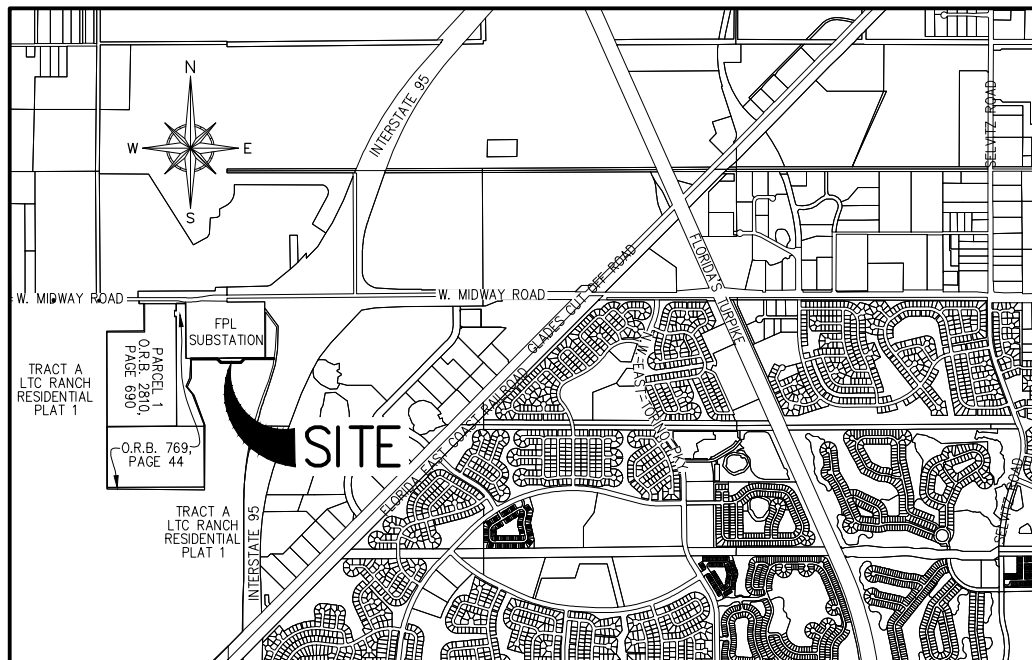


SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTED (N.A.D. 83/07), FLORIDA EAST ZONE, REFERENCE A BEARING OF S00°06'59"E ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.



LOCATION MAP  
(NOT TO SCALE)

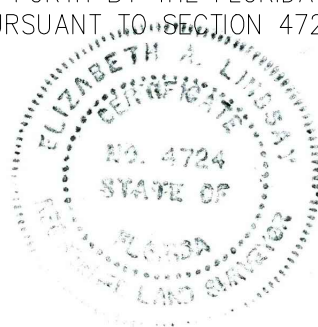
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 30, 2020, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.  
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF FLORIDA  
LICENSED SURVEYOR AND MAPPER  
UNLESS DIGITALLY SIGNED



SHEET NO. <u>1</u>
OF <u>3</u> SHEETS
PROJECT NO. <u>16-83</u>

DATE	REVISIONS

A PORTION OF TRACT A, LTC RANCH  
RESIDENTIAL PLAT 1, ST. LUCIE COUNTY, FL

**SKETCH AND LEGAL DESCRIPTION**  
UTILITY EASEMENT OVER LTC RANCH LANDS

DATE <u>03/30/2020</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933 FAX  
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

UTILITY EASEMENT OVER LTC RANCH LANDS

A 20.00 FOOT WIDE STRIP OF BEING A PORTION OF TRACT A OF THE PLAT OF LTC RESIDENTIAL PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST WITH THE NORTHERLY LIMITS OF SAID TRACT A; THENCE NORTH 89°37'49" EAST ALONG SAID NORTHERLY LIMITS, 351.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'49" EAST ALONG SAID NORTHERLY LIMITS AND IT'S EASTERLY EXTENSION, 625.10 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94001-2414; THENCE SOUTH 08°08'08" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 20.22 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE AFOREMENTIONED NORTHERLY LIMITS OF SAID TRACT A AND IT'S EASTERLY EXTENSION; THENCE SOUTH 89°37'49" WEST ALONG SAID PARALLEL LINE, 613.84 FEET; THENCE SOUTH 44°40'48" WEST, 104.54 FEET; THENCE SOUTH 89°40'33" WEST, 422.63 FEET; THENCE NORTH 45°39'42" WEST, 104.99 FEET A LINE BEING 20.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE AFOREMENTIONED NORTHERLY LIMITS OF SAID TRACT A; THENCE SOUTH 89°42'37" WEST ALONG SAID PARALLEL LINE, 550.08 FEET TO AN INTERSECTION WITH THE WESTERLY LIMITS OF SAID TRACT A; THENCE NORTH 02°54'34" EAST ALONG SAID WESTERLY LIMITS, 20.03 FEET TO AN INTERSECTION WITH THE NORTHERLY LIMITS OF SAID TRACT A;; THENCE NORTH 89°42'37" EAST ALONG SAID NORTHERLY LIMITS, 557.18 FEET; THENCE SOUTH 45°39'42" EAST, 104.98 FEET; THENCE NORTH 89°40'33" EAST, 406.13 FEET; THENCE NORTH 44°40'48" EAST, 104.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 35,940 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, OR DEDICATIONS.

ABBREVIATIONS

- D.B. DEED BOOK
- FPL FLORIDA POWER & LIGHT
- NO. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RNG. RIGHT OF WAY
- R/W RANGE
- SEC. SECTION
- TWP. TOWNSHIP

SHEET NO. <u>2</u>
OF <u>3</u> SHEETS
PROJECT NO.
<u>16-83</u>

DATE	REVISIONS

A PORTION OF TRACT A, LTC RANCH  
RESIDENTIAL PLAT 1, ST. LUCIE COUNTY, FL

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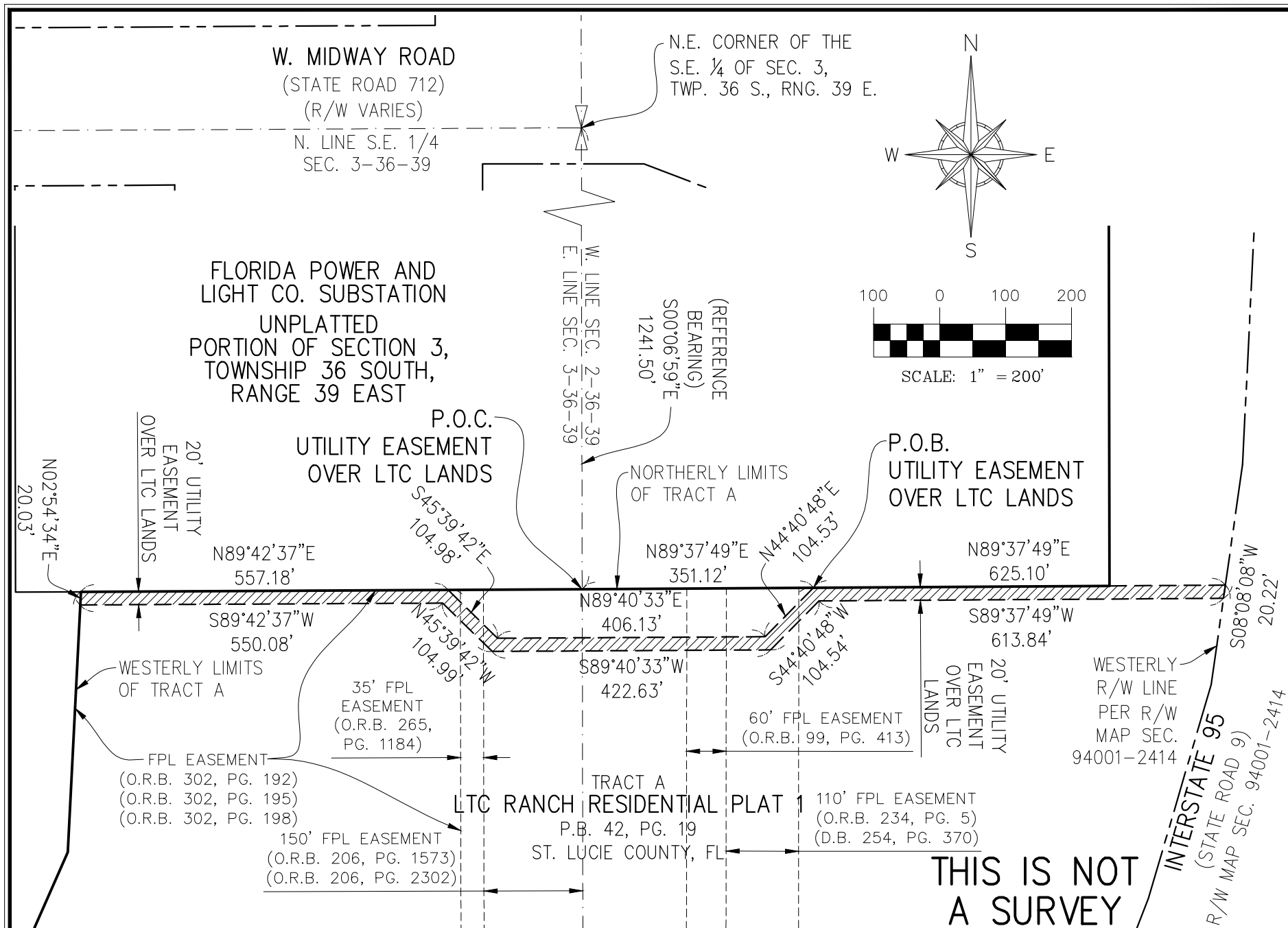
SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT OVER LTC RANCH LANDS

DATE <u>03/30/2020</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

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LICENSED BUSINESS NO. 6852

S:\16 Project\16-83 MIDWAY ROAD\SL-FPL\SL-FPL-MIDWAY\_V18.dwg, SL-UTIL 1 (2), 4/9/2020 4:09:41 PM, DWG To PDF.pc3, 1:1, DB-2018\VS



SHEET NO. <u>3</u>
OF <u>3</u> SHEETS
PROJECT NO. <u>16-83</u>

DATE	REVISIONS

A PORTION OF TRACT A, LTC RANCH  
RESIDENTIAL PLAT 1, ST. LUCIE COUNTY, FL

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT OVER LTC RANCH LANDS**

DATE <u>03/30/2020</u>
SCALE <u>1" = 200'</u>
FIELD BK.
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

**B** BETSY LINDSAY, INC.  
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