

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF TRACT A, "TRADITION REGIONAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 20 THROUGH 31, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID TRACT A, THENCE NORTH 78°57'39" WEST, A DISTANCE OF 12.55 FEET TO THE POINT OF BEGINNING; THENCE S.80°02'11"W., A DISTANCE OF 696.09 FEET; THENCE S.66°32'23"W., A DISTANCE OF 71.22 FEET; THENCE N.32°01'14"W., A DISTANCE OF 184.78 FEET; THENCE N.44°18'02"W., A DISTANCE OF 131.43 FEET; THENCE N.18°40'58"W., A DISTANCE OF 280.38 FEET; THENCE N.09°05'50"W., A DISTANCE OF 95.07 FEET; THENCE N.21°41'43"E., A DISTANCE OF 161.89 FEET; THENCE N.37°50'26"W., A DISTANCE OF 243.88 FEET; THENCE N.11°09'07"E., A DISTANCE OF 8.63 FEET; THENCE N.26°47'26"E., A DISTANCE OF 77.85 FEET; THENCE N.14°23'50"W., A DISTANCE OF 15.19 FEET; THENCE N.26°47'26"E., A DISTANCE OF 21.21 FEET; THENCE N.63°42'19"E., A DISTANCE OF 16.65 FEET; THENCE N.26°47'26"E., A DISTANCE OF 59.08 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.80°32'18"W., A RADIAL DISTANCE OF 82.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°31'14", A DISTANCE OF 124.17 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.64°38'17"W., A DISTANCE OF 50.42 FEET; THENCE N.22°33'24"E., A DISTANCE OF 246.04 FEET; THENCE N.63°54'02"W., A DISTANCE OF 55.71 FEET; THENCE S.25°10'30"W., A DISTANCE OF 45.93 FEET; THENCE N.65°20'45"W., A DISTANCE OF 242.36 FEET; THENCE N.82°56'18"W., A DISTANCE OF 68.35 FEET; THENCE S.24°39'15"W., A DISTANCE OF 2.34 FEET; THENCE N.65°20'45"W., A DISTANCE OF 15.00 FEET; THENCE N.24°39'15"E., A DISTANCE OF 15.00 FEET; THENCE S.65°20'45"E., A DISTANCE OF 15.00 FEET; THENCE S.24°39'15"W., A DISTANCE OF 2.17 FEET; THENCE S.82°56'18"E., A DISTANCE OF 66.73 FEET; THENCE S.65°20'45"E., A DISTANCE OF 233.99 FEET; THENCE N.25°10'30"E., A DISTANCE OF 35.72 FEET; THENCE N.65°20'45"W., A DISTANCE OF 2.42 FEET; THENCE N.24°39'15"E., A DISTANCE OF 15.00 FEET; THENCE S.65°20'45"E., A DISTANCE OF 15.00 FEET; THENCE S.24°39'15"W., A DISTANCE OF 4.86 FEET; THENCE S.63°54'02"E., A DISTANCE OF 63.53 FEET; THENCE S.43°25'57"E., A DISTANCE OF 54.20 FEET; THENCE S.59°57'29"E., A DISTANCE OF 231.39 FEET; THENCE S.28°11'05"E., A DISTANCE OF 36.26 FEET; THENCE N.62°11'24"E., A DISTANCE OF 2.36 FEET; THENCE S.27°48'36"E., A DISTANCE OF 20.00 FEET; THENCE S.62°11'24"W., A DISTANCE OF 2.23 FEET; THENCE S.28°10'31"E., A DISTANCE OF 10.39 FEET; THENCE S.15°44'39"W., A DISTANCE OF 46.30 FEET; THENCE S.55°46'34"E., A DISTANCE OF 157.58 FEET; THENCE S.84°08'35"E., A DISTANCE OF 110.12 FEET; THENCE N.05°51'25"E., A DISTANCE OF 2.06 FEET; THENCE S.84°08'35"E., A DISTANCE OF 2.35 FEET; THENCE N.04°09'50"E., A DISTANCE OF 100.30 FEET; THENCE N.65°20'45"W., A DISTANCE OF 5.78 FEET; THENCE N.24°39'15"E., A DISTANCE OF 15.00 FEET; THENCE S.65°20'45"E., A DISTANCE OF 15.00 FEET; THENCE S.24°39'15"W., A DISTANCE OF 11.11 FEET; THENCE S.04°09'50"W., A DISTANCE OF 101.02 FEET; THENCE S.84°08'35"E., A DISTANCE OF 2.65 FEET; THENCE S.05°51'25"W., A DISTANCE OF 2.06 FEET; THENCE S.84°08'35"E., A DISTANCE OF 204.22 FEET; THENCE N.89°40'36"E., A DISTANCE OF 82.86 FEET; THENCE N.82°18'26"E., A DISTANCE OF 36.60 FEET; THENCE N.71°03'26"E., A DISTANCE OF 68.99 FEET; THENCE N.21°53'44"E., A DISTANCE OF 53.28 FEET; THENCE N.05°39'44"W., A DISTANCE OF 6.62 FEET; THENCE S.70°15'42"W., A DISTANCE OF 0.52 FEET; THENCE N.19°44'18"W., A DISTANCE OF 15.00 FEET; THENCE N.70°15'42"E., A DISTANCE OF 15.00 FEET; THENCE S.19°44'18"E., A DISTANCE OF 15.00 FEET; THENCE S.70°15'42"W., A DISTANCE OF 4.17 FEET; THENCE S.05°39'44"E., A DISTANCE OF 11.58 FEET; THENCE S.21°53'44"W., A DISTANCE OF 60.31 FEET; THENCE S.71°03'26"W., A DISTANCE OF 74.55 FEET; THENCE S.82°18'26"W., A DISTANCE OF 38.23 FEET; THENCE S.89°40'36"W., A DISTANCE OF 84.05 FEET; THENCE N.84°08'35"W., A DISTANCE OF 204.76 FEET; THENCE S.05°51'25"W., A DISTANCE OF 2.94 FEET; THENCE N.84°08'35"W., A DISTANCE OF 15.00 FEET; THENCE N.05°51'25"E., A DISTANCE OF 2.94 FEET; THENCE N.84°08'35"W., A DISTANCE OF 112.65 FEET; THENCE N.55°46'34"W., A DISTANCE OF 167.31 FEET; THENCE N.15°44'39"E., A DISTANCE OF 49.47 FEET; THENCE N.28°10'31"W., A DISTANCE OF 6.42 FEET; THENCE S.62°11'24"W., A DISTANCE OF 2.77 FEET; THENCE N.27°48'36"W., A DISTANCE OF 20.00 FEET; THENCE N.62°11'24"E., A DISTANCE OF 2.64 FEET; THENCE N.28°10'31"W., A DISTANCE OF 33.34 FEET; THENCE N.59°57'29"W., A DISTANCE OF 230.00 FEET; THENCE N.43°25'57"W., A DISTANCE OF 52.01 FEET; THENCE S.22°33'24"W., A DISTANCE OF 235.25 FEET;

DESCRIPTION CONTINUED ON NEXT SHEET...

THIS IS NOT A SURVEY

SHEET 1 OF 9



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
David Lindley
Date: 2026.02.17
14:01:17 -05'00'
Adobe Acrobat
version:
2025.001.21208

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	02/11/2026
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB#	9667TRP-FPL1

TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

...CONTINUED DESCRIPTION:

THENCE S.64°38'17"E., A DISTANCE OF 39.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.13°38'10"W., A RADIAL DISTANCE OF 92.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°47'55", A DISTANCE OF 139.71 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.26°47'26"W., A DISTANCE OF 63.90 FEET; THENCE S.63°42'19"W., A DISTANCE OF 16.65 FEET; THENCE S.26°47'26"W., A DISTANCE OF 14.12 FEET; THENCE S.14°23'50"E., A DISTANCE OF 15.19 FEET; THENCE S.26°47'26"W., A DISTANCE OF 80.23 FEET; THENCE S.11°09'07"W., A DISTANCE OF 2.70 FEET; THENCE S.37°50'26"E., A DISTANCE OF 245.05 FEET; THENCE S.21°41'43"W., A DISTANCE OF 164.85 FEET; THENCE S.09°05'50"E., A DISTANCE OF 91.48 FEET; THENCE S.18°40'58"E., A DISTANCE OF 61.05 FEET; THENCE N.81°44'47"E., A DISTANCE OF 168.66 FEET; THENCE S.10°15'04"E., A DISTANCE OF 15.00 FEET; THENCE S.79°59'07"W., A DISTANCE OF 15.00 FEET; THENCE N.10°15'04"W., A DISTANCE OF 5.46 FEET; THENCE S.81°44'47"W., A DISTANCE OF 152.16 FEET; THENCE S.18°40'58"E., A DISTANCE OF 206.05 FEET; THENCE S.44°18'02"E., A DISTANCE OF 130.23 FEET; THENCE S.32°01'14"E., A DISTANCE OF 177.25 FEET; THENCE N.66°32'23"E., A DISTANCE OF 63.80 FEET; THENCE N.80°02'11"E., A DISTANCE OF 687.50 FEET; THENCE N.08°38'33"W., A DISTANCE OF 208.54 FEET; THENCE S.80°32'27"W., A DISTANCE OF 68.15 FEET; THENCE S.09°06'05"E., A DISTANCE OF 4.30 FEET; THENCE S.80°53'57"W., A DISTANCE OF 15.00 FEET; THENCE N.09°06'03"W., A DISTANCE OF 25.00 FEET; THENCE N.80°53'57"E., A DISTANCE OF 15.00 FEET; THENCE S.09°06'05"E., A DISTANCE OF 10.70 FEET; THENCE N.80°32'27"E., A DISTANCE OF 68.24 FEET; THENCE N.03°18'02"W., A DISTANCE OF 61.11 FEET; THENCE N.00°31'27"W., A DISTANCE OF 265.91 FEET; THENCE N.90°00'00"W., A DISTANCE OF 1.00 FEET; THENCE N.00°00'00"E., A DISTANCE OF 15.00 FEET; THENCE N.90°00'00"E., A DISTANCE OF 15.00 FEET; THENCE S.00°00'00"E., A DISTANCE OF 15.00 FEET; THENCE N.90°00'00"W., A DISTANCE OF 4.00 FEET; THENCE S.00°31'27"E., A DISTANCE OF 265.58 FEET; THENCE S.03°18'02"E., A DISTANCE OF 60.46 FEET; THENCE S.08°38'33"E., A DISTANCE OF 227.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 50,813.22 SQUARE FEET OR 1.1665 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 17 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH AND DESCRIPTION MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S79°56'57"W, ALONG THE SOUTH LINE OF TRADITION REGIONAL PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 20 THROUGH 31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD OF ST. LUCIE COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

THIS IS NOT A SURVEY

SHEET 2 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE(561)392-1991 / FAX(561)750-1452

**TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION**

DATE 02/11/2026

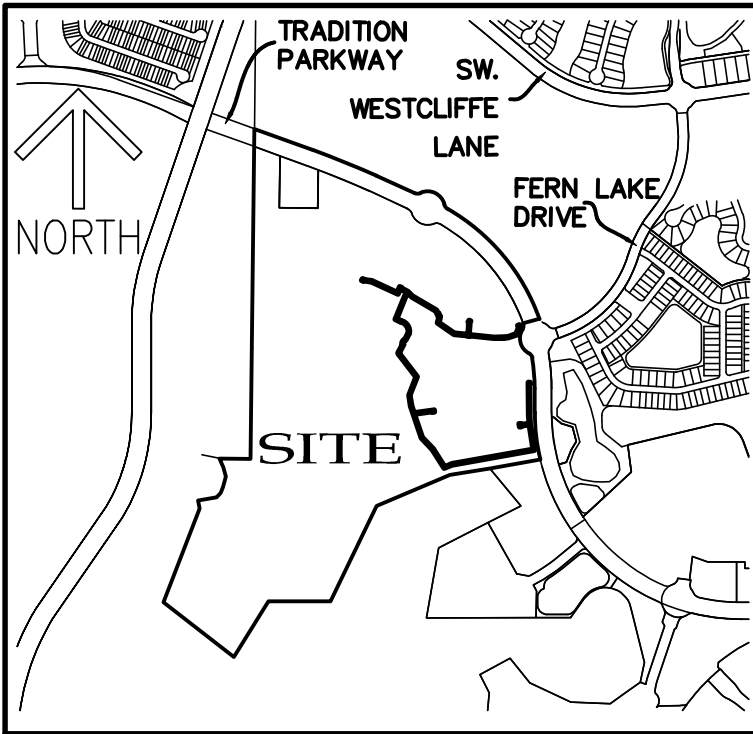
DRAWN BY SLD

F.B./ PG. N/A

SCALE NONE

JOB NO. 9667 TRP-FPL1

EXHIBIT "A"



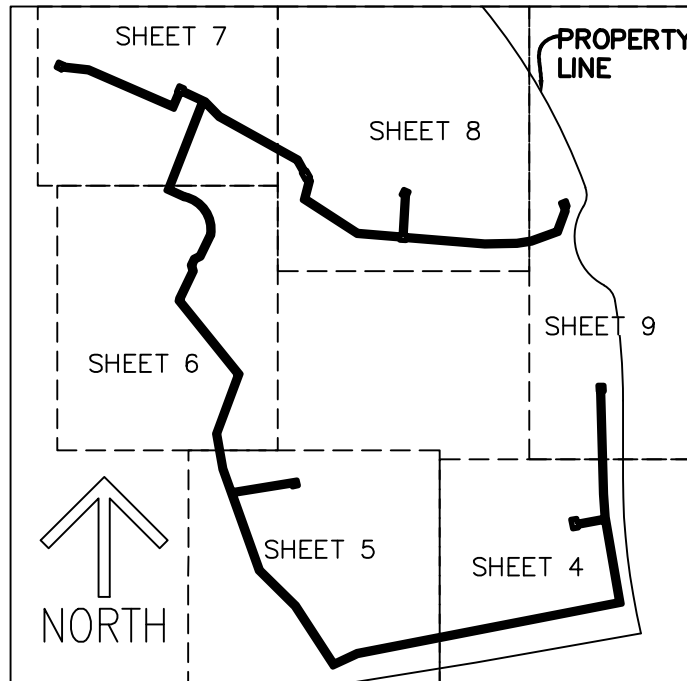
LEGEND/ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PG(S) - PAGE(S)
- UE - UTILITY EASEMENT
- PB - PLAT BOOK
- PUE - PRIVATE UTILITY EASEMENT
- (P) - DENOTES RECORD PLAT DATA
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- R/W - RIGHT-OF-WAY
- ACC. - ACCESS

LOCATION MAP

SECTION 7, 8, & 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)



THIS IS NOT A SURVEY

SHEET 3 OF 9



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TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION

DATE	02/11/2026
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9667 TRP-FPL1

EXHIBIT "A"

MATCHLINE SHEET 9

MATCHLINE SHEET 5

TRADITION REGIONAL
PARK TRACT A(PB 100,
PGS 20-31)



PROPERTY
LINE

UNPLATTED LANDS
CONSERVATION TRACT 3
(ORB 1485, PG 708)

TRADITION PLAT NO. 70
TRACT 1
(PB 67, PG 31)

THIS IS NOT A SURVEY

(BEARING BASIS)
THE SOUTH LINE OF
TRADITION REGIONAL PARK
(PB 100, PGS 20-31)

S.E. CORNER OF
TRADITION REGIONAL PARK
TRACT A(PB 100, PGS 20-31)

P.O.C.

N00°31'27"W
265.91'

N03°18'02"W
61.11'

N80°32'27"E
68.24'

S09°06'05"E
10.70'

N80°53'57"E
15.00'

N09°06'03"W
25.00'

S80°53'57"W
15.00'

S09°06'05"E
4.30'

S80°32'27"W
68.15'

N08°38'33"W
208.54'

S08°38'33"E
227.79'

N80°02'11"E
687.50'

S80°02'11"W
696.09'

S79°56'57"W
394.35'

N78°57'39"W
12.55'

N00°00'00"E
182.47'

S00°31'27"E
265.58'

S03°18'02"E
60.46'

L=368.59'
Δ=13°14'26"
R=1595.00'

10'
PUE(P)

10' UE(P)
10' UE(P)

P.O.B.

TRADITION PARKWAY
TRACT R-1
PUBLIC RIGHT-OF-WAY
(PB 66, PG 37)

5' ACC. & EXCLUSIVE
UE(ORB 2813,
PG 2839)

5' ACCESS
AND
EXCLUSIVE UE
(ORB 2813,
PG 2816)

10' PUE
(PB 67,
PG 31)

TRACT RW2
(PB 96, PG 16)

TRADITION PARKWAY
TRACT R-1
NORTH LINE
5' ACCESS &
EXCLUSIVE UE
(ORB 2813, PG
2857)

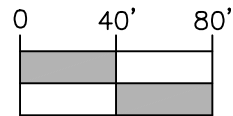
SHEET 4 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE(561)392-1991 / FAX(561)750-1452

GRAPHIC SCALE



1 INCH = 80 FEET

DATE 02/11/2026

DRAWN BY SLD

F.B./ PG. N/A

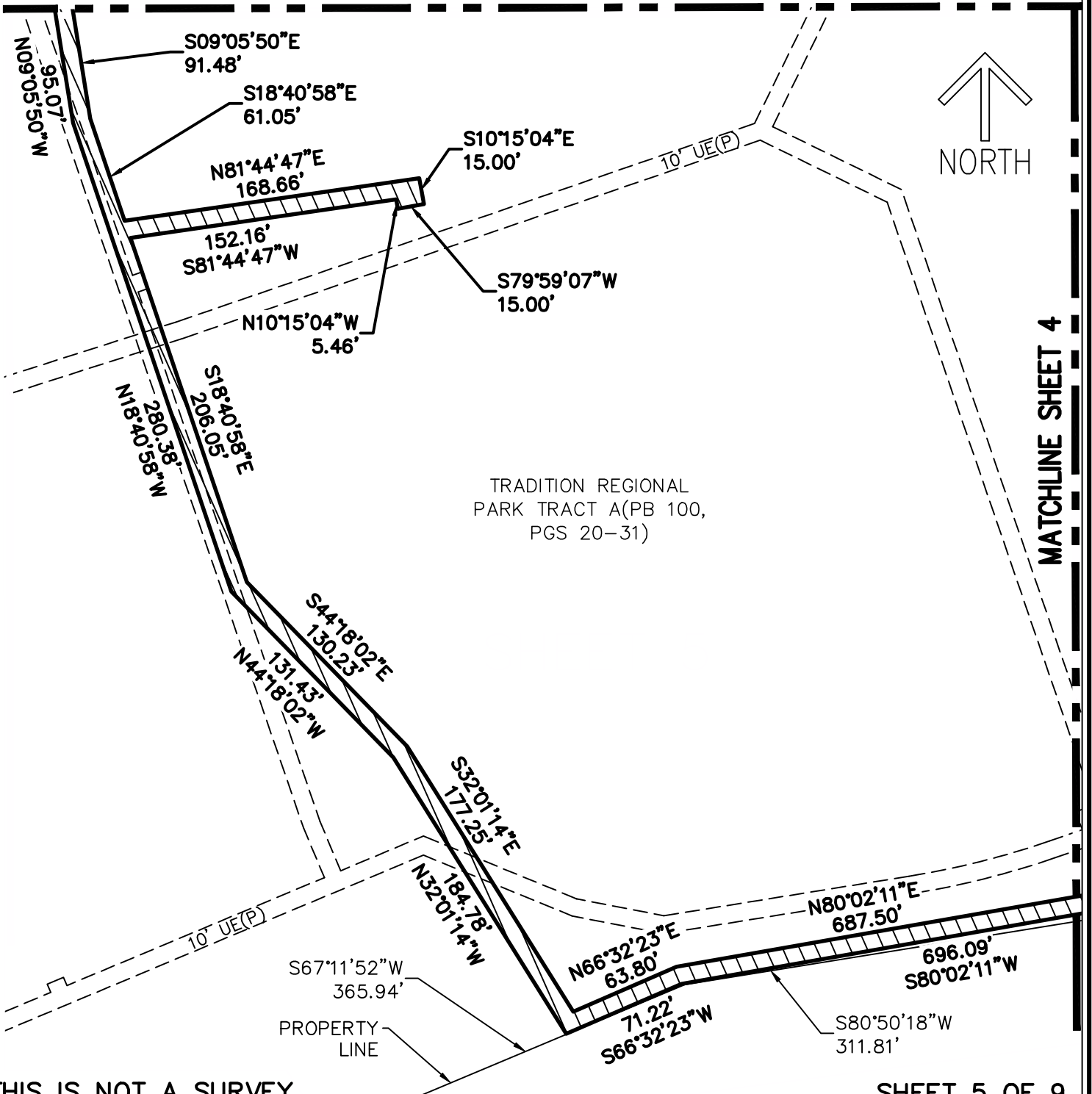
SCALE 1"=80'

JOB NO.9667 TRP-FPL1

TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SHEET 6



MATCHLINE SHEET 4

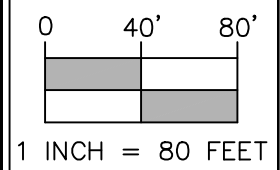
THIS IS NOT A SURVEY

SHEET 5 OF 9



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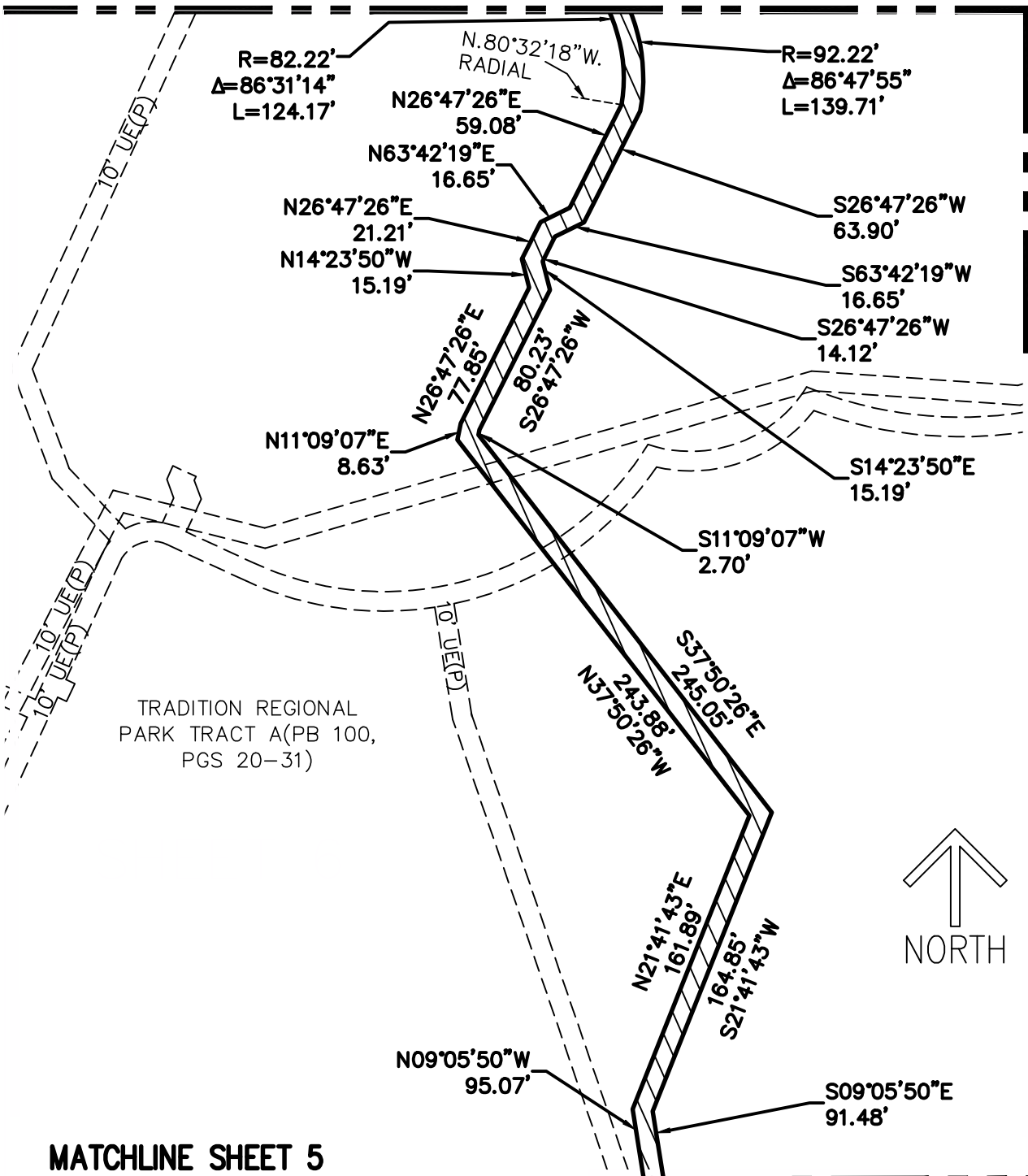
DATE	02/11/2026
DRAWN BY	SLD
F.B./ PG.	N/A
SCALE	1"=80'
JOB NO.	9667 TRP-FPL1

TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SHEET 7

MATCHLINE SHEET 8



TRADITION REGIONAL
PARK TRACT A(PB 100,
PGS 20-31)



MATCHLINE SHEET 5

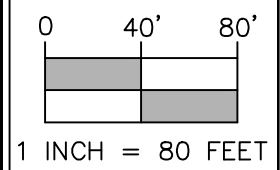
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SHEET 6 OF 9



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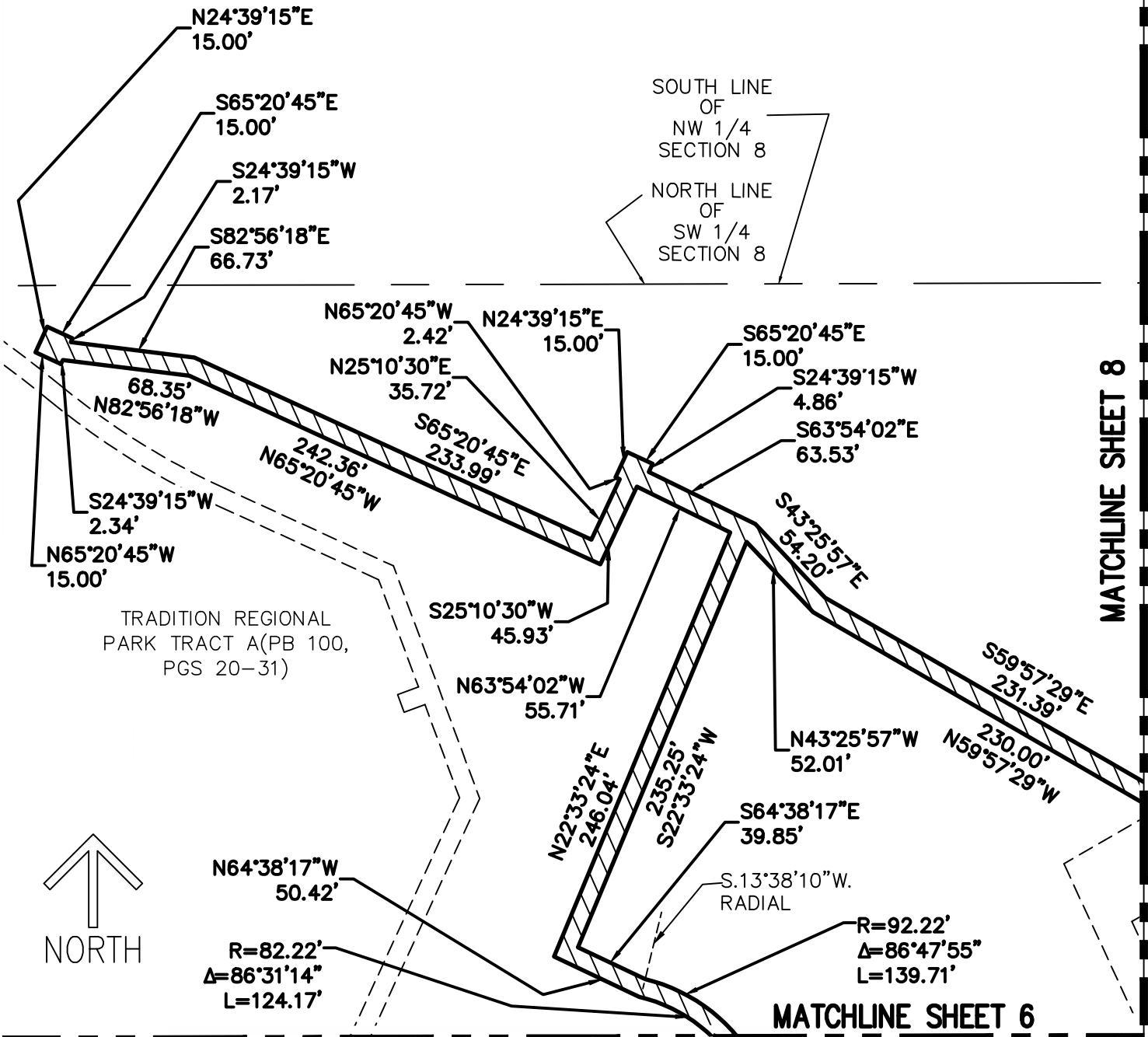
F.B./ PG. N/A

SCALE 1"=80'

JOB NO. 9667 TRP-FPL1

TRADITION REGIONAL PARK
FLORIDA POWER & LIGHT EASEMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"



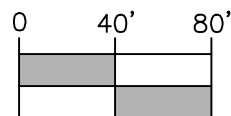
THIS IS NOT A SURVEY

SHEET 7 OF 9



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F.B./ PG. N/A

SCALE 1"=80'

JOB NO. 9667 TRP-FPL1

TRADITION REGIONAL PARK
 FLORIDA POWER & LIGHT EASEMENT
 SKETCH AND DESCRIPTION

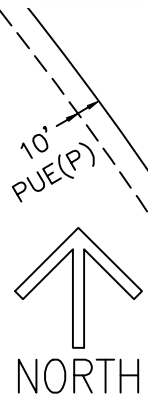
EXHIBIT "A"

MATCHLINE SHEET 7

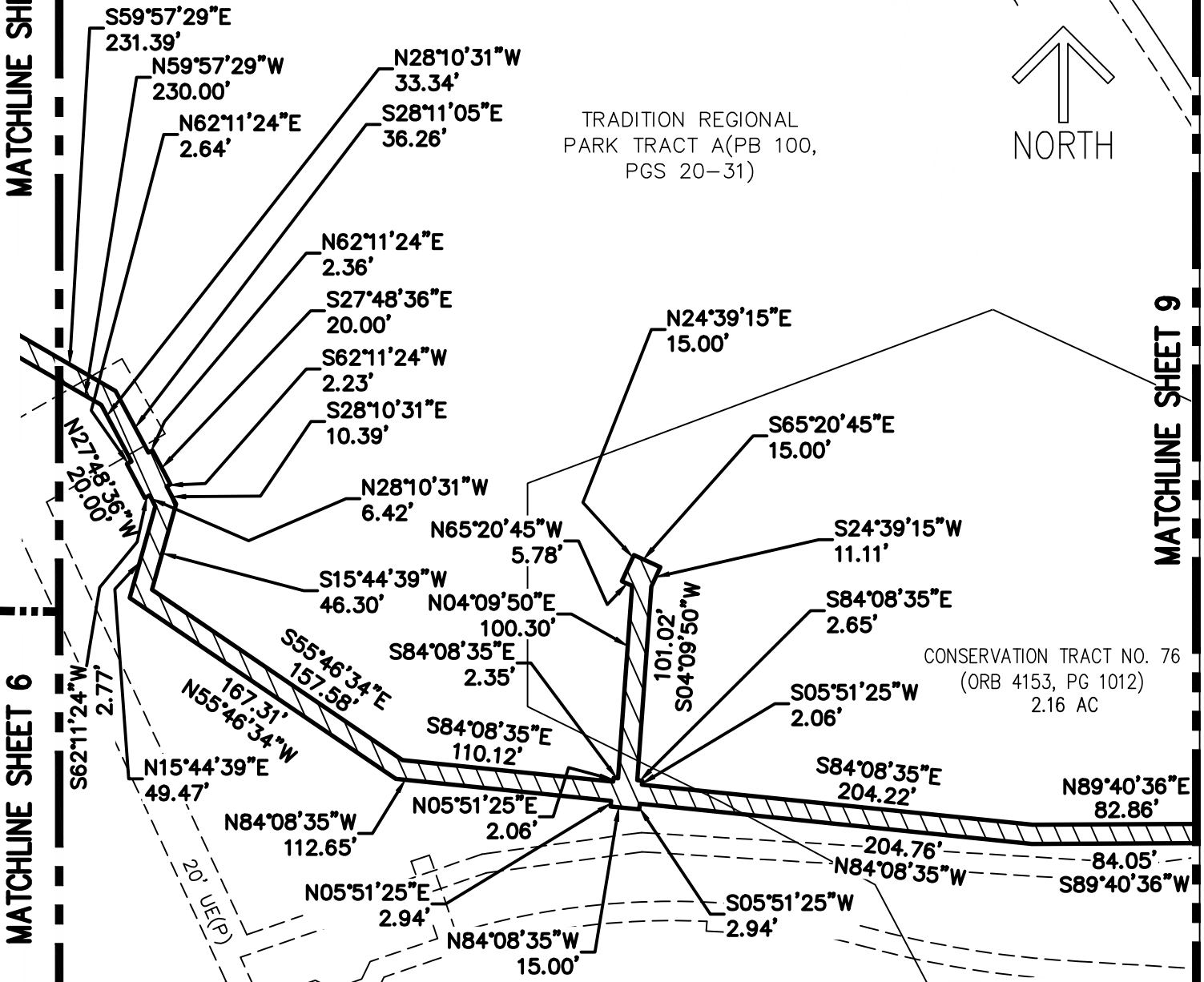
MATCHLINE SHEET 6

MATCHLINE SHEET 9

TRADITION REGIONAL
PARK TRACT A (PB 100,
PGS 20-31)



CONSERVATION TRACT NO. 76
(ORB 4153, PG 1012)
2.16 AC



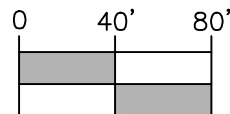
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SHEET 8 OF 9



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 7900 GLADES ROAD - SUITE 100
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 PHONE(561)392-1991 / FAX(561)750-1452

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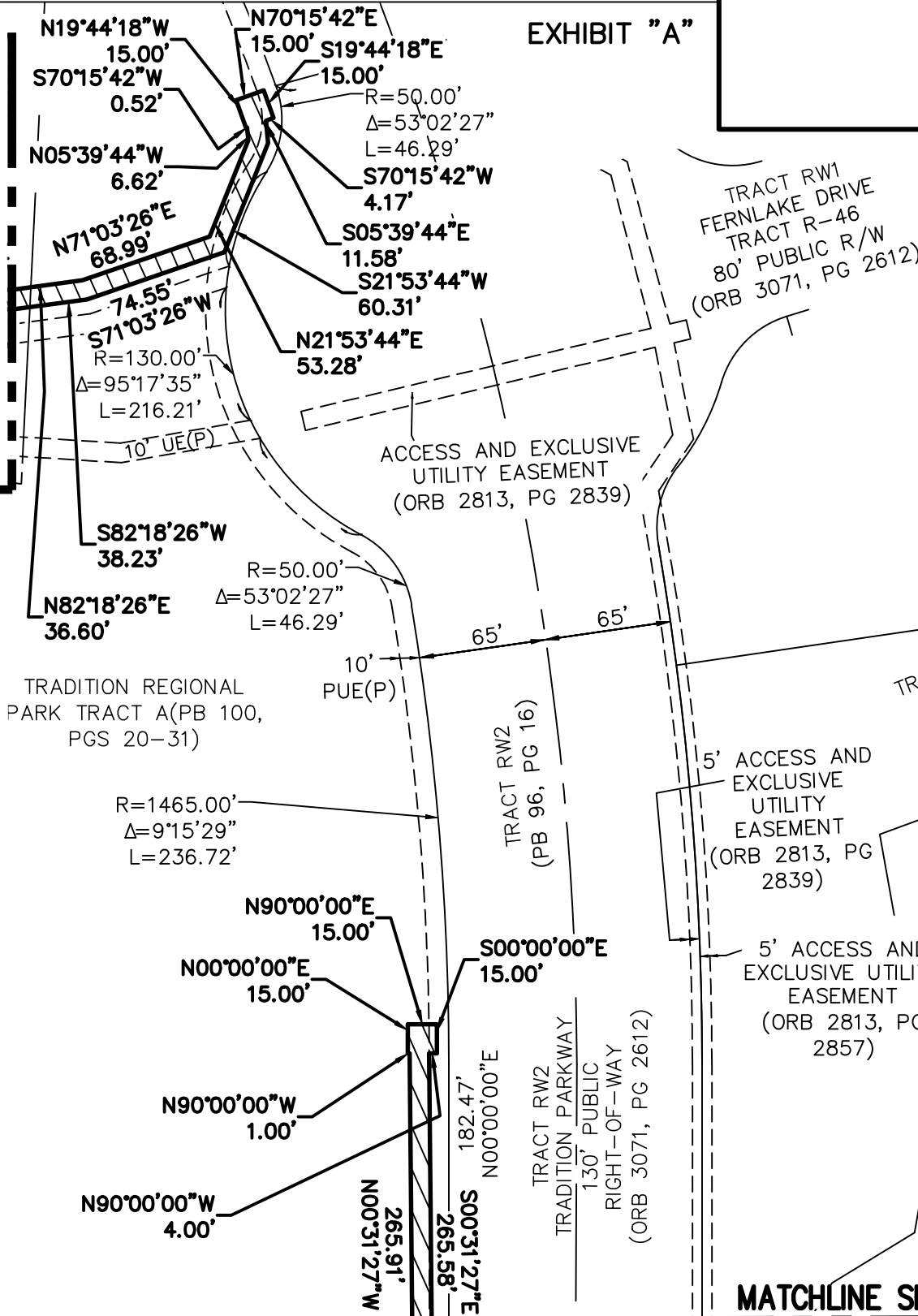
SCALE 1"=80'

JOB NO. 9667 TRP-FPL1

TRADITION REGIONAL PARK
 FLORIDA POWER & LIGHT EASEMENT
 SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SHEET 8



TRADITION REGIONAL PARK TRACT A(PB 100, PGS 20-31)

MATCHLINE SHEET 4

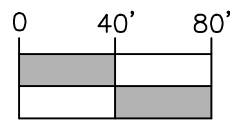
THIS IS NOT A SURVEY

SHEET 9 OF 9



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F.B./ PG. N/A

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 FLORIDA POWER & LIGHT EASEMENT
 SKETCH AND DESCRIPTION