

NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND LYING IN PARCEL 1, ACCORDING TO PLAT OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF PARCEL 3, SAID SOUTHERN GROVE PLAT NO. 23, AND THE EAST RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD (A 100.00-FOOT-WIDE RIGHT-OF-WAY) THENCE NORTH 71°12'40" EAST, ALONG SAID SOUTH PROPERTY LINE, A DISTANCE OF 1,532.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG A LINE 150.00 FEET WEST OF AND PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A VARIABLE-WIDTH RIGHT-OF-WAY) THE FOLLOWING TWO COURSES: SOUTH 18°47'20" EAST, A DISTANCE OF 915.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 24,899.33 FEET, TO WHICH A RADIAL LINE BEARS NORTH 71°12'40" EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°31'02" AN ARC DISTANCE OF 224.71 FEET; THENCE SOUTH 71°12'40" WEST, A DISTANCE OF 1,414.93 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 1,300.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 43°56'37" EAST, SAID CURVE BEING THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED HEGENER DRIVE (A PROPOSED 100.00-FOOT-WIDE RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG SAID CURVE AND PROPOSED RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 30°01'56" AN ARC DISTANCE OF 681.41 FEET TO A POINT OF TANGENCY, SAID POINT BEING THE SOUTHERN-MOST POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED TOM MACKIE BOULEVARD; THENCE NORTH 16°01'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 417.62 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 1,900.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'06" AN ARC DISTANCE OF 64.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

Michael T. Owen
7-22-2019

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



**SKETCH & DESCRIPTION OF:
PARCEL BOUNDARY**

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
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ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

SHEET
1 OF 2

PREPARED FOR:
**CITY OF PORT ST. LUCIE
& SINA COMPANIES**

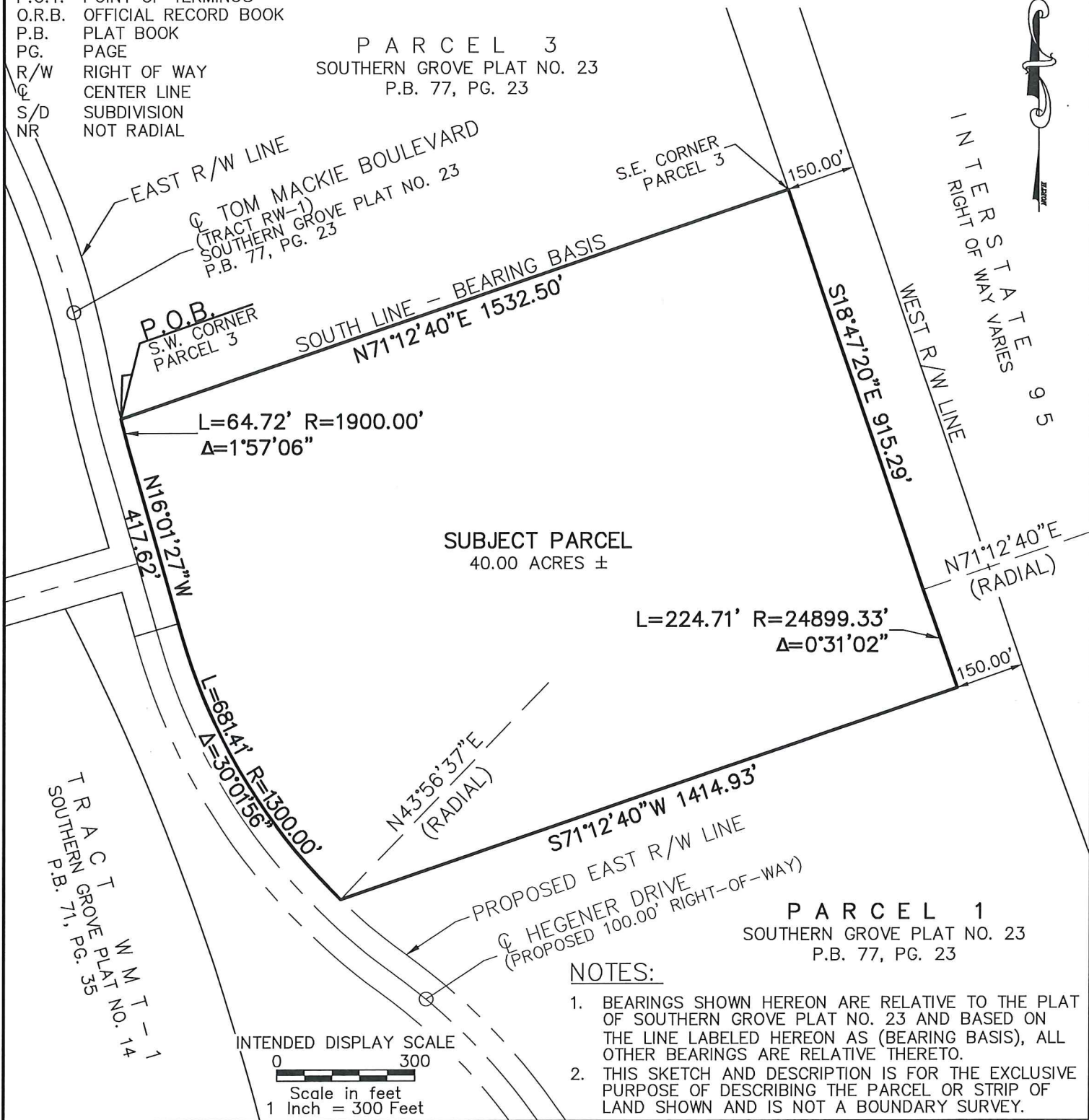
REVISIONS

ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 P.O.T. POINT OF TERMINUS
 O.R.B. OFFICIAL RECORD BOOK
 P.B. PLAT BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 CL CENTER LINE
 S/D SUBDIVISION
 NR NOT RADIAL

THIS IS NOT A SURVEY

PARCEL 3
 SOUTHERN GROVE PLAT NO. 23
 P.B. 77, PG. 23



SUBJECT PARCEL
 40.00 ACRES ±

L=224.71' R=24899.33'
 Δ=0°31'02"

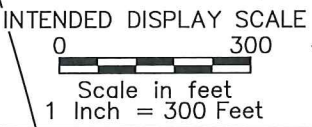
L=64.72' R=1900.00'
 Δ=1°57'06"

S71°12'40"W 1414.93'
 PROPOSED EAST R/W LINE

HEGENER DRIVE
 (PROPOSED 100.00' RIGHT-OF-WAY)

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF SOUTHERN GROVE PLAT NO. 23 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.



**SKETCH & DESCRIPTION OF:
 PARCEL BOUNDARY**

PREPARED FOR:
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 & SINA COMPANIES**

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SHEET
2 OF 2

REVISIONS	