

EXHIBIT A

LEGAL DESCRIPTION

BEING 3 PORTIONS OF AN EXISTING ACCESS AND EXCLUSIVE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3179, PAGE 1688 AND 1 PORTION OF AN EXISTING UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3179, PAGE 1694. ALL 4 PORTIONS LYING IN A PORTION OF PARCEL 1 OF GATLIN PLAZA CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM OF GATLIN PLAZA CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3409, PAGE 2468 AND LYING IN A PORTION OF TRACT A, GATLIN PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 18 THROUGH 21, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°02'28" EAST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1251.84 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°57'32" WEST, A DISTANCE OF 900.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 36.31'; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.40'; THENCE SOUTH 01°10'35" EAST, A DISTANCE OF 10.01'; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 14.61'; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 64.72'; TO A POINT HEREAFTER REFERRED TO AS POINT A; THENCE SOUTH 46°30'29" WEST, A DISTANCE OF 13.78'; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 93.40'; THENCE SOUTH 53°19'12" WEST, A DISTANCE OF 29.94'; THENCE NORTH 36°40'48" WEST, A DISTANCE OF 10.00'; THENCE NORTH 53°19'12" EAST, A DISTANCE OF 37.39'; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 14.64'; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00' TO THE POINT OF BEGINNING

CONTAINING 1,639.14 SQUARE FEET OR 0.0376 ACRES, MORE OR LESS.

(CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF 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



Digitally signed
by Thomas P
Kiernan
Date:
2024.11.20
15:15:24 -05'00'

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 4



**CULPEPPER &
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

**EASEMENT
ABANDONMENT
LEGAL DESCRIPTION**

DATE: 11-19-2024	DRAWN JHY
SCALE: NONE	JOB No. 16-199

P:\Proj-Z\16-199-Gatlin Plaza - floor & Decor\16-199-Survey\16-199-Sub Abandonment Revised_11-14-2024.dwg Plotted: 11/19/24 BY: JOHN YANCY Layout: SHEET 1

EXHIBIT A

LEGAL DESCRIPTION (CONTINUED FROM SHEET 1)

TOGETHER WITH

COMMENCE AT AFORESAID POINT A; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 22.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; NORTH 90°00'00" EAST, A DISTANCE OF 29.67'; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 10.00'; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 29.67' TO A POINT HEREINAFTER REFERRED TO AS POINT B; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.00' TO THE POINT OF BEGINNING.

CONTAINING 296.70 SQUARE FEET OR 0.0068 ACRES, MORE OR LESS.

TOGETHER WITH

COMMENCE AT AFORESAID POINT B: THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.83 FEET; THENCE SOUTH 86°54'16" WEST, A DISTANCE OF 16.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'58" WEST, A DISTANCE OF 20.48'; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 19.06'; THENCE SOUTH 89°57'46" EAST, A DISTANCE OF 20.48'; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 19.05' TO THE POINT OF BEGINNING.

CONTAINING 390.16 SQUARE FEET OR 0.0089 ACRES, MORE OR LESS.

TOTAL AREA OF ALL DESCRIPTIONS

CONTAINING 2326.00 SQUARE FEET OR 0.0534 ACRES, MORE OR LESS.

Sheet 2 of 4



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EASEMENT ABANDONMENT LEGAL DESCRIPTION

DATE: 11-19-2024	DRAWN JHY
SCALE: NONE	JOB No. 16-199

EXHIBIT A SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

TRACT A OF GATLIN PLAZA,
(PLAT BOOK 54, PAGE 18)

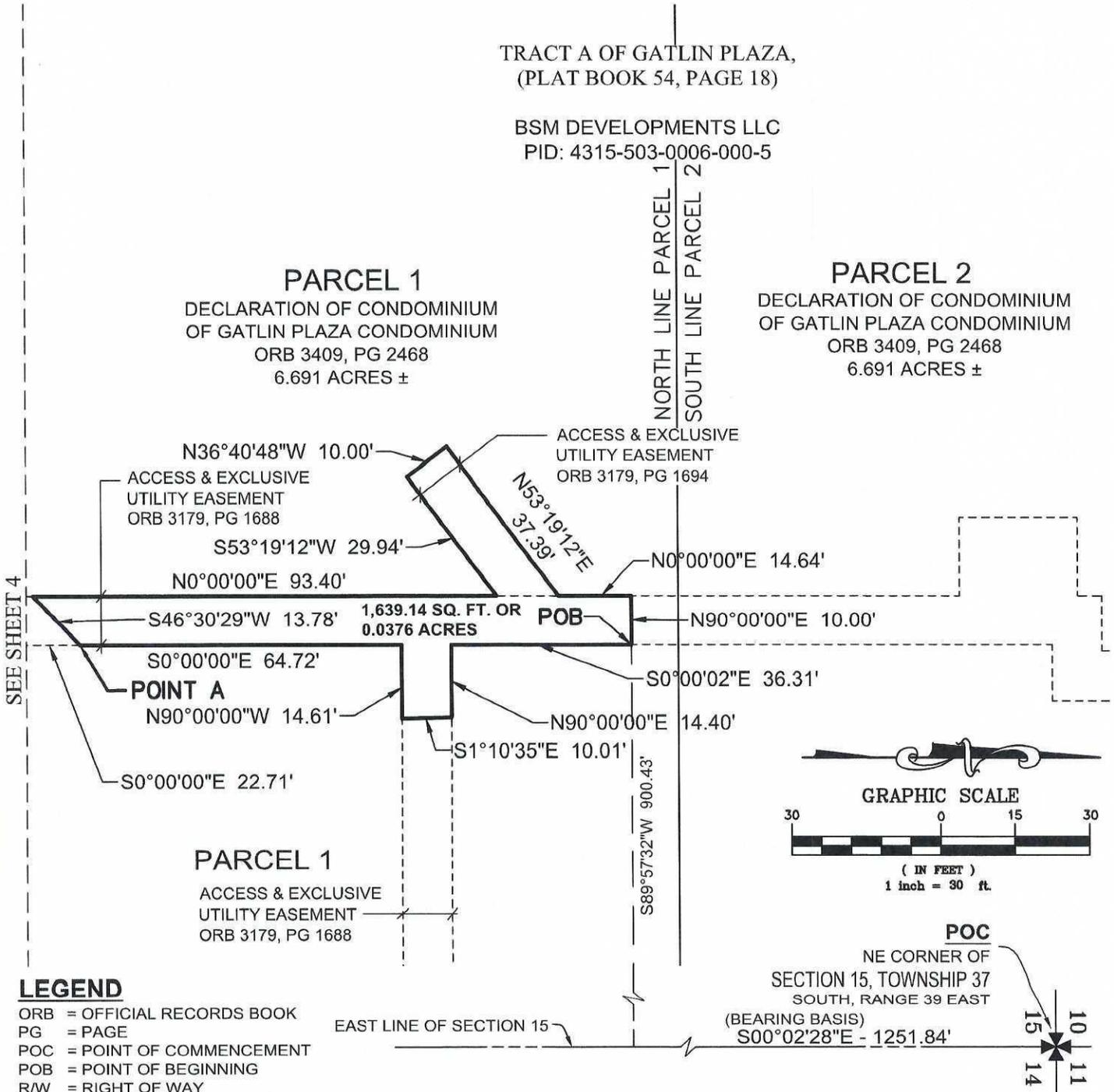
BSM DEVELOPMENTS LLC
PID: 4315-503-0006-000-5

PARCEL 1

DECLARATION OF CONDOMINIUM
OF GATLIN PLAZA CONDOMINIUM
ORB 3409, PG 2468
6.691 ACRES ±

PARCEL 2

DECLARATION OF CONDOMINIUM
OF GATLIN PLAZA CONDOMINIUM
ORB 3409, PG 2468
6.691 ACRES ±



LEGEND

- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY

NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 00°02'28" EAST. Sheet 3 of 4



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**EASEMENT
ABANDONMENT**

SKETCH OF DESCRIPTION

DATE: 11-19-2024	DRAWN: JHY
SCALE: 1"=30'	JOB No. 16-199

P:\Proj-2016\16-199\Gatlin Plaza - floor & decor\16-199_Survey\S&D\16-199_S&D_Abandonment Revised_11-14-2024.dwg Plotted: 11/19/24 By: JOHN YANCY Layout: SHEET 3

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

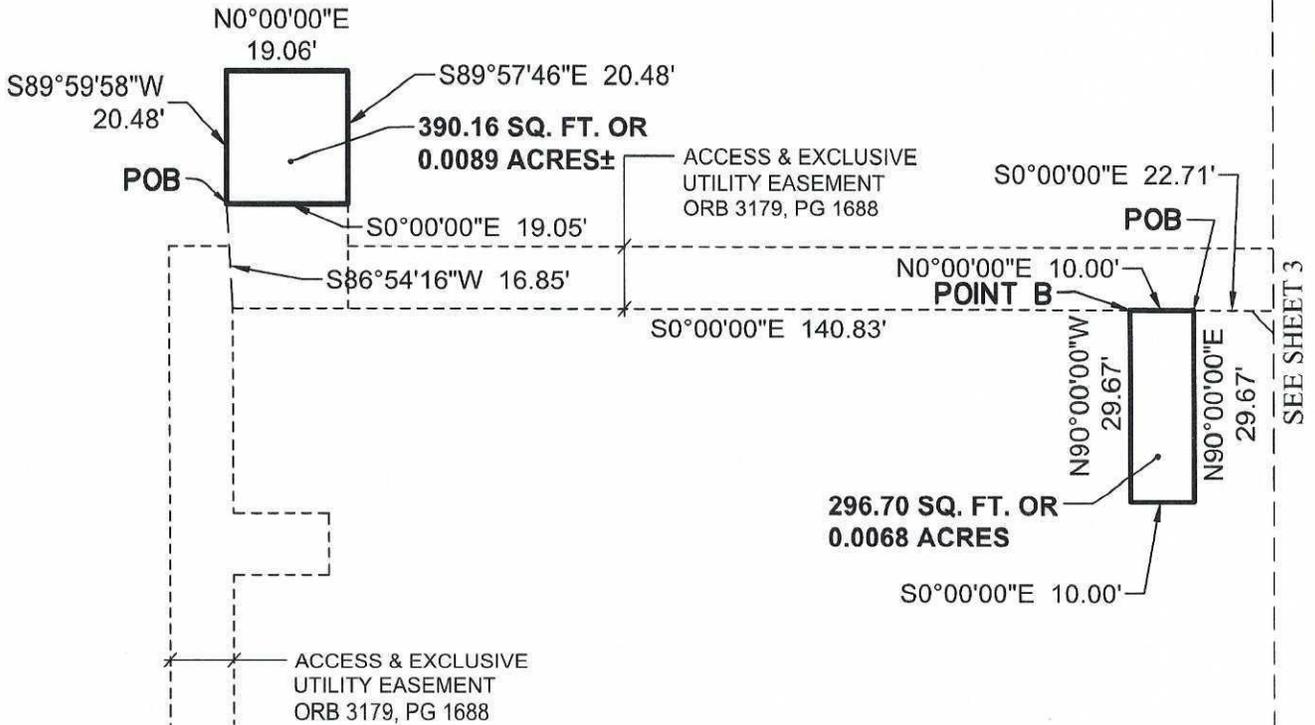
THIS IS NOT A SURVEY

TRACT A OF GATLIN PLAZA,
(PLAT BOOK 54, PAGE 18)

BSM DEVELOPMENTS LLC
PID: 4315-503-0006-000-5

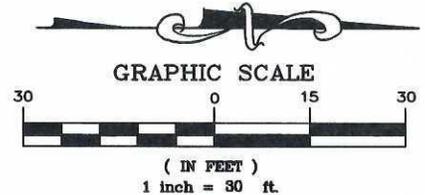
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DECLARATION OF CONDOMINIUM
OF GATLIN PLAZA CONDOMINIUM
ORB 3409, PG 2468
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Sheet 4 of 4



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EASEMENT ABANDONMENT

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