

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 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 SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING**.

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING**.

CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS

LEGEND

- L.B. --- Licensed Business*
- O.R.B. --- Official Records Book*
- P.B. --- Plat Book*
- PG(s). --- Page(s)*
- P.U.D. --- Planned Unit Development*
- R --- Radius*
- L --- Arc Length*
- D --- Delta-Central Angle*
- FPL --- Florida Power & Light*
- Sec. - Twp. - Rge. --- Section-Township-Range*
- P.S.L.U.S.D. --- Port St. Lucie Utility Service Department*
- 31 32
- 6 * 5 --- Section Corner

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 THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

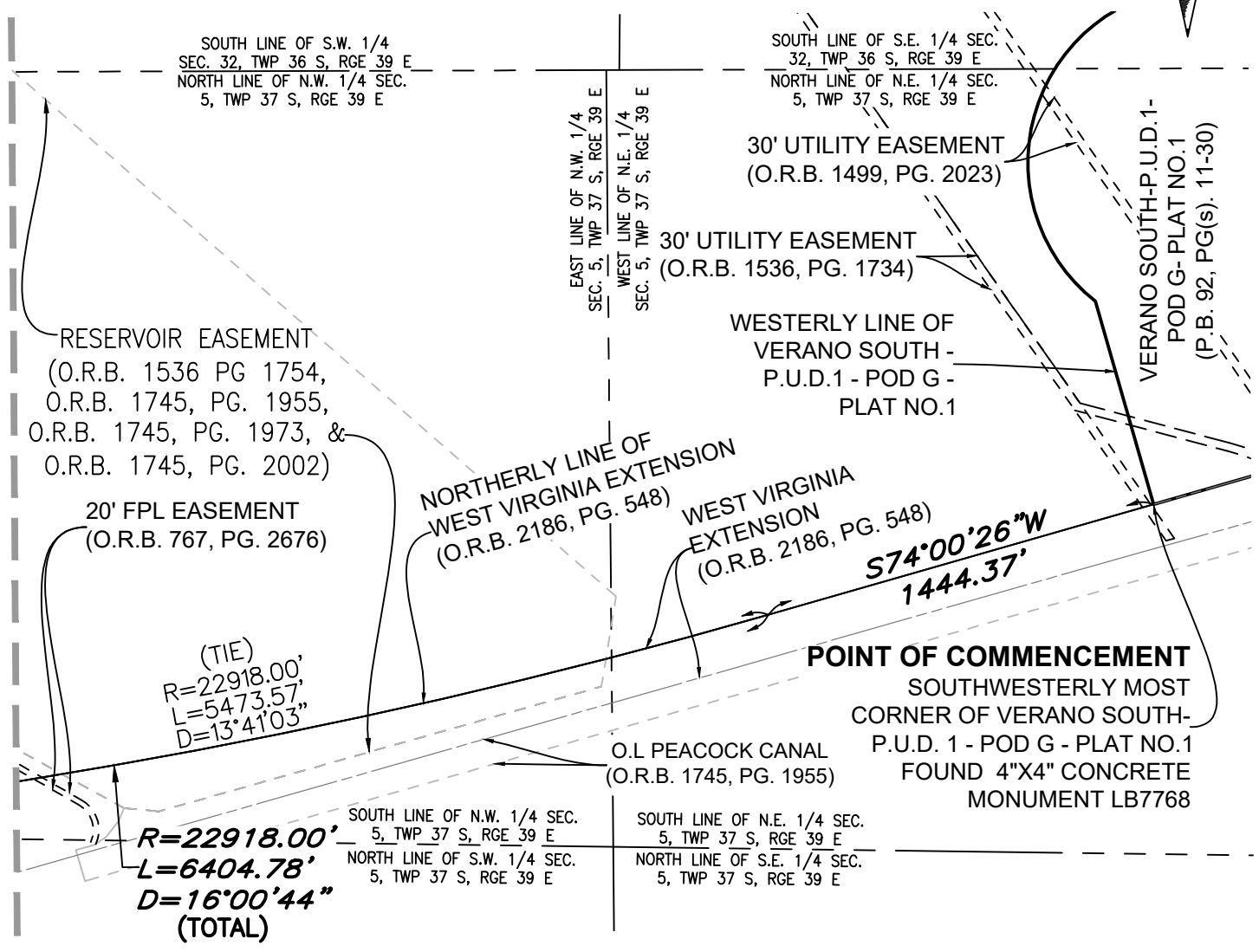
**VERANO SOUTH - POD H - SCHOOL SITE
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER HOMES, LLC.	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
01	02/10/22	Update Boundary, Add Note	DJS	SURVEYOR'S CERTIFICATE	
				This certifies that a Sketch and Description of the hereon described property 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 ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768			
Drawn: SAB Date: 09/15/2021 Data File:		Check: GAR P.C.: Field Book:		Section: 6 Twp. 37S Rng. 39E Job #: POD H_SCHOOL_S&D	

DWG NAME: W:\VERANO\SURVEY\POD H\PIPOD H - REVISED SCHOOL SITE - S&D\REVISED 02-10-22\VERANO_POD H_SCHOOL SITE REVISED 02-10-22_S&D.DWG PLOTTED BY: GARY RAGER ON: 2/11/2022 1:27 PM LAST SAVED BY: DSCHOLL ON: 2/10/2022 12:10 PM



MATCH LINE - SHEET 3



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VERANO SOUTH - POD H - SCHOOL SITE SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
01	02/10/22	Update Boundary, Add Note	DJS

Prepared For: KOLTER HOMES, LLC.
Last Date of Field Survey: N/A

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

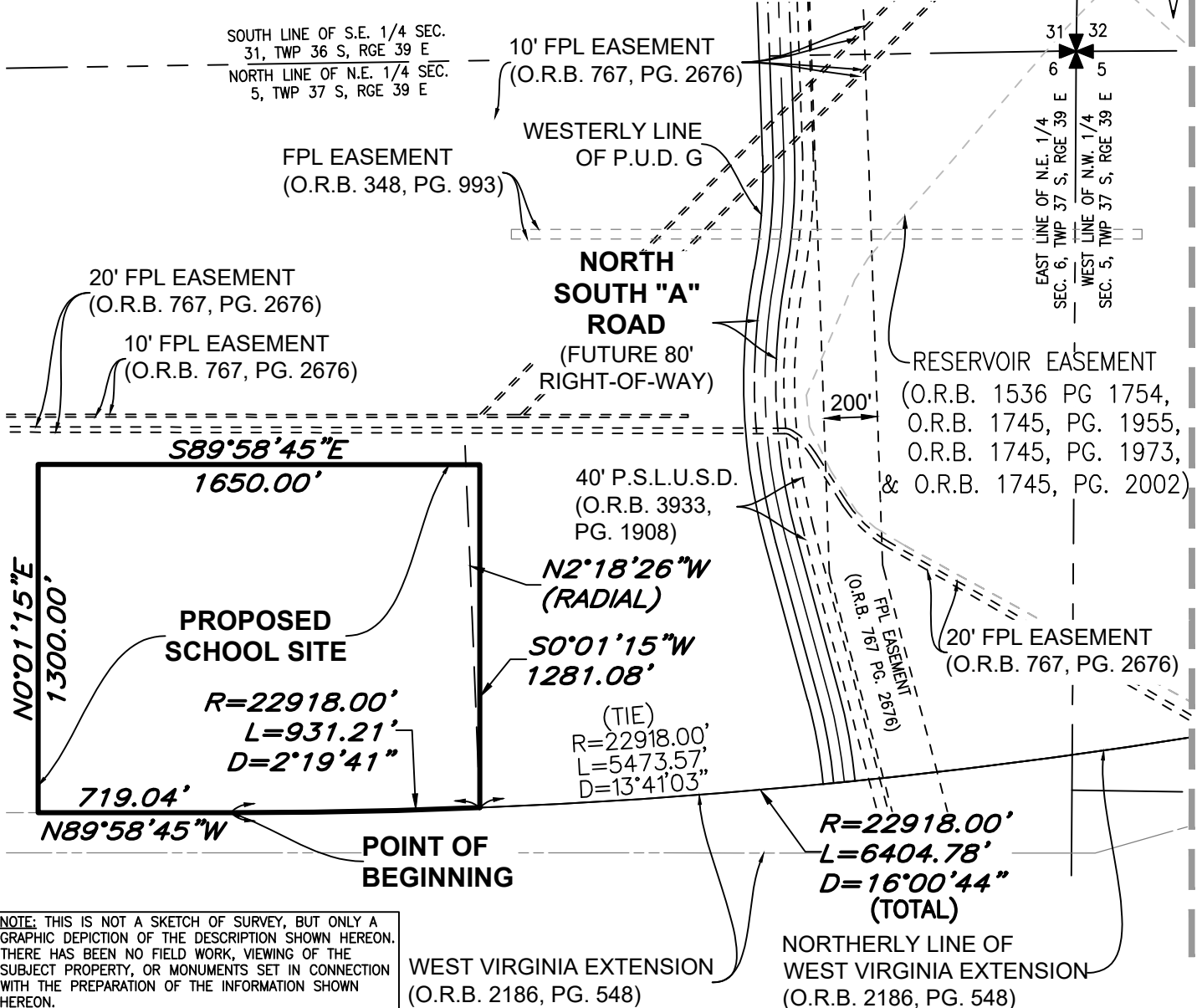
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Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



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