sec.-Twp.-Rge.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

CDD 5 SKETCH AND DESCRIPTION



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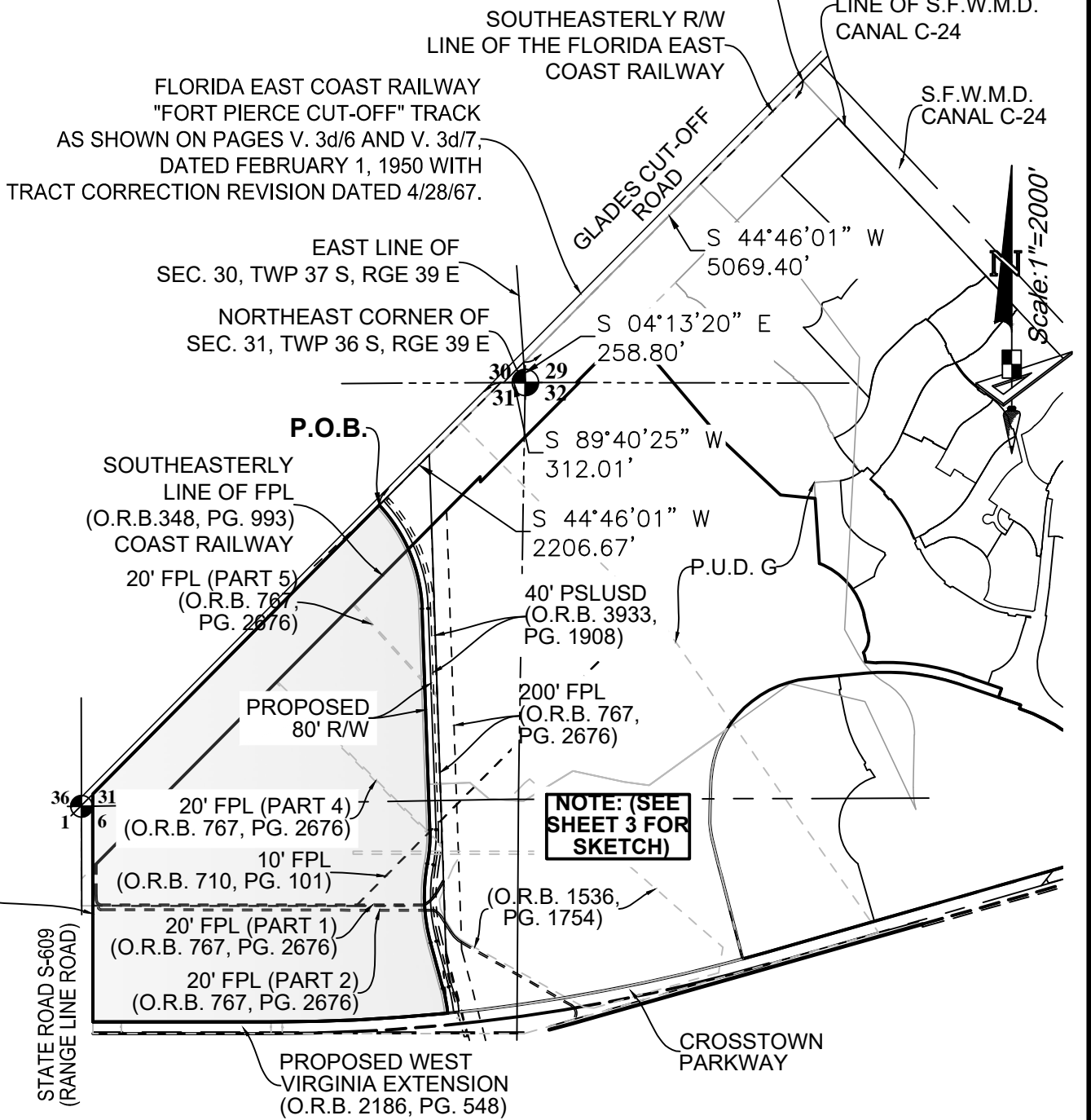
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Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: S&D_CDD5

DWG NAME: W:\IVRANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES\S&D_CDD5.DWG PLOTTED BY: GARY RAGER ON: 1/27/2021 3:46 PM LAST SAVED BY: GARY RAGER ON: 1/27/2021 3:45 PM

POINT OF COMMENCEMENT

INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"



EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JAN. 1965.

CDD 5 SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
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Job #: S&D_CDD5		

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D_CDD BOUNDARIES\S&D_CDD5.DWG PLOTTED BY: GARY RAGER ON: 1/27/2021 3:47 PM LAST SAVED BY: GARYR ON: 1/27/2021 3:45 PM



EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JAN. 1965.

STATE ROAD S-609 (RANGE LINE ROAD)

EAST LINE OF SEC. 1, TWP 37 S, RGE 39 E

2755.94'
N0°00'58"W

WEST LINE OF SEC 6, TWP 37 S, RGE 39 E.

N00°30'03"E
157.01'

SOUTH LINE OF SEC. 31, TWP 36 S, RGE 39 E
NORTH LINE OF SEC. 6, TWP 37 S, RGE 39 E

PROPOSED WEST VIRGINIA EXTENSION (O.R.B. 2186, PG. 548)

N89°58'45"W
2278.50'

D=5°38'36"
L=2257.35'
R=22918.00'

GLADES CUT-OFF ROAD
N44°46'01"E
5195.93'

S46°54'14"W (RADIAL)

P.O.B.

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

R=2038.00'
L=1462.50'
D=41°06'58"

S1°58'48"E
2828.10'

EAST LINE OF S.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E
WEST LINE OF S.W. 1/4 SEC. 32, TWP 36 S, RGE 39 E

R=1998.00'
L=435.44'
D=12°29'13"

R=2268.00'
L=1019.35'
D=25°45'05"

N15°14'40"W
603.08'

S5°37'22"E (RADIAL)


R=1895.00'
L=324.59'
D=9°48'50"

CROSTOWN PARKWAY

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Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: S&D_CDD5