

THIS IS NOT A SURVEY

DESCRIPTION:

TRACT 1 OF THE PLAT OF SOUTHERN GROVE NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND PARCEL B OF THE PLAT OF SOUTHERN GROVE NO. 48, AS RECORDED IN PLAT BOOK 131, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1, THENCE NORTH 71°12'40" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 1 AND SAID PARCEL B, A DISTANCE OF 1532.50 FEET TO THE EAST LINE OF SAID PARCEL B; THENCE SOUTH 18°47'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 512.00 FEET TO THE SOUTH LINE OF SAID PARCEL B; THENCE SOUTH 71°12'40" WEST, ALONG SAID SOUTH LINE OF PARCEL B AND THE SOUTH LINE OF TRACT 1, A DISTANCE OF 1015.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°47'20" WEST, A DISTANCE OF 188.18 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 240.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'02", AN ARC DISTANCE OF 114.08 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 73°58'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 113.27 FEET TO THE WEST LINE OF SAID TRACT 1 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF TOM MACKIE BOULEVARD, A 100.00 FOOT-WIDE PUBLIC RIGHT-OF-WAY ACCORDING TO PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE NORTH 16°01'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 276.12 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1900.04 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°57'06", AN ARC DISTANCE OF 64.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.96 ACRES, MORE OR LESS.

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.

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

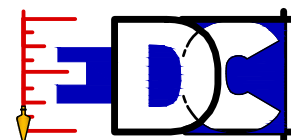
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**SKETCH & DESCRIPTION OF:
UNIFIED BOUNDARY**

PREPARED FOR:

ACCEL FLORIDA

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
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**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
F.B.P.E. CERTIFICATE OF AUTHORIZATION 32664
L.B. CERTIFICATE OF AUTHORIZATION 8267

REVISIONS

PROJ. #: 24-258 DATE: 2/18/2025 DRAWN BY: ATR CHECKED BY: SPT SCALE: AS SHOWN CAD FILE: 24-258 Project King SD BNDY.dwg
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SHEET
1 OF 2

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NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION TRACT 1 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.

ABBREVIATION LEGEND

P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY

INTENDED DISPLAY SCALE

0 150

Scale in feet
1 Inch = 150 Feet

PARCEL 3
SOUTHERN GROVE PLAT NO. 23
PLAT BOOK 77, PAGE 23
AS AFFECTED BY BLANKET DRAINAGE EASEMENT
RECORDED IN O.R.B. 2902, PG. 1220

P.O.B.

NORTHWEST CORNER
TRACT 1
SOUTHERN GROVE
PLAT NO. 32
(P.B. 90, PG. 12)

(BEARING BASIS)
N71°12'40"E 1532.50'

NORTH LINE PARCEL B

WATER MANAGEMENT TRACT 2
SOUTHERN GROVE PLAT NO. 40
PLAT BOOK 102, PAGE 39

S18°47'20"E 512.00'

PARCEL B
SOUTHERN GROVE PLAT NO. 48
PLAT BOOK 131, PAGE 7

SUBJECT PROPERTY
16.96 ACRES ±

L=64.72' R=1900.04'
Δ=1°57'06"

N16°01'27"W
276.12'

TRACT 1
SOUTHERN GROVE PLAT NO. 32
PLAT BOOK 90, PAGE 12

N78°47'20"W 188.18'

L=114.08' R=240.00'

Δ=27°14'02"

S73°58'38"W 113.27'

L=157.08' R=300.00'

Δ=30°00'00"

PARCEL A
SOUTHERN GROVE PLAT NO. 48
PLAT BOOK 131, PAGE 7
AS AFFECTED BY BLANKET DRAINAGE EASEMENT
RECORDED IN O.R.B. 2902, PG. 1220

MAP KEY
NOT TO SCALE
PARCEL B

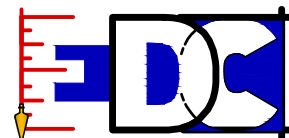
TRACT 1

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