

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF TRACT A, SOUTHERN GROVE PLAT NO. 39, AS RECORDED IN PLAT BOOK 109, PAGE 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHERN MOST CORNER OF SAID TRACT A, SOUTHERN GROVE PLAT NO. 39. SAID POINT ALSO BEING AT THE POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD; THENCE NORTH 00°01'33" WEST A DISTANCE OF 10.00', TO THE POINT OF BEGINNING; THENCE NORTH 89°57'55" EAST, A DISTANCE OF 80.16'; THENCE NORTH 00°02'05" WEST, A DISTANCE OF 10.00'; THENCE SOUTH 89°57'55" WEST, A DISTANCE OF 80.16' TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4895.00'; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'23", A DISTANCE OF 24.74'; THENCE SOUTH 00°15'17" WEST A DISTANCE OF 20.00', TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 4915.00', A CORD BEARING OF SOUTH 89°53'24" EAST, A CORD DISTANCE OF 24.84'; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'23", A DISTANCE OF 24.84' TO THE PLACE AND POINT OF BEGINNING.

PARCEL CONTAINS 0.048 ACRES MORE OR LESS.

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


Thomas Kiernan

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Sheet 1 of 2

CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

SG- TRAFFIC SIGNAL

MAST ARM EASEMENT

DATE: 03-09-26	DRAWN TPK
SCALE: 1"=20'	JOB No. SG-SIGNAL

EXHIBIT B

LEGEND

R = RADIUS
 Δ = DELTA
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 L = ARC LENGTH
 ORB = OFFICIAL RECORDS BOOK
 PG = PAGE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 R/W = RIGHT OF WAY

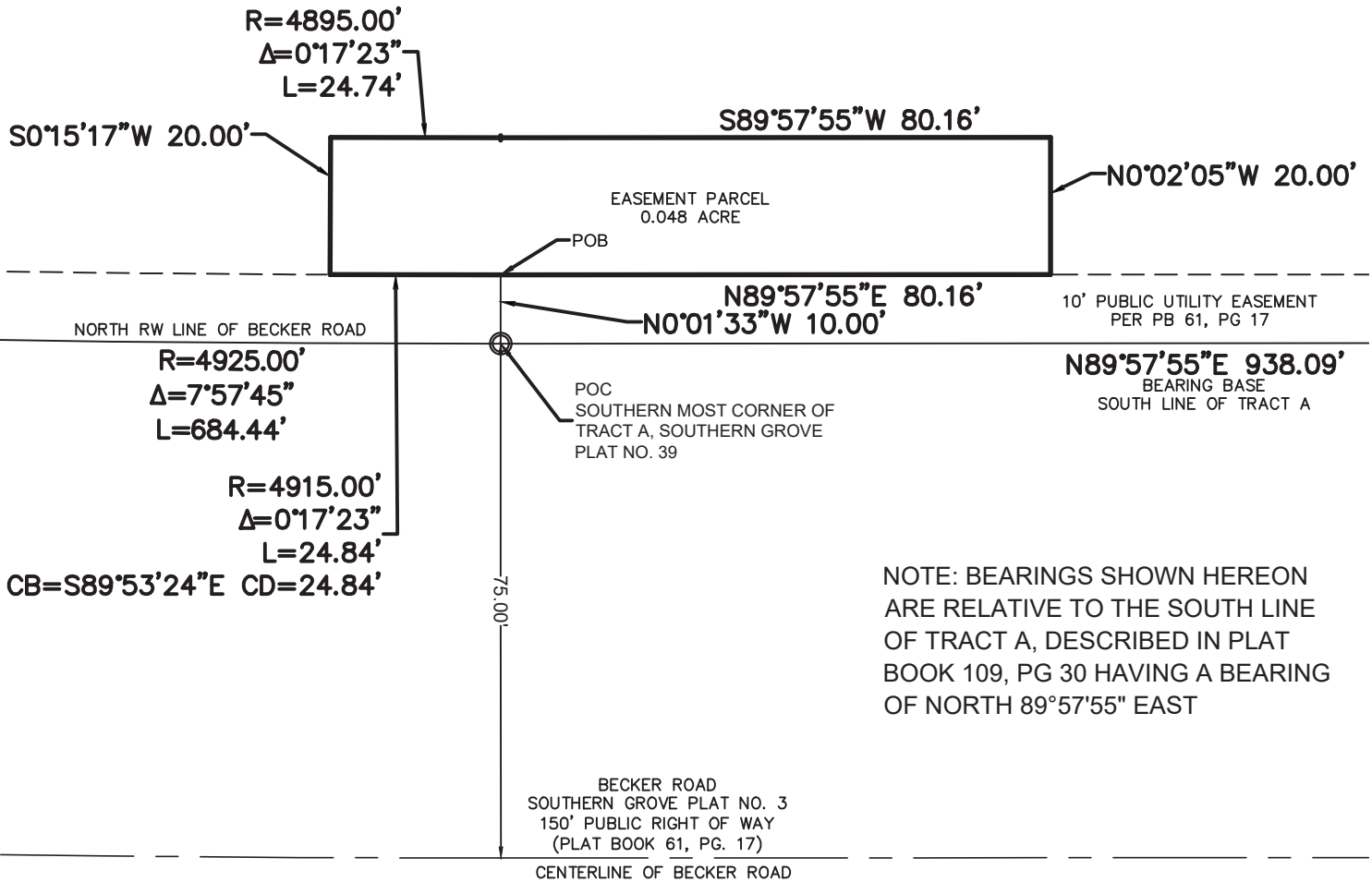


GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

TRACT A
 SOUTHERN GROVE PLAT NO. 39
 (PLAT BOOK 109, PG. 30)



NOTE: BEARINGS SHOWN HEREON
 ARE RELATIVE TO THE SOUTH LINE
 OF TRACT A, DESCRIBED IN PLAT
 BOOK 109, PG 30 HAVING A BEARING
 OF NORTH 89°57'55" EAST

Sheet 2 of 2

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