

THIS IS NOT A SURVEY

DESCRIPTION:

TRACT "M" OF THE PLAT OF PORT ST. LUCIE SECTION TWENTY FIVE, AS RECORDED IN PLAT BOOK 14, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF AIROSO BOULEVARD (A 100,00-FOOT-WIDE PUBLIC RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF PORT ST. LUCIE SECTION TWENTY FIVE) AND THE EAST LINE OF TRACT "N" OF SAID PLAT, THENCE NORTH 36°18'21" EAST, ALONG SAID EAST LINE OF TRACT "N", A DISTANCE OF 479.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, BLOCK 55, OF SAID PLAT; THENCE NORTH 00°26'40" WEST, ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 158.82 FEET TO THE NORTH LINE OF SAID TRACT "M"; THENCE NORTH 89°31'57" EAST, ALONG SAID NORTH LINE OF TRACT "M", A DISTANCE OF 594.17 FEET TO THE WEST LINE OF BLOCK 325 OF SAID PLAT (SAID WEST BLOCK LINE BEING THE EAST LINE OF SAID TRACT "M"); THENCE ALONG THE WEST LINE OF SAID BLOCK 325 THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 00°17'51" EAST, A DISTANCE OF 350.55 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 435.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°45'37", AN ARC DISTANCE OF 491.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64°27'46" WEST, A DISTANCE OF 341.54 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,300.00 FEET AND A CHORD BEARING NORTH 43°15'55" EAST, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIROSO BOULEVARD; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 20°52'03", AN ARC DISTANCE OF 473.47 FEET TO A POINT OF NON-RADIAL INTERSECTION AND THE POINT OF BEGINNING.

CONTAINING 12.44 ACRES, MORE OR LESS

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.

Michael T Owen Digitally signed by Michael T Owen
Date: 2024.06.18 11:03:23 -04'00'

MICHAEL T. OWEN SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

**SKETCH & DESCRIPTION OF:
RE-ZONE SOUTH PARCEL**

PREPARED FOR:
**CITY OF PORT ST. LUCIE
UTILITY SERVICE DEPARTMENT**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

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DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36, SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 330, OF THE PLAT OF PORT ST. LUCIE SECTION TWENTY FIVE, AS RECORDED IN OF PLAT BOOK 13, PAGE 32 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°16'47" EAST, ALONG THE WEST LINE OF BLOCKS 325 AND 330 OF SAID PLAT, A DISTANCE OF 771.80 FEET TO THE NORTHEAST CORNER OF TRACT "M" OF SAID PLAT; THENCE SOUTH 89°34'35" WEST ALONG THE NORTH LINE OF SAID TRACT "M", A DISTANCE OF 594.90 FEET TO THE EAST LINE OF BLOCK 55 OF SAID PLAT; THENCE NORTH 00°25'25" WEST, ALONG SAID EAST BLOCK LINE, A DISTANCE OF 771.72 FEET TO THE NORTHEAST CORNER OF LOT 22, BLOCK 55, OF SAID PLAT TO THE SOUTH LINE OF THAT DRAINAGE RIGHT-OF-WAY SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION TWENTY FIVE; THENCE NORTH 89°34'06" EAST SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 596.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.56 ACRES, MORE OR LESS

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.

Michael T Owen

Digitally signed by Michael T Owen
Date: 2024.06.18 11:03:54 -04'00'

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

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RE-ZONE NORTH PARCEL**

PREPARED FOR:
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NORTH ST LUCIE RIVER WATER CANAL DISTRICT DRAINAGE RIGHT-OF-WAY
SOUTH RIGHT-OF-WAY LINE

P.O.B.
NW CORNER LOT 1,
BLOCK 330

N89°34'06"E 596.84'

N.E. CORNER
LOT 22, BLOCK 55
P.B. 13, PAGE 32

ROYCE AVE

(50.00' PUBLIC RIGHT-OF-WAY)
(PB 13 PG 32-I)

SUBJECT PARCEL
10.56 ACRES

N00°25'25"W 771.72'
EAST LINE OF
BLOCK 55

S00°16'47"E 771.80'
BEARING BASIS
WEST LINE
BLOCK 325

S89°34'35"W 594.90'

NORTH LINE OF TRACT "M"

TRACT M
PLAT BOOK 13
PAGE 32

N.E. CORNER
TRACT "M"
P.B. 13, PG. 32

ST JAMES DRIVE

EAST LINE SECTION 20 TOWNSHIP 36 RANGE 40
(80.00' PUBLIC RIGHT-OF-WAY)

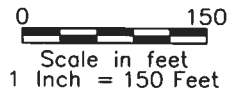
NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF BLOCKS 325 AND 330 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

ABBREVIATION LEGEND

P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE

INTENDED DISPLAY SCALE



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