

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 32 AND 33, 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 NUMBER 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" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK 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 4810.96 FEET; THENCE S.45°13'59" E., A DISTANCE OF 5903.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1885.20 FEET, AND A RADIAL BEARING OF S.06°14'12" E. AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'36", A DISTANCE OF 145.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.02°24'18" E. AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A NON-TANGENT INTERSECTION; THENCE S.71°11'28" E., A DISTANCE OF 839.28 FEET; THENCE S.18°48'32" W., A DISTANCE OF 50.00 FEET; THENCE S.71°11'28" E., A DISTANCE OF 20.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE S.38°43'51" E., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF TANGENCY; THENCE S.04°37'46" E., A DISTANCE OF 115.59 FEET; THENCE S.76°11'52" W., A DISTANCE OF 119.74 FEET; THENCE N.86°26'39" W., A DISTANCE OF 259.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1575.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55", A DISTANCE OF 537.37 FEET TO A POINT OF TANGENCY; THENCE S.74°00'26" W., A DISTANCE OF 4444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22918.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A NON-TANGENT INTERSECTION; THENCE N.15°59'34" W., A DISTANCE OF 1409.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE N.01°37'10" E., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE N.84°38'39" E., A DISTANCE OF 733.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 13,949,567 SQUARE FEET OR 320.238 ACRES, MORE OR LESS.

**CDD 3
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 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
GeoPoint Surveying, Inc.		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: 2/17/21 Data File: ~~~~ Check: GAR P.C.: ~~~~ Field Book: ~~~~		Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E Job #: S&D_CDD3			

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\ S & D _CDD BOUNDARIES\ S&D_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:30 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:30 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" SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24



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.

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACK CORRECTION REVISION DATED 4/28/67.

EAST LINE OF SEC. 30, TWP 36 S, RGE 39 E

NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

GLADES CUT-OFF ROAD

40' PSLUSD (O.R.B. 3933, PG. 1908)

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

20' FPL (O.R.B. 767, PG. 2676)

PROPOSED 80' R/W

SOUTH LINE OF S.E. 1/4 SEC. 32, TWP 36 S, RGE 39 E

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

NORTH LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

10' FPL (O.R.B. 710, PG. 101)

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

(O.R.B. 1536, PG. 1754)

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

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

CROSTOWN PARKWAY

NOTE: (SEE SHEET 3 FOR SKETCH)

SW VILLAGE BLVD.

EAST LINE OF N.E. 1/4 SEC. 5, TWP 37 S, RGE 39 E

WEST LINE OF N.W. 1/4 SEC. 4, TWP 37 S, RGE 39 E

CDD 3 SKETCH AND DESCRIPTION

REVISIONS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

No.	Date	Description	Dwn.



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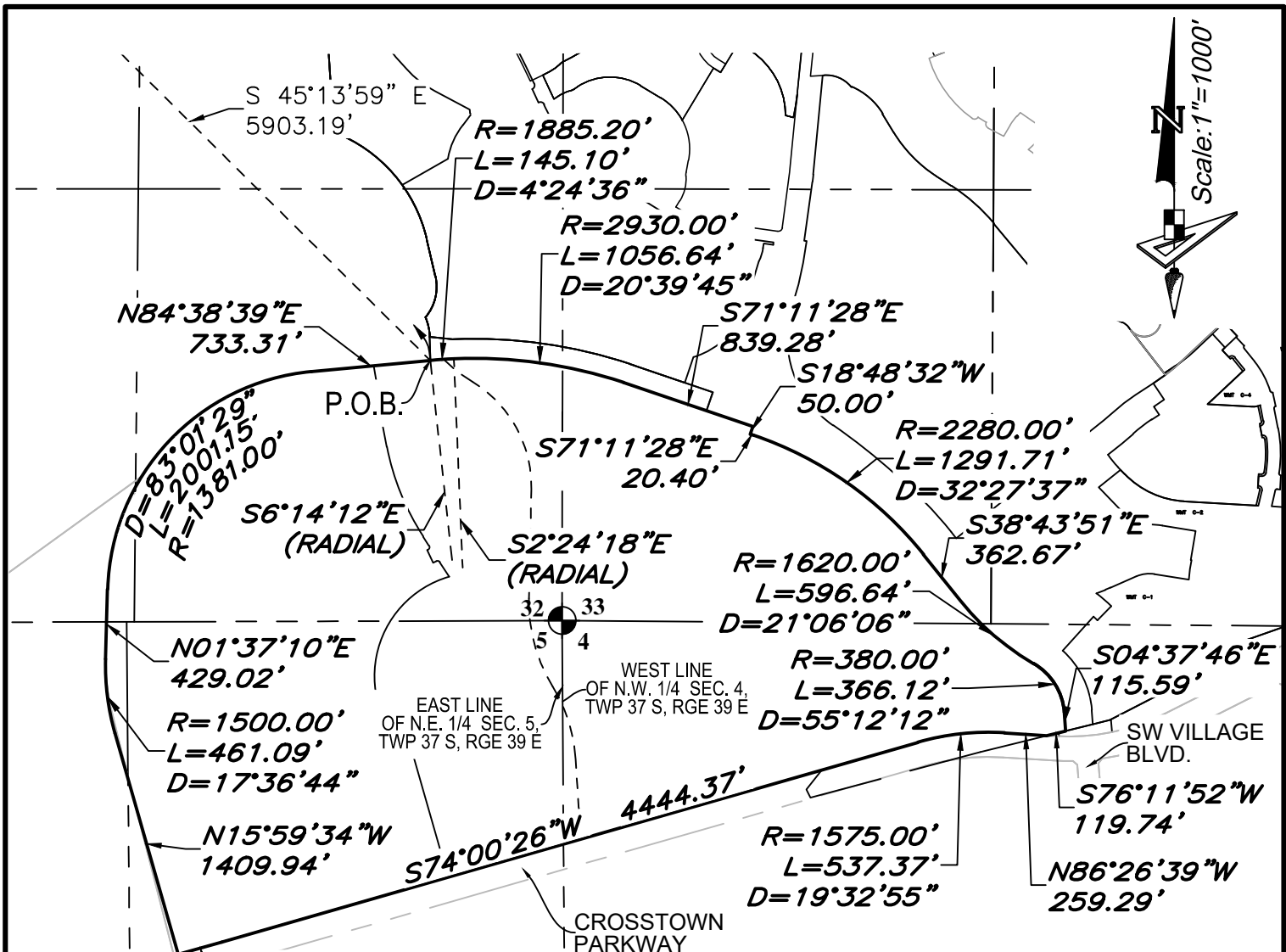
Drawn: SWM Date: 2/17/21 Data File: ~~~~
Check: GAR P.C.: ~~~ Field Book: ~~~~

Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 4 & 5 Twn. 37S Rng. 39E / 32 & 33 Twn. 36S Rng. 39E Job #: S&D_CDD3

DWG NAME: W:\IVERANO\SURVEY\CDD BOUNDARY REVISIONS\S & D_CDD BOUNDARIES\S&D_CDD3.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:31 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:30 PM



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
- P.U.D. -- Planned Unit Development
- PSLUSD -- Port St. Lucie Utility Services Department
- FPL -- Florida Power & Light
- Sec.-Twn.-Rng. -- Section-Township-Range
- S.F.W.M.D. -- South Florida Water Management District
- ³⁰/₃₁ -- Section Corner

**CDD 3
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
 Last Date of Field Survey: N/A



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