

Return to:  
City of Port St. Lucie  
City Attorney's Office  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 873-6321

PROJECT:

**BLANKET FLOWAGE EASEMENT**  
**[Village Parkway—Southern Grove]**

THIS EASEMENT, granted this 30 day of October, 2007, by **HORIZONS ACQUISITION 5, LLC**, a Florida limited liability company, whose mailing address is 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987 as "Grantor" to the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a perpetual easement for surface water drainage from the Village Parkway right of way, on the following property located in St. Lucie County, Florida, to wit (the "Easement Area"):

See attached **Exhibit "A"** through **Exhibit "D"**, inclusive, which are incorporated herein by reference.

Subject to easements, restrictions, and reservations of record.

Notwithstanding anything contained herein to the contrary, until such time as a permanent flowage easement is established by plat approved by Grantee or site plan approved by Grantee ("Permanent Flowage Easement"), Grantor shall have the right to relocate the location of the easement granted herein from time to time by providing notice to Grantee, and without obtaining consent of Grantee and as often as Grantor may determined in its sole and absolute discretion, provided that in connection with such relocation, such surface water drainage from Village Parkway is not obstructed.

Grantor shall maintain this Easement at its sole cost and expense. If flowage is obstructed, Grantee shall have the right to take action in compliance with applicable laws necessary to maintain the Easement in the event Grantor shall fail to maintain the easement upon thirty (30) days written notice to Grantor (or such shorter period of time as necessary in the event of an emergency). This Easement shall automatically terminate upon the creation of the Permanent Flowage Easement. Upon request by Grantor, Grantee shall file a termination of this Blanket Flowage Easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

HORIZONS ACQUISITION 5, LLC

J. Paul Fanning

(Print Name) J. Paul Fanning

Mary Christine Moore

(Print Name) Mary Christine Moore

By: Michael L. Arnold  
Title: Vice President  
Name: Michael L. Arnold

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument as acknowledged before me this 18<sup>th</sup> day of October, 2007, by Michael L. Arnold as Vice President of Horizons Acquisition 5, LLC, a Florida limited liability company, who  is personally known to me, or  who has produced \_\_\_\_\_ as identification.



Mary Christine Moore  
Notary Public, State of  
(Print Name) Mary Christine Moore

\*\*\* SIGNATURES CONTINUE ON FOLLOWING PAGE \*\*\*

ATTEST:

CITY OF PORT ST. LUCIE

*Patricia P. Christensen*

Patricia P. Christensen, Mayor

BY:

*Karen A. Phillips*  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: *Roger B. Orr*  
Roger B. Orr, City Attorney

My Commission Expires:

STATE OF FLORIDA )  
) SS:  
COUNTY OF SAINT LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Patricia P. Christensen, the Mayor and \_\_\_\_\_, the \_\_\_\_\_ of CITY OF PORT SAINT LUCIE, a Florida municipal corporation. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of October, 2007.

Notary Public

*Margaret McGrath*

Margaret McGrath

Typed, printed or stamped name of Notary Public

My Commission Expires:



MARGARET MCGRATH  
MY COMMISSION # DD 405363  
EXPIRES: July 9, 2009  
Bonded Thru Budget Notary Services

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26

BEING A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION OF THE SOUTHEAST CORNER OF PARCEL 5, AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 18°47'19" EAST, AS A BASIS OF BEARINGS ALONG SAID WESTERLY LINE OF SAID (INTERSTATE 95), A DISTANCE OF 642.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING EIGHT (8) COURSES:

1. CONTINUE SOUTH 18°47'19" EAST, A DISTANCE OF 1746.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24749.33 FEET;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'10", AN ARC DISTANCE OF 1376.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 68°01'31" EAST);
3. NORTH 00°02'34" EAST ALONG SAID LINE, A DISTANCE OF 53.48 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24729.33 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 68°08'24" EAST);
4. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°31'59", AN ARC DISTANCE OF 661.68 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°36'25" EAST);
5. SOUTH 65°16'33" EAST ALONG SAID LINE, A DISTANCE OF 59.98 FEET;
6. SOUTH 23°27'14" EAST, A DISTANCE OF 5.99 FEET;
7. SOUTH 10°06'31" WEST, A DISTANCE OF 72.11 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24729.33 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 66°21'02" EAST);
8. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°23'05", AN ARC DISTANCE OF 3618.95 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED BY DEED (E/W 3 R/W), AS RECORDED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°57'56" EAST);

THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°29'33" WEST DEPARTING SAID WESTERLY LINE (INTERSTATE 95), A DISTANCE OF 1309.98 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2075.00 FEET;
2. WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°41'04", AN ARC DISTANCE OF 1075.04 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 59°48'29" WEST ALONG SAID LINE, A DISTANCE OF 864.27 FEET;

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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 RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

*Julian D. Morris* 9-17-07  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

G:\AProjects\800-899\PL865\CAD\SURVEY\EASEMENTS\PL865 PARCEL 30-1 FLOWAGE ESMT.dwg 8/23/2007 11:27:08 AM EDT

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-23-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 1 OF 5			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26

THENCE NORTH 72°59'52" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 34.07 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LANDS RECORDED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2671, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (VILLAGE PARKWAY);

THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING SIX (6) COURSES:

1. NORTH 25°57'22" WEST, A DISTANCE OF 2090.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3747.00 FEET;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°07'06", AN ARC DISTANCE OF 1577.28 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5075.00 FEET;
3. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°30'43", AN ARC DISTANCE OF 2259.73 FEET TO A POINT OF TANGENCY WITH A LINE;
4. NORTH 27°20'59" WEST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2480.18 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 676.97 FEET TO THE POINT OF TANGENCY WITH A LINE;
6. NORTH 11°42'39" WEST, A DISTANCE OF 498.88 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LANDS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2698.14 FEET TO THE POINT OF BEGINNING.  
CONTAINING 471.963 ACRES, MORE OR LESS.

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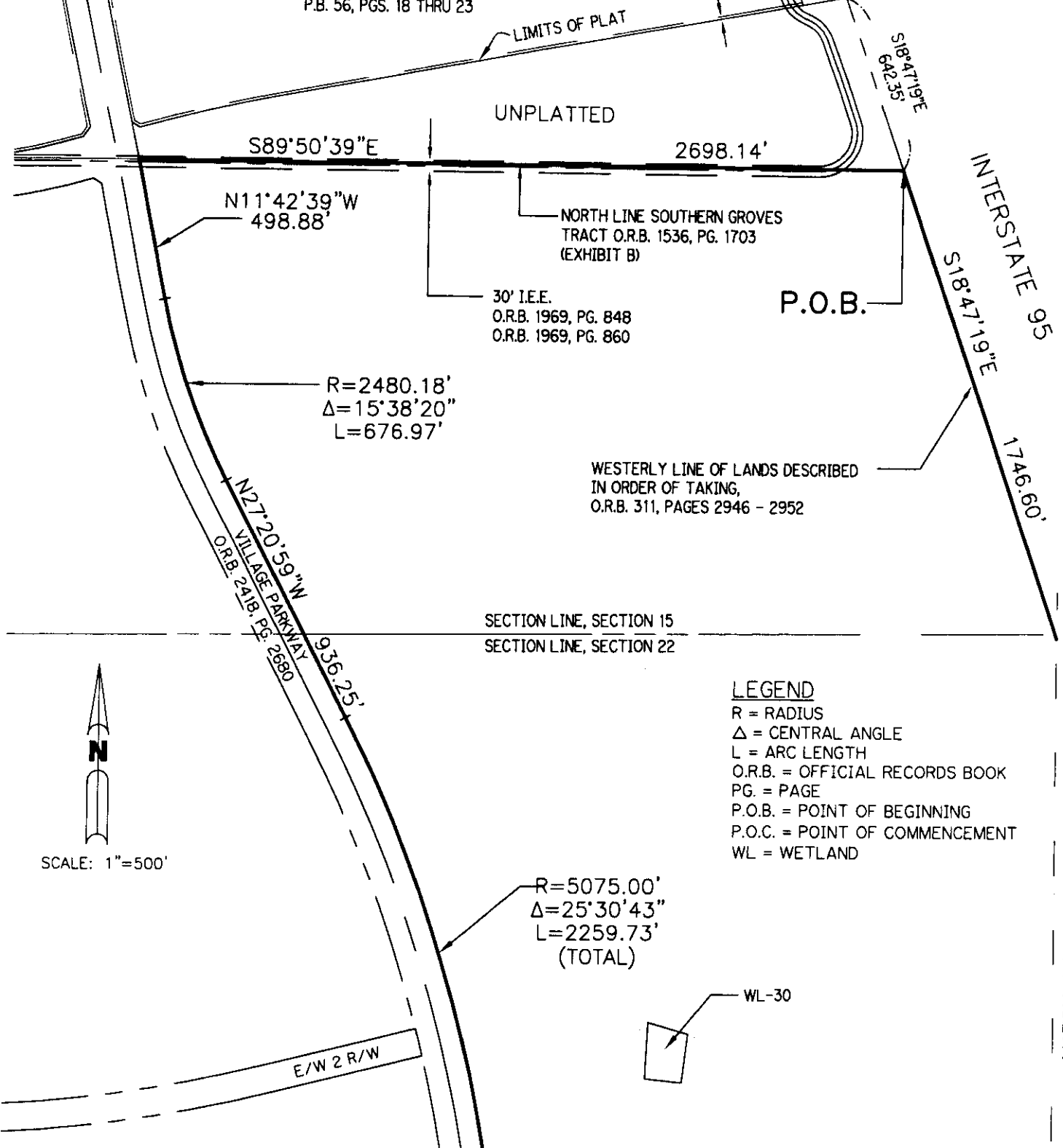
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-23-07	DRAWN BY JDM
SHEET 2 OF 5		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

PARCEL 5  
SOUTHERN GROVE PLAT NO. 4  
P.B. 56, PGS. 18 THRU 23

P.O.C.  
SOUTHEAST CORNER  
PARCEL 5



SECTION LINE, SECTION 15  
SECTION LINE, SECTION 22



SCALE: 1"=500'

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- WL = WETLAND

MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5

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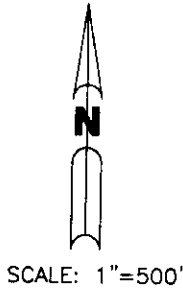
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-23-07	DRAWN BY JDM
SHEET 3 OF 5		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

SECTION LINE, SECTION 15  
SECTION LINE, SECTION 22

WESTERLY LINE OF LANDS DESCRIBED  
IN ORDER OF TAKING,  
O.R.B. 311, PAGES 2946 - 2952



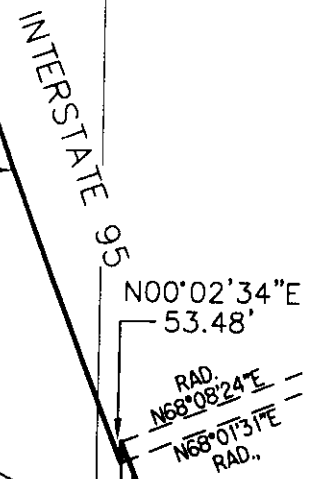
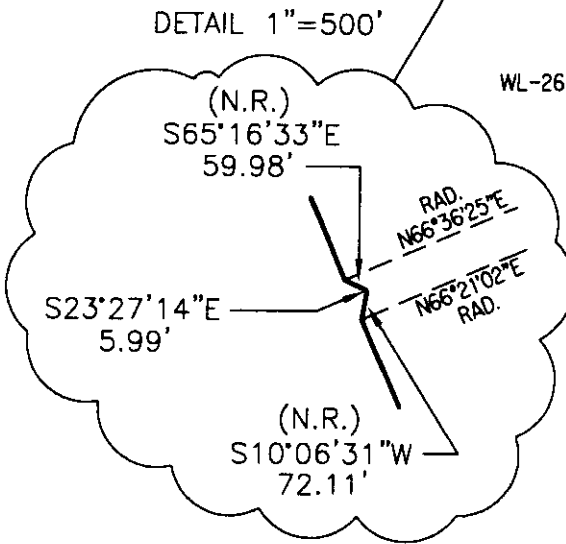
R=24749.33'  
Δ=3°11'10"  
L=1376.26'

R=24729.33'  
Δ=1°31'59"  
L=661.68'

R=5075.00'  
Δ=25°30'43"  
L=2259.73'  
(TOTAL)

R=3747.00' Δ=24°07'06" L=1577.28'  
VILLAGE PARKWAY  
O.R.B. 2418, PG. 2680

N25°57'22"W  
2090.59'  
(TOTAL)



110' F.P.L. ESMT  
O.R.B. 234, PG. 102  
O.R.B. 238, PG. 134

**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- F.P.L. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- N.R. = NON RADIAL
- RAD. = RADIAL
- W.L. = WETLAND

MATCH LINE SEE SHEET 5 OF 5

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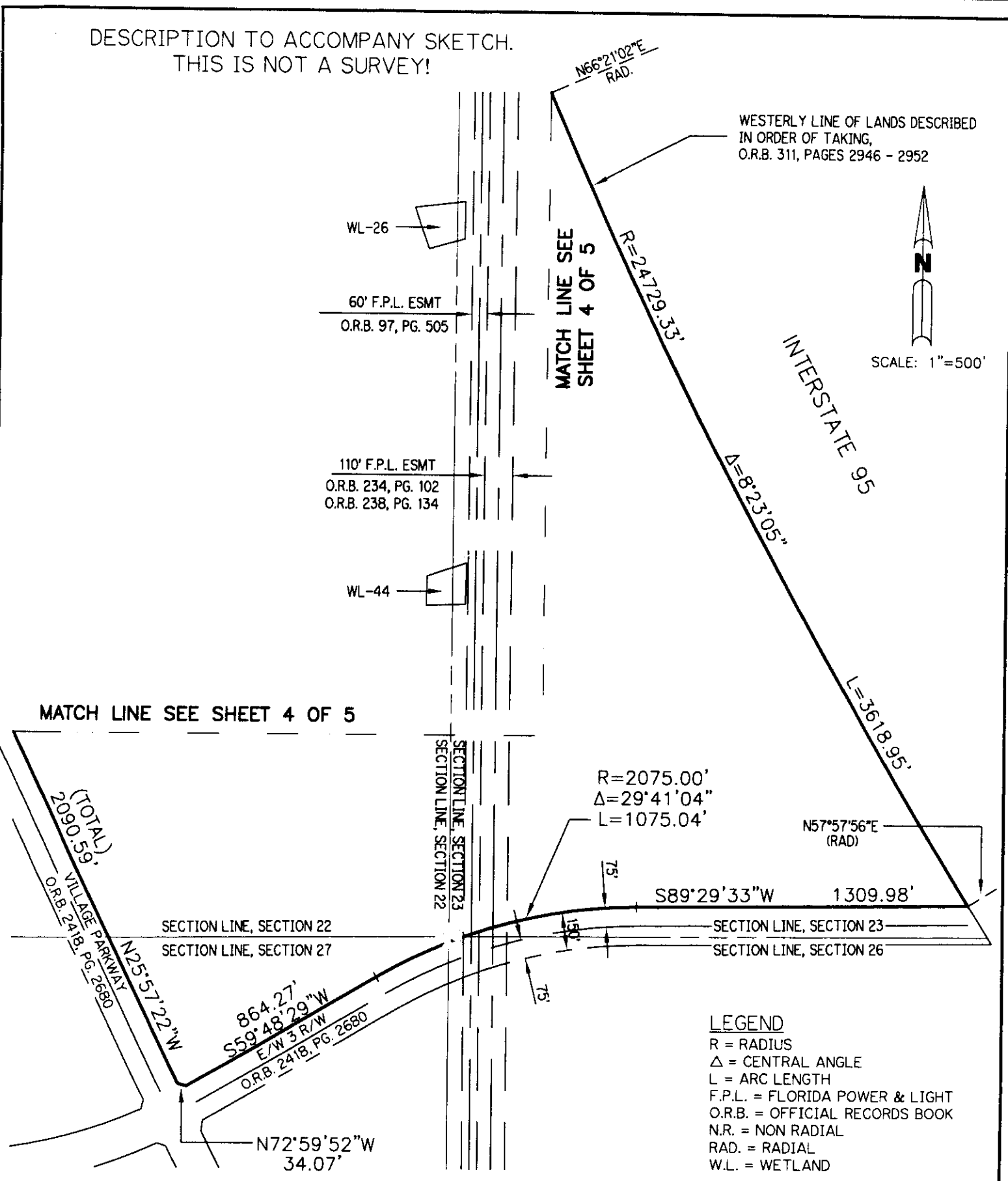


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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-23-07	DRAWN BY JDM
SHEET 4 OF 5		PROJECT NUMBER B865S001	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-23-07	DRAWN BY JDM
SHEET 5 OF 5		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>



SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH 90°00'00" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 898.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'21", AN ARC DISTANCE OF 1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 63°26'39" EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'04", AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°59'43" EAST, ALONG SAID LINE, A DISTANCE OF 1773.08 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID EASTERLY LINE (VILLAGE PARKWAY) BY THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 00°00'00" EAST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING;
2. CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 93.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3696.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 38°56'28", AN ARC DISTANCE OF 2512.00 FEET TO A POINT OF TANGENCY WITH A LINE;
4. NORTH 38°56'28" WEST ALONG SAID LINE, A DISTANCE OF 387.35 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6751.00 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°59'06", AN ARC DISTANCE OF 1529.99 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 25°57'22" WEST ALONG SAID LINE, A DISTANCE OF 331.92 FEET;

THENCE NORTH 08°16'04" EAST, DEPARTING SAID EASTERLY LINE (VILLAGE PARKWAY), A DISTANCE OF 44.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE A 150.00 FOOT RIGHT-OF-WAY (E/W 3 R/W), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 30°08'02" WEST);

THENCE TRAVERSING SAID SOUTHERLY LINE (E/W 3 R/W) BY THE FOLLOWING FOUR (4) COURSES:

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°03'29", AN ARC DISTANCE OF 2.10 FEET TO A POINT OF A POINT OF TANGENCY WITH A LINE;
2. NORTH 59°48'29" EAST ALONG SAID LINE, A DISTANCE OF 873.26 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1925.00 FEET;
3. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°41'04", AN ARC DISTANCE OF 997.32 FEET TO A POINT OF TANGENCY WITH A LINE;

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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 RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

*Julian D. Morris* 9-13-07  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

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 www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37		DATE: 8-28-07	DRAWN BY JDM
SHEET 1 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37 Continued

4. NORTH 89°29'33" EAST ALONG SAID LINE, A DISTANCE OF 1402.74 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95), OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADAIL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24729.33 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 57°33'25" EAST);

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING THREE (3) COURSES:

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°43'59", AN ARC DISTANCE OF 747.96 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 34°10'33" EAST ALONG SAID LINE, A DISTANCE OF 1712.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6987.97 FEET;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 27°03'31", AN ARC DISTANCE OF 3300.15 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 82°52'58" WEST);

THENCE SOUTH 83°50'31" WEST, DEPARTING SAID WESTERLY LINE (INTERSTATE 95), A DISTANCE OF 904.00 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 6551.78 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°37'47", AN ARC DISTANCE OF 986.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5156.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°51'45", AN ARC DISTANCE OF 707.58 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 720.93 FEET; THENCE NORTH 44°59'52" WEST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 412.046 ACRES, MORE OR LESS.

G:\Projects\800-899\PL865\CAD\SURVEY\EASEMENTS\PL865 PARCEL 36-37 FLOWAGE ESMT-SD01.dwg 8/28/2007 8:05:01 AM EDT

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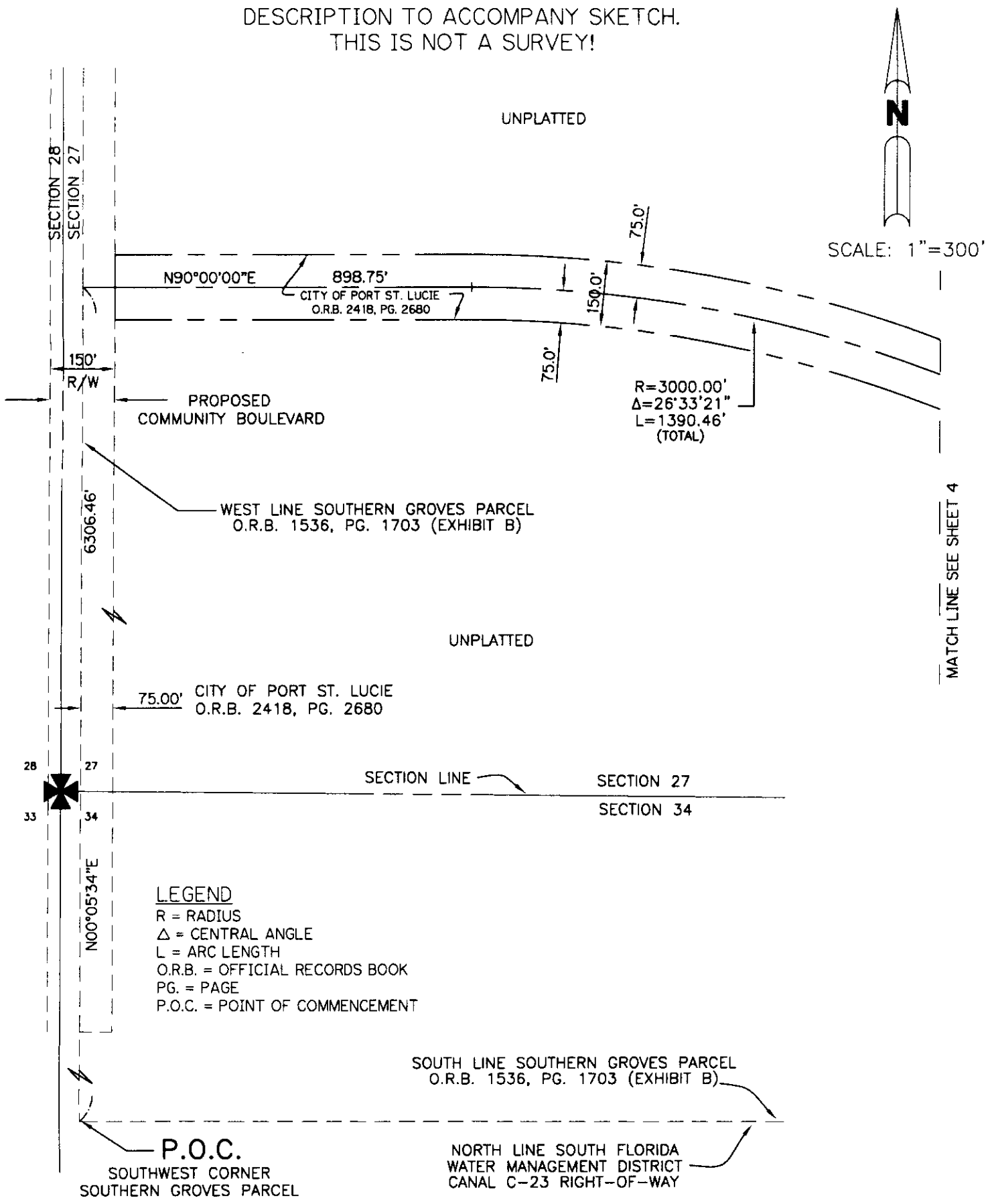


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Port St. Lucie, Florida 34986

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www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37		DATE: 8-28-07	DRAWN BY JDM
SHEET 2 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.O.C. = POINT OF COMMENCEMENT

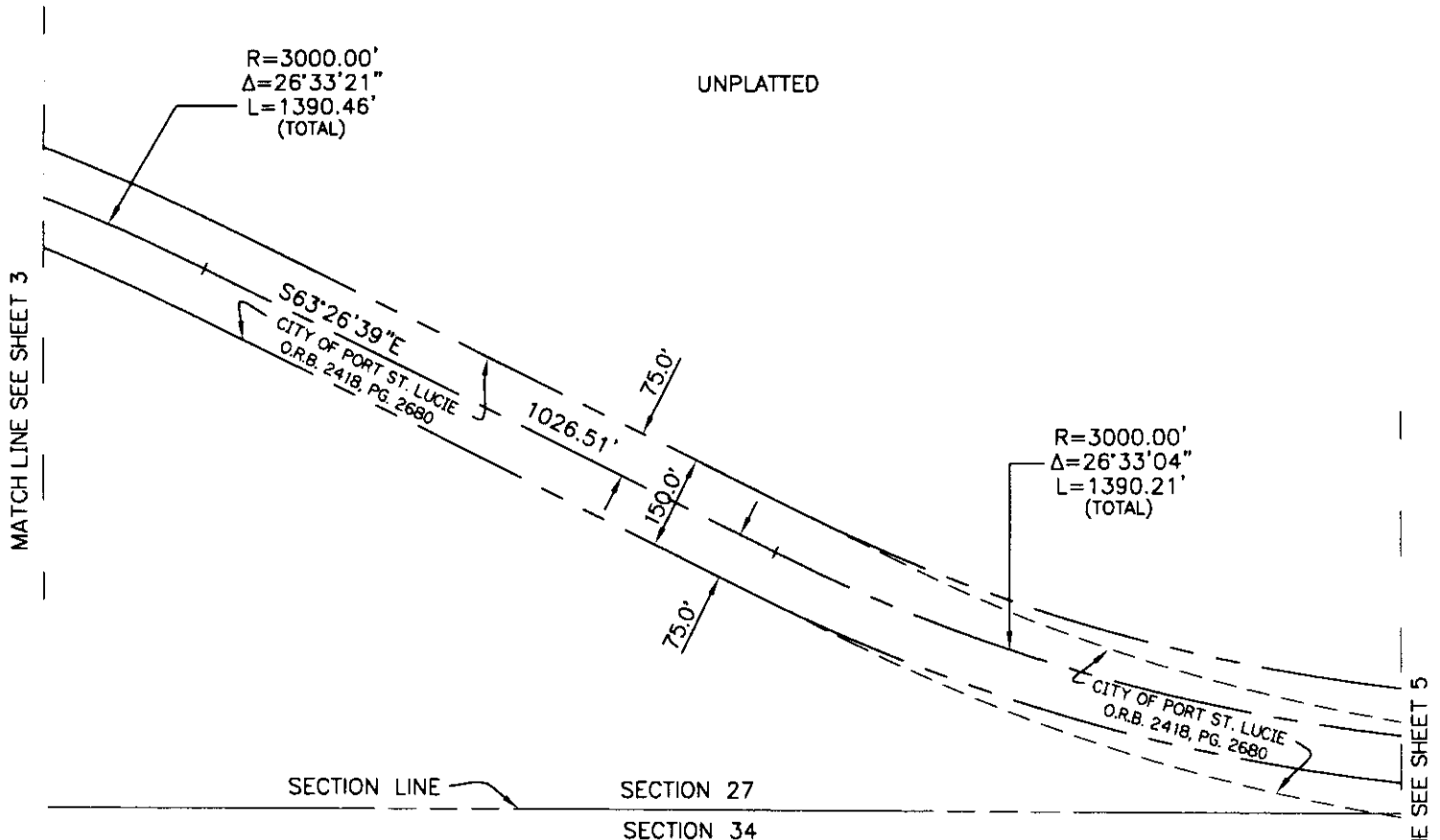
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	PROJ/MNGR	DEPT/MNGR	1"=300'	MTK
	SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37		DATE:	DRAWN BY
SHEET 3 OF 7		8-28-07	JDM	
		PROJECT NUMBER	DRAWING NUMBER	
		B865SD01	<b>B865</b>	

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE

UNPLATTED

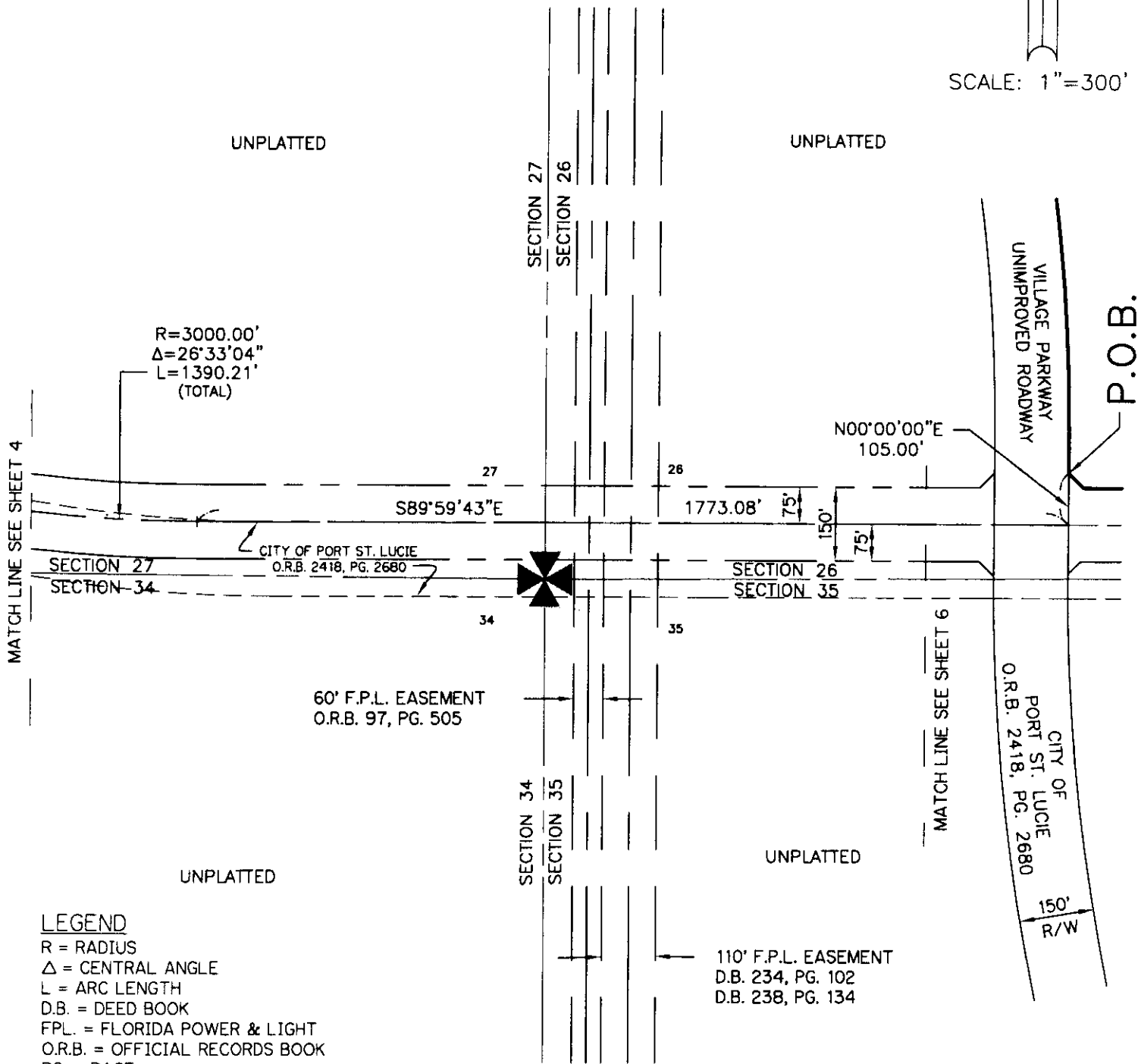
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	SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37		DATE: 8-28-07	DRAWN BY JDM
	SHEET 4 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- D.B. = DEED BOOK
- FPL. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY

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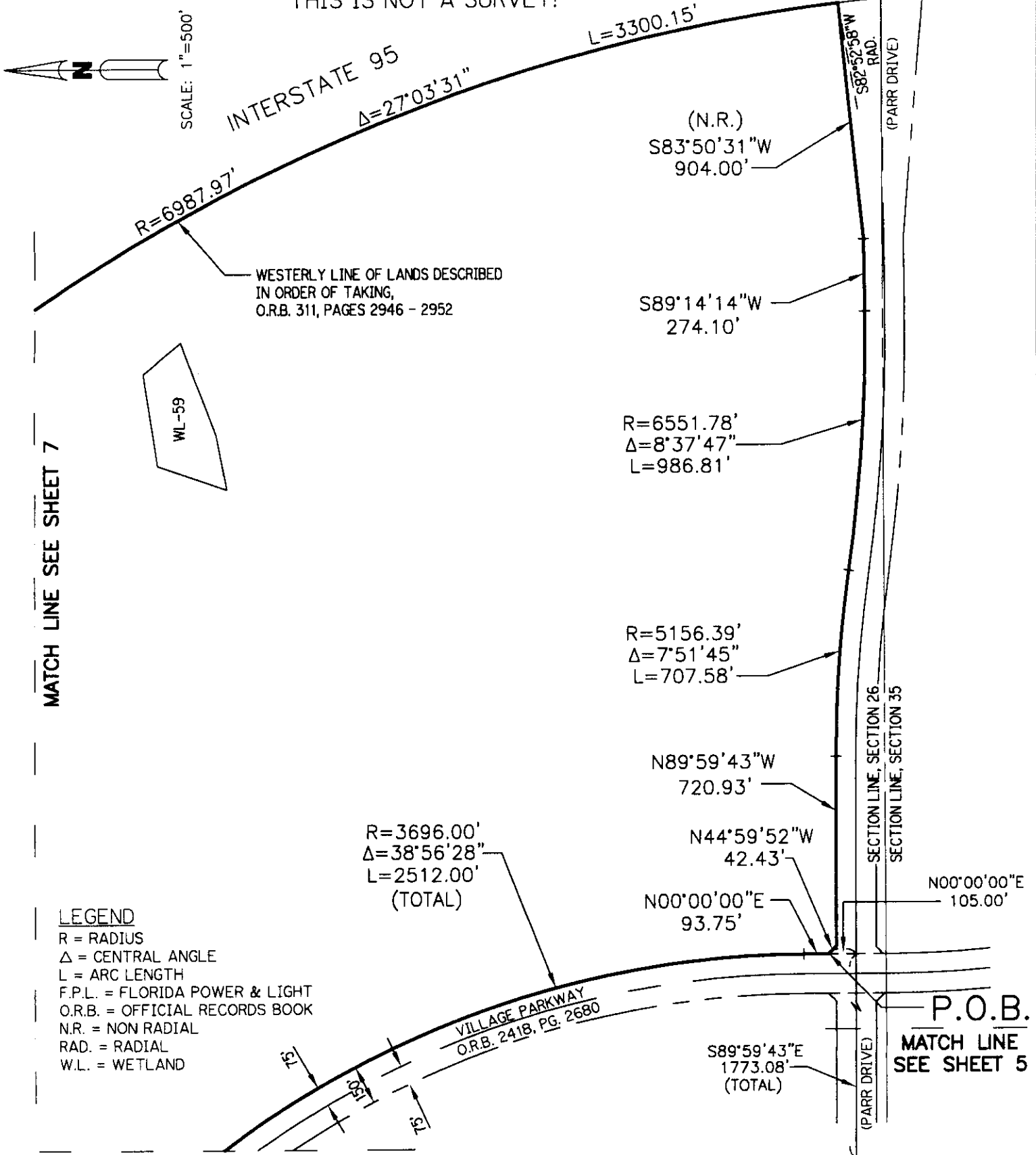


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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 36-37		DATE: 8-28-07	DRAWN BY JOM
SHEET 5 OF 7		PROJECT NUMBER B865SD03	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**

- R = RADIUS
- $\Delta$  = CENTRAL ANGLE
- L = ARC LENGTH
- F.P.L. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- N.R. = NON RADIAL
- RAD. = RADIAL
- W.L. = WETLAND

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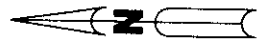
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-28-07	DRAWN BY JDM
PROJECT NUMBER B865SD01		DRAWING NUMBER B865	

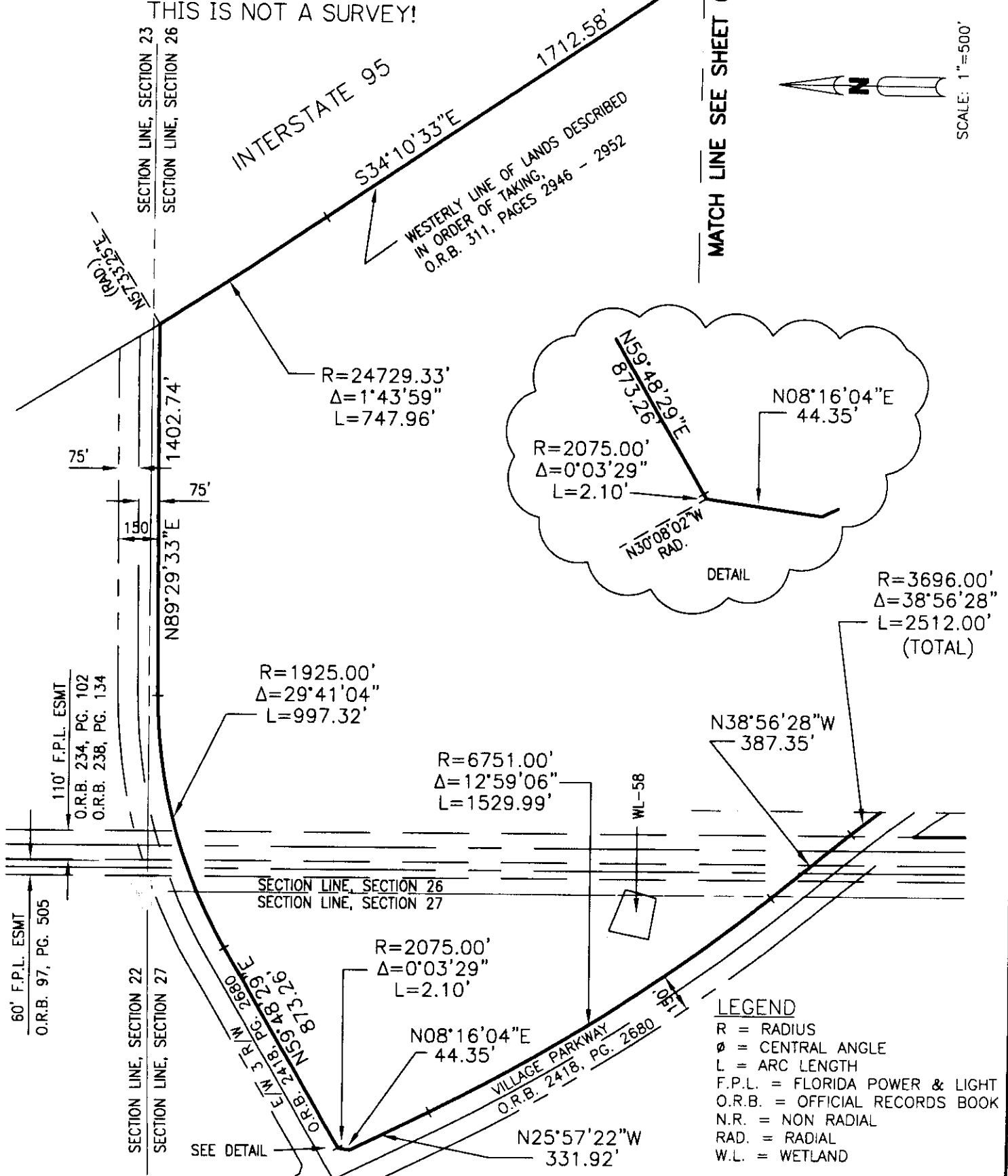
SHEET 6 OF 7

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

MATCH LINE SEE SHEET 6



SCALE: 1" = 500'



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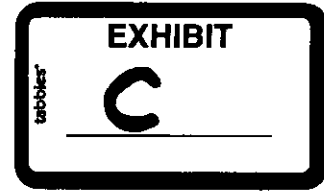


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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 30-26		DATE: 8-28-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 7 OF 7			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 32

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST, LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH 90°00'00" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 898.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'21", AN ARC DISTANCE OF 1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 63°26'39" EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'04", AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°59'43" EAST, ALONG SAID LINE, A DISTANCE OF 1773.08 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°00'00" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 45°00'08" EAST, DEPARTING SAID EASTERLY LINE (VILLAGE PARKWAY), A DISTANCE OF 35.35 FEET; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 725.92 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5006.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 7°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 6701.78 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°14'14" EAST ALONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE SOUTH 85°31'50" EAST, A DISTANCE OF 932.09 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING (INTERSTATE 95) IN OFFICIAL RECORD BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 6987.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 85°31'01" WEST);

THENCE TRAVERSING SAID WESTERLY LINE (INTERSTATE 95) BY THE FOLLOWING TWO (2) COURSES:

1. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°03'47", AN ARC DISTANCE OF 7.69 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 04°25'12" EAST, A DISTANCE OF 1742.64 FEET;

THENCE SOUTH 00°08'33" EAST, DEPARTING SAID WESTERLY LINE (INTERSTATE 95), A DISTANCE OF 526.63 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 3970.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 6°22'07", AN ARC DISTANCE OF 441.36 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 06°13'34" WEST ALONG SAID LINE, A DISTANCE OF 287.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5194.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°53'25", AN ARC DISTANCE OF 80.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°39'52" EAST); THENCE SOUTH 10°47'21" WEST ALONG SAID LINE, A DISTANCE OF 87.10 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5203.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 85°37'09" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°11'55", AN ARC DISTANCE OF 290.46 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°49'04" EAST); THENCE SOUTH 81°14'13" WEST ALONG SAID LINE, A DISTANCE OF 542.30 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 5636.00 FEET;

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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 RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

*Julian D. Morris* 8-30-07  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

G:\Projects\800-899\PL865\CAD\SURVEY\EASEMENTS\PL865 PARCEL 32 FLOWAGE ESMT-SD01.dwg 8/29/2007 3:47:03 PM EDT

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-28-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 1 OF 7			



SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 32 Continued

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°39'29", AN ARC DISTANCE OF 359.82 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°06'18" WEST); THENCE SOUTH 81°03'24" WEST ALONG SAID LINE, A DISTANCE OF 652.56 FEET; THENCE SOUTH 89°57'55" WEST, A DISTANCE OF 938.09 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 4925.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 7°57'45", AN ARC DISTANCE OF 684.44 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 07°22'12" EAST); THENCE NORTH 73°21'07" WEST ALONG SAID LINE, A DISTANCE OF 98.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 4911.00 FEET (THE RADIUS POINT OF WHICH A RADIAL BEARS NORTH 09°03'59" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°18'46", AN ARC DISTANCE OF 283.95 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 12°22'45" EAST); THENCE NORTH 33°17'26" WEST ALONG SAID LINE, A DISTANCE OF 55.88 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY LINE OF (VILLAGE PARKWAY) AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 3051.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 78°57'39" EAST);

THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING SIX (6) COURSES:

1. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°38'01", AN ARC DISTANCE OF 33.74 FEET TO A POINT OF TANGENCY WITH A LINE;
2. NORTH 11°40'22" EAST ALONG SAID LINE, A DISTANCE OF 461.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 4119.00 FEET;
3. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°32'03", AN ARC DISTANCE OF 1691.87 FEET TO A POINT OF TANGENCY WITH A LINE;
4. NORTH 11°51'40" WEST ALONG SAID LINE, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 3969.00 FEET;
5. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°51'40", AN ARC DISTANCE OF 821.65 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 00°00'00" EAST, ALONG SAID LINE, A DISTANCE OF 19.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 302.702 ACRES, MORE OR LESS.

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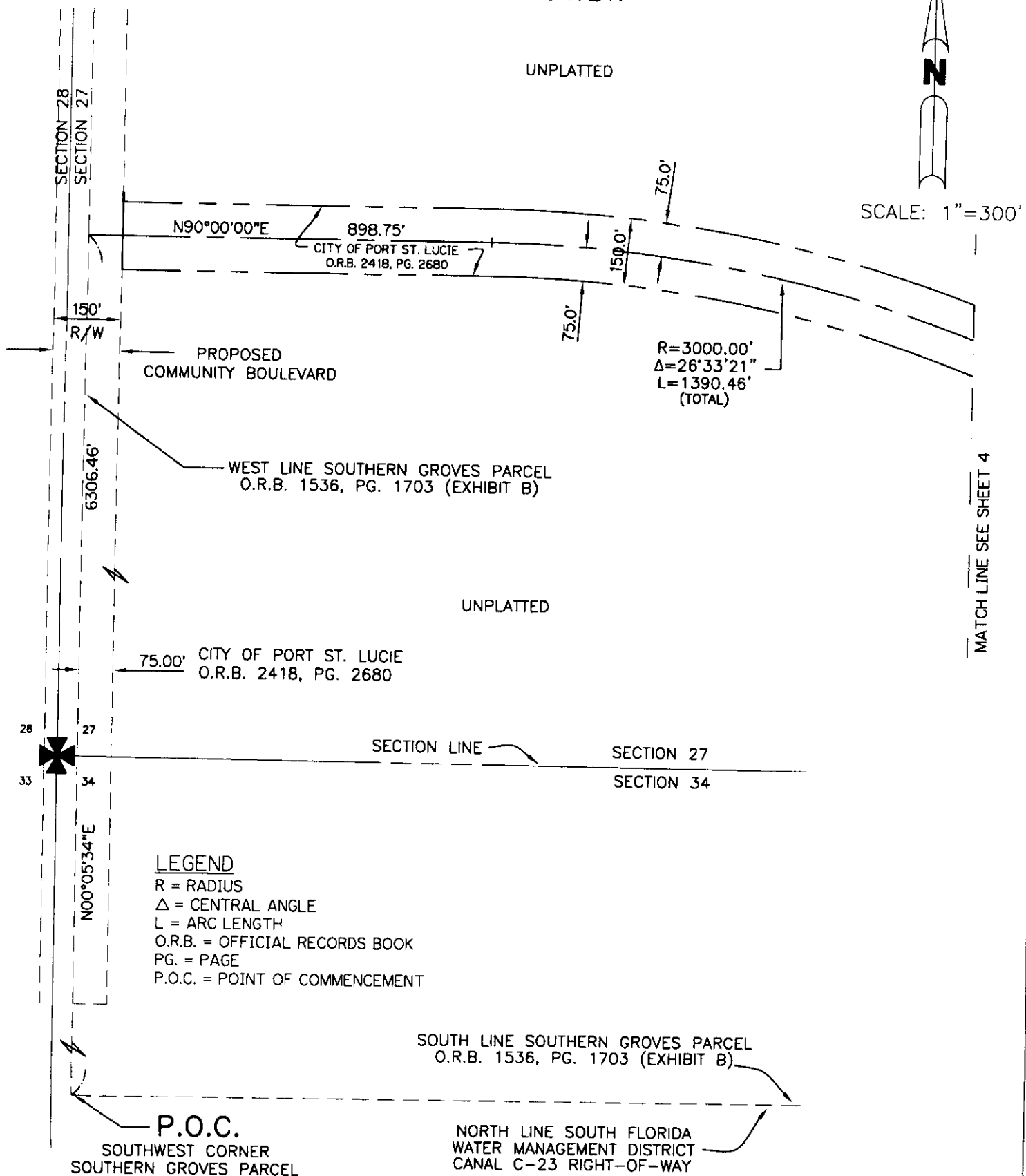


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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-28-07	DRAWN BY JDM
SHEET 2 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



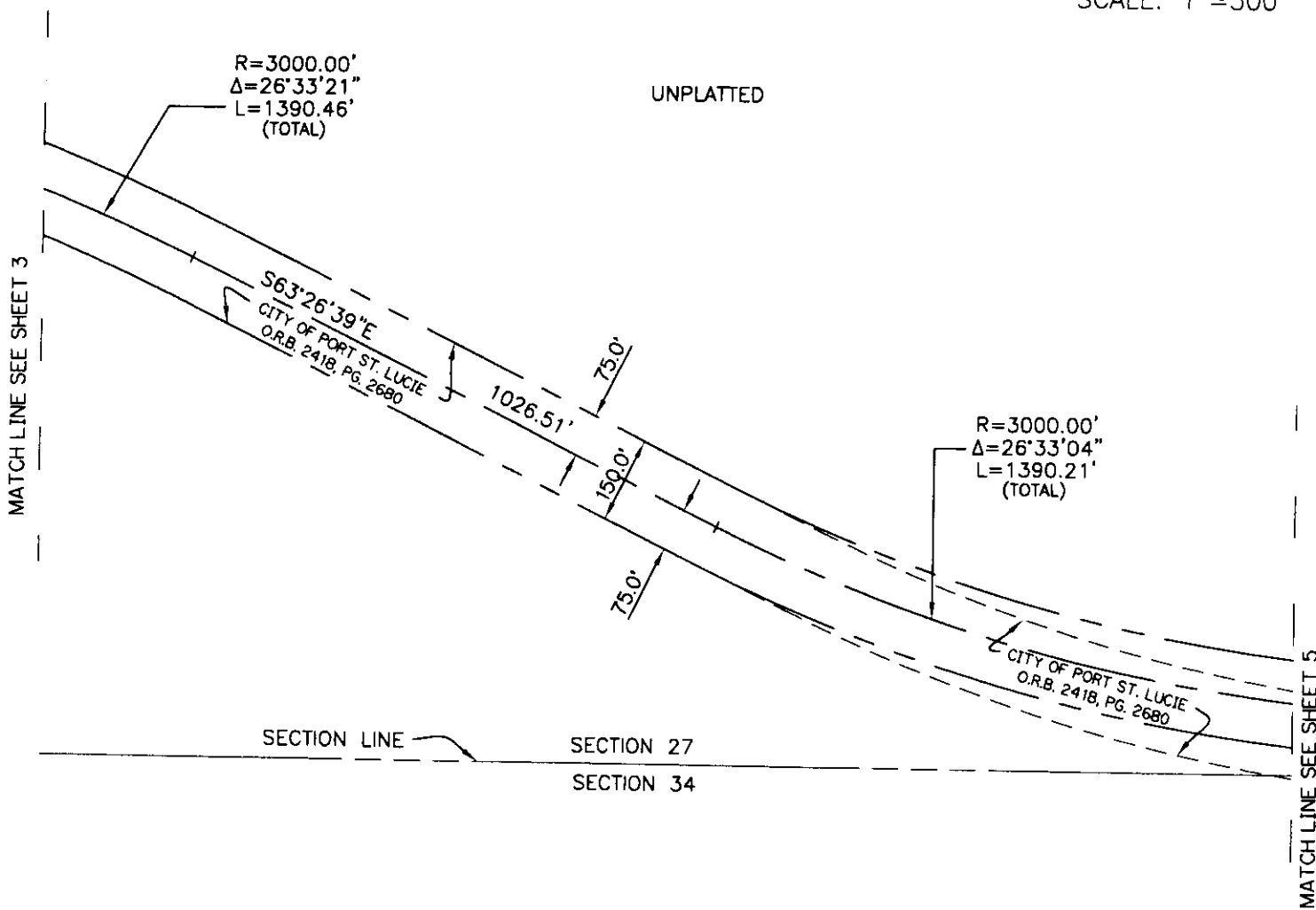
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	SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-28-07	DRAWN BY JDM
	SHEET 3 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE

UNPLATTED

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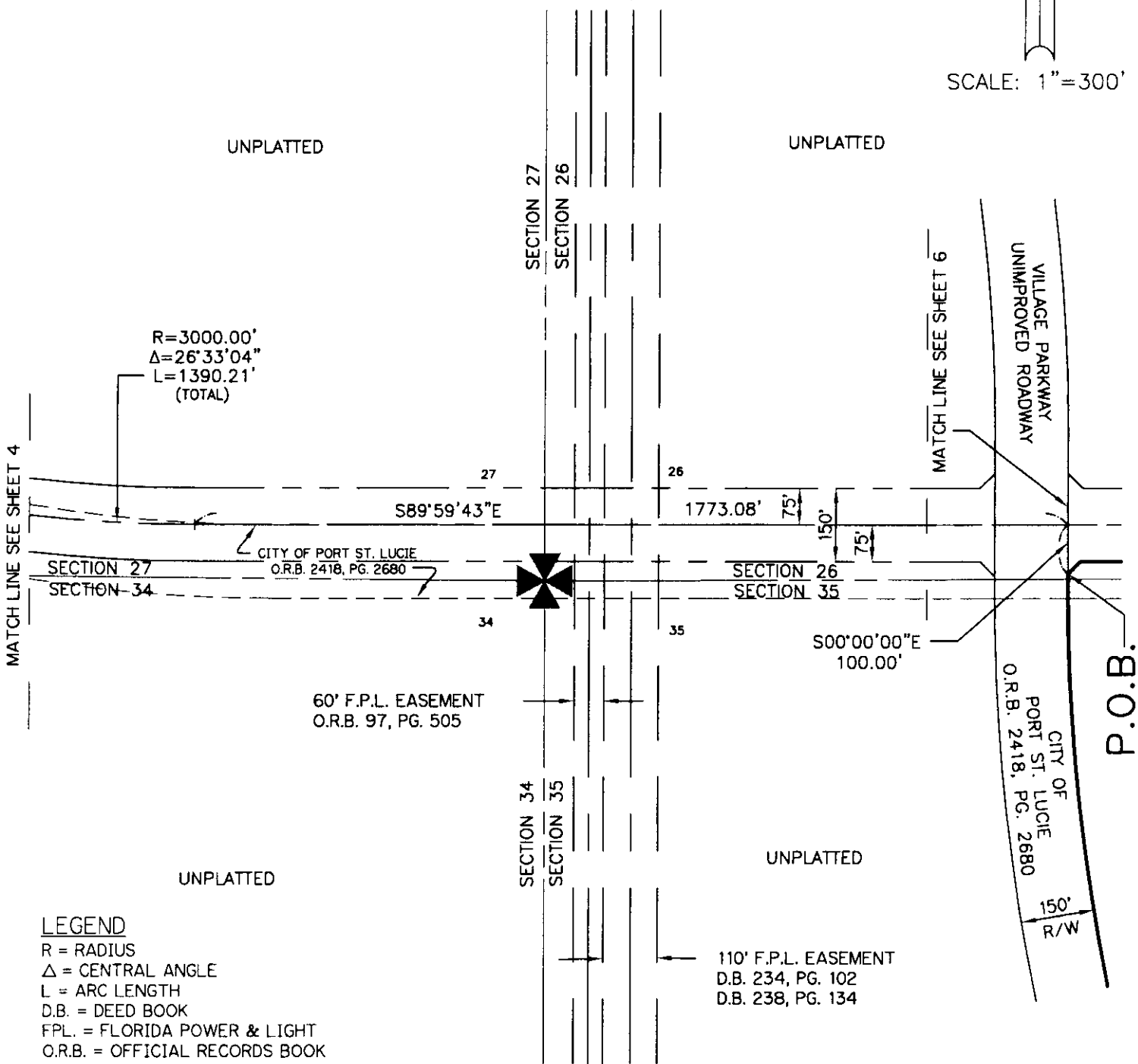
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-28-07	DRAWN BY JDM
SHEET 4 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER <b>B865</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



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- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- D.B. = DEED BOOK
- FPL. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY

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	<p>SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32</p>		<p>DATE: 8-28-07</p>	<p>DRAWN BY JDM</p>
	<p>SHEET 5 OF 7</p>		<p>PROJECT NUMBER B865SD03</p>	<p>DRAWING NUMBER <b>B865</b></p>

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DESCRIPTION TO ACCOMPANY SKETCH.  
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INTERSTATE 95



SCALE: 1"=500'

WESTERLY LINE OF LANDS DESCRIBED  
IN ORDER OF TAKING,  
O.R.B. 311, PAGES 2946 - 2952

(N.R.)  
S85°31'50"E  
932.09'

N89°14'14"E  
274.10'

(PARR DRIVE)

SECTION LINE

SECTION 26  
SECTION 35

P.O.B.

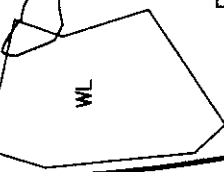
MATCH LINE  
SEE SHEET 5

N45°00'08"E  
35.35'

S89°59'43"E  
725.92'

N00°00'00"E  
19.18'

S89°59'43"E  
1773.08'  
(TOTAL)



R=3969.00'  
Δ=11°51'40"  
L=821.65'

R=5006.39'  
Δ=7°51'45"  
L=687.00'

R=6701.78'  
Δ=8°37'47"  
L=1009.41'

R=6987.97'  
Δ=0°03'47"  
L=7.69'

S85°31'01"W  
RAD.

S04°25'12"E 1742.64'

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- F.P.L. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- N.R. = NON RADIAL
- RAD. = RADIAL
- W.L. = WETLAND

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 7

VILLAGE PARKWAY  
O.R.B. 2418, PG. 2680

S00°00'00"W  
100.00'

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE: BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-29-07	DRAWN BY JDM
SHEET 6 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

INTERSTATE 95

WESTERLY LINE OF LANDS DESCRIBED  
IN ORDER OF TAKING,  
O.R.B. 311, PAGES 2946 - 2952

MATCH LINE SEE SHEET 6

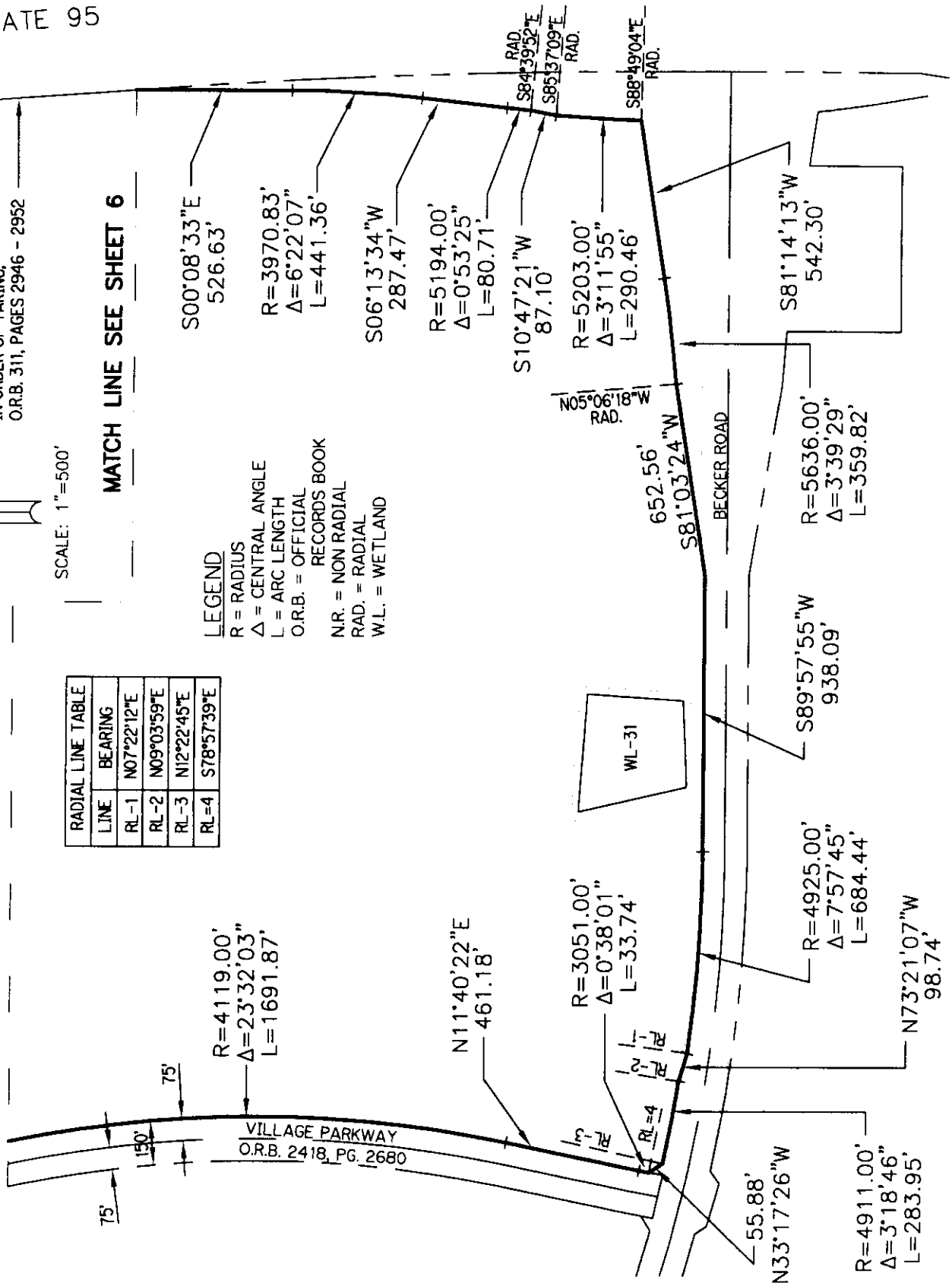
SCALE: 1"=500'



MATCH LINE SEE SHEET 6

RADIAL LINE TABLE	
LINE	BEARING
RL-1	N07°22'12"E
RL-2	N09°03'59"E
RL-3	N12°22'45"E
RL-4	S78°57'39"E

**LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 N.R. = NON RADIAL  
 RAD. = RADIAL  
 W.L. = WETLAND



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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=500'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 32		DATE: 8-28-07	DRAWN BY JDM
PROJECT NUMBER B865SD01		DRAWING NUMBER <b>B865</b>	

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



LEGAL DESCRIPTION: BLANKET FLOWAGE EASEMENT FOR PARCEL 34

BEING A PARCEL LAND LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHERN GROVES PARCEL AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE NORTH 89°54'36" WEST, ALONG THE SOUTH LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 4670.51 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 110.00 FOOT FLORIDA POWER AND LIGHT EASEMENT, DESCRIBED IN DEED BOOK 234, PAGE 102 AND DEED BOOK 238, PAGE 134, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1537.26 FEET; THENCE SOUTH 72°19'20" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 527.33 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 17°40'38" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 2°55'38", AN ARC DISTANCE OF 259.28 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 14°45'00" EAST); THENCE SOUTH 34°08'22" EAST ALONG SAID LINE, A DISTANCE OF 46.03 FEET; THENCE SOUTH 73°22'54" EAST, A DISTANCE OF 152.26 FEET; THENCE NORTH 54°22'43" EAST, A DISTANCE OF 51.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 12°15'58" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°18'03", AN ARC DISTANCE OF 1089.56 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°57'55" EAST ALONG SAID LINE, A DISTANCE OF 938.09 FEET; THENCE SOUTH 80°45'14" EAST, A DISTANCE OF 653.24 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 7545.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 04°07'28" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°21'02", AN ARC DISTANCE OF 177.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°28'30" WEST); THENCE SOUTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 385.78 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 563.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 313.81 FEET; THENCE SOUTH 81°56'23" EAST, A DISTANCE OF 184.13 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5833.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 83°03'46" EAST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 3°22'11", AN ARC DISTANCE OF 343.05 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 10°18'25" EAST ALONG SAID LINE, A DISTANCE OF 31.91 FEET; THENCE SOUTH 11°44'22" EAST, A DISTANCE OF 114.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2571.78 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 78°42'37" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 5°39'26", AN ARC DISTANCE OF 253.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°22'03" WEST); SAID POINT ALSO BEING A POINT ON THE WEST BOUNDARY INTERSTATE I-95 AS SHOWN ON THE FLORIDA TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979; THENCE SOUTH 00°05'02" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 194.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.513 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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 RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

*Julian D. Morris* 9-13-07  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

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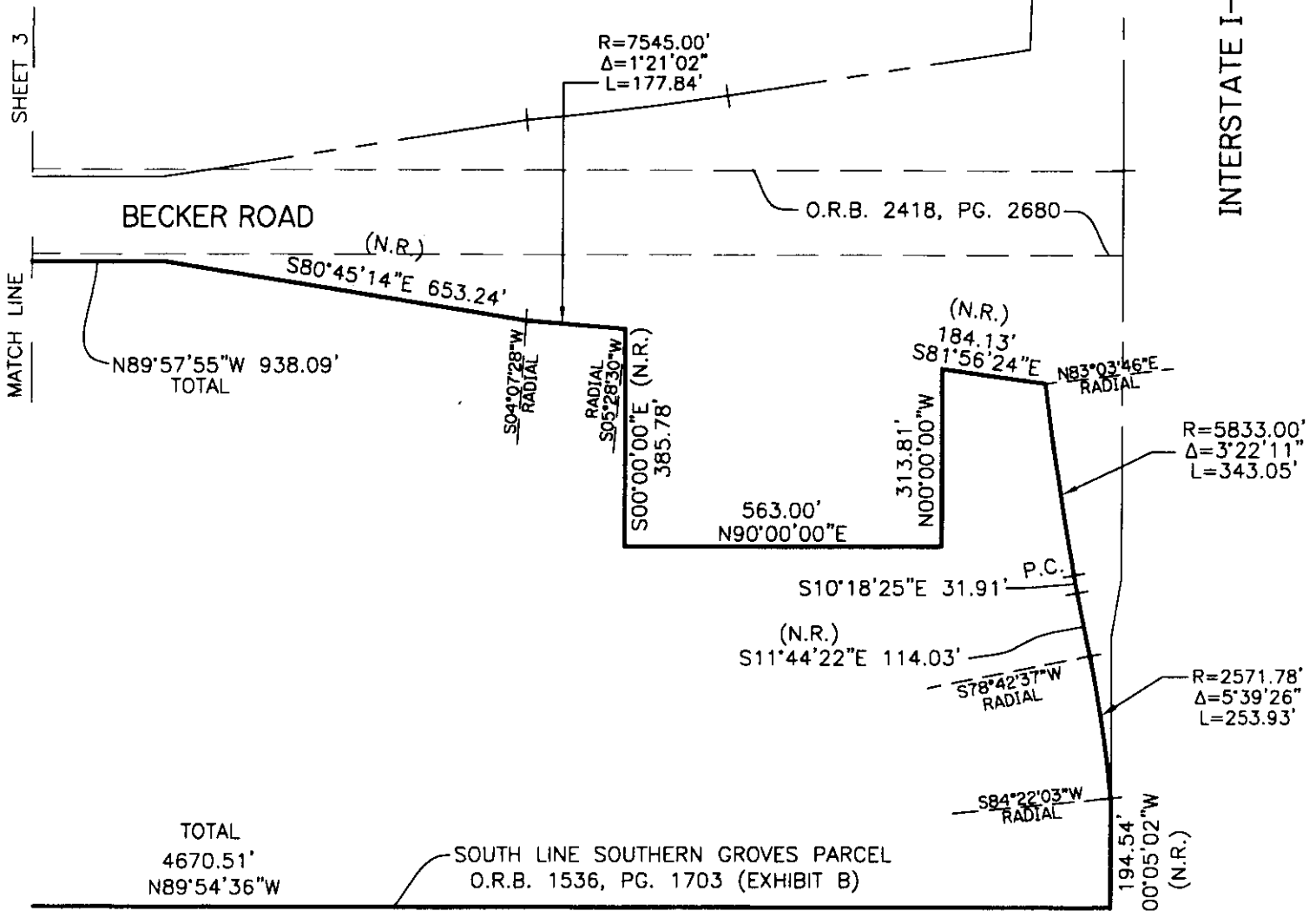
PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 34		DATE: 8-31-07	DRAWN BY JDM
SHEET 1 OF 4		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'

WEST BOUNDARY OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979



TOTAL  
4670.51'  
N89°54'36\"W

SOUTH LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

NORTH LINE SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT CANAL C-23 RIGHT-OF-WAY

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE

P.O.B.  
S.E. COR. OF SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

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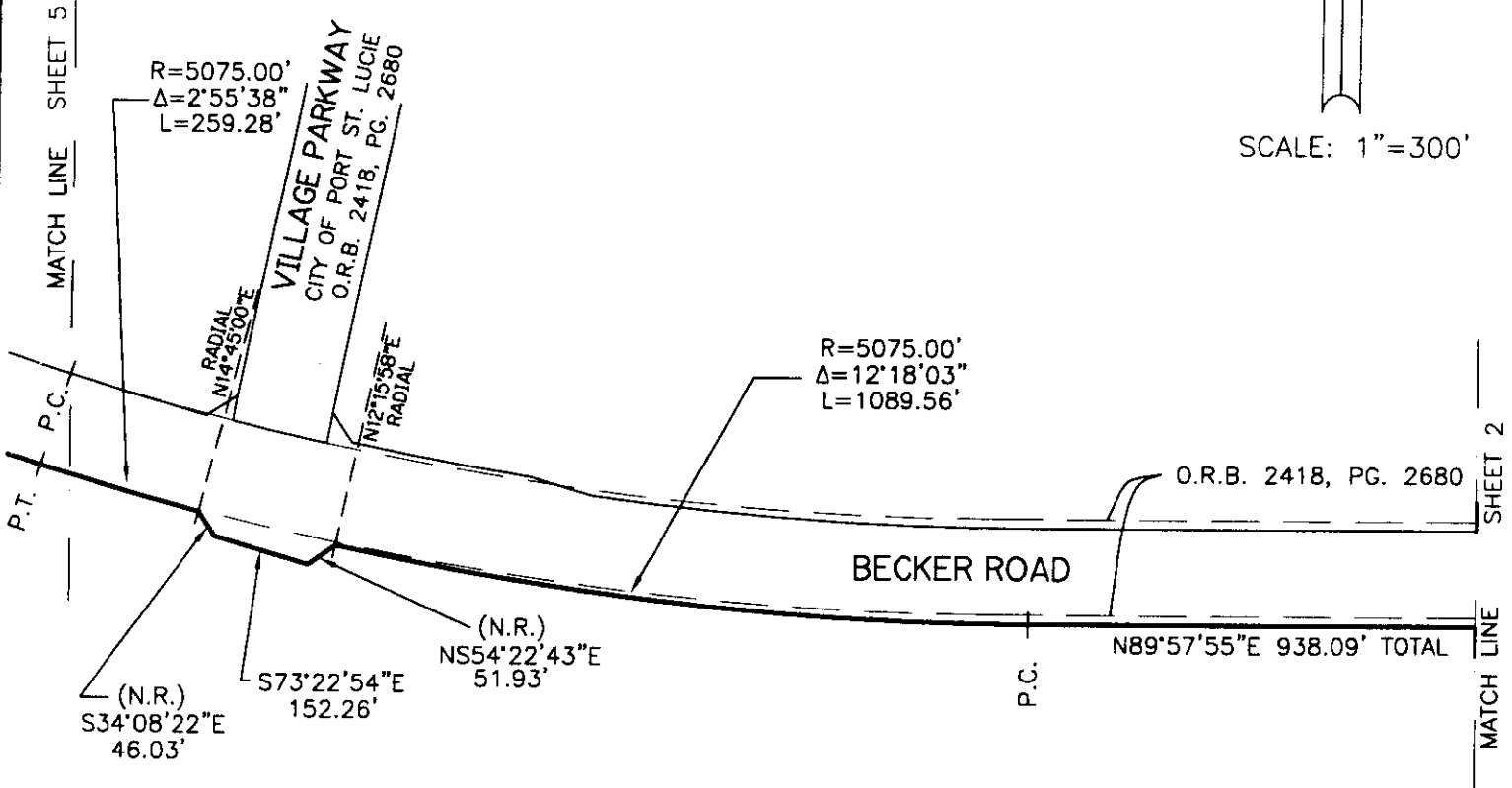
PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 34		DATE: 8-31-07	DRAWN BY JDM
PROJECT NUMBER B865SD01		DRAWING NUMBER <b>B865</b>	



DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



LEGEND

- R = RADIUS
- $\Delta$  = CENTRAL ANGLE
- L = ARC LENGTH
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- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- $\mathcal{C}$  = CENTERLINE

SOUTH LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

NORTH LINE SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT CANAL C-23 RIGHT-OF-WAY

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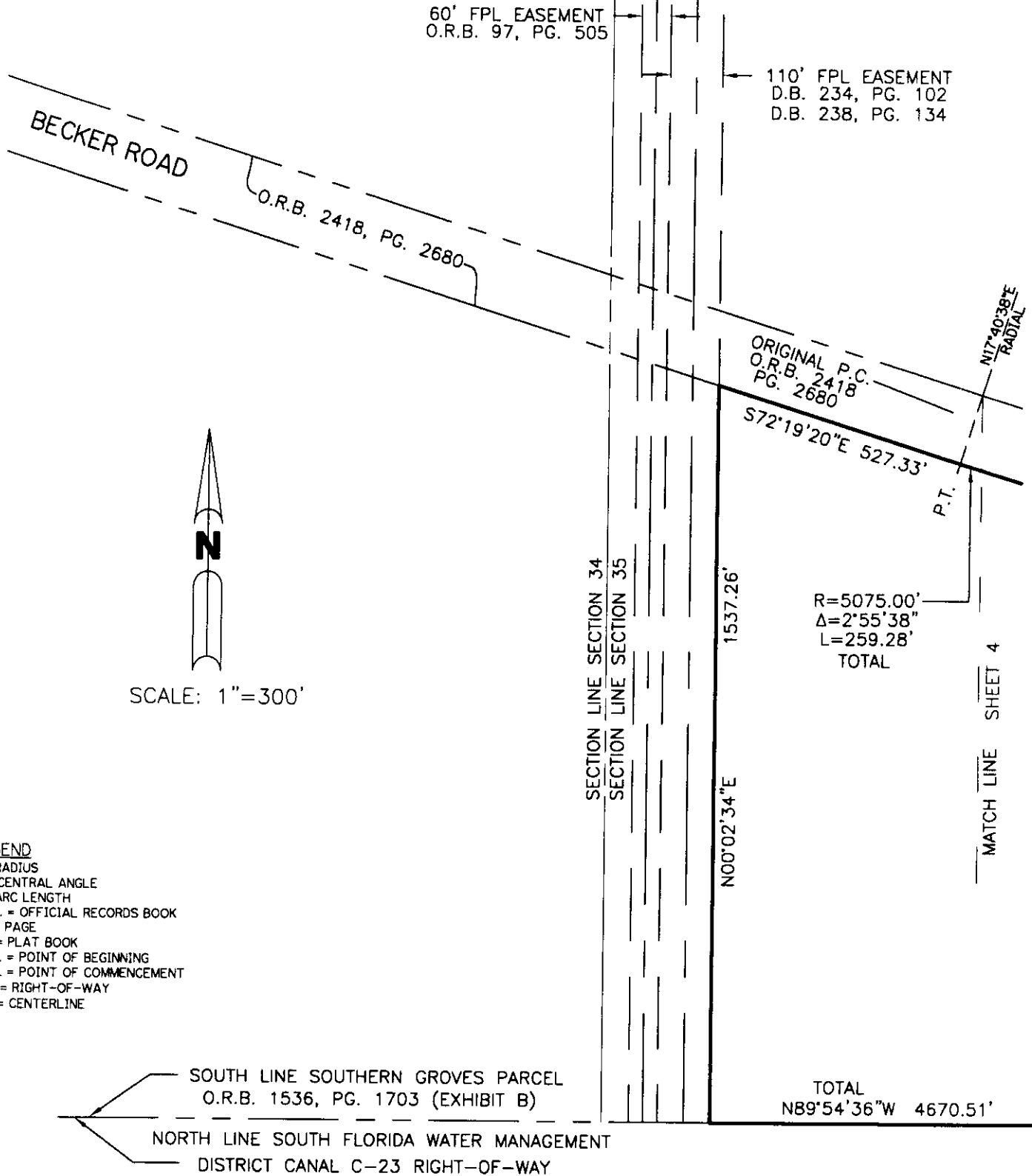


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SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 34		DATE: 8-31-07	DRAWN BY JDM
SHEET 3 OF 4		PROJECT NUMBER B865SD02	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.  
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SCALE: 1"=300'

LEGEND

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- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- $\hat{C}$  = CENTERLINE

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE BLANKET FLOWAGE EASEMENT FOR PARCEL 34		DATE: 8-30-07	DRAWN BY JDM
PROJECT NUMBER B865SD03		DRAWING NUMBER <b>B865</b>	
SHEET 4 OF 4			