

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 28, 29, 32, 33, AND 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL NUMBER C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 11,569.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF O.L. PEACOCK CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE, 1955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: 1) THENCE N.89°08'58" W., A DISTANCE OF 318.77 FEET; 2) THENCE S.60°24'31" W., A DISTANCE OF 793.61 FEET; 3) THENCE S.65°05'51" W., A DISTANCE OF 762.00 FEET; 4) THENCE S.70°42'47" W., A DISTANCE OF 440.53 FEET; 5) THENCE S.43°58'29"E., A DISTANCE OF 57.68 FEET; 6) THENCE S.62°44'35"W., A DISTANCE OF 967.89 FEET; 7) THENCE S.76°11'52" W., A DISTANCE OF 280.22 FEET; THENCE N.04°37'46" W., A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 380.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1620.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; THENCE N.38°43'51" W., A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2280.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; THENCE N.71°11'28" W., A DISTANCE OF 20.40 FEET; THENCE N.18°48'32" E., A DISTANCE OF 50.00 FEET; THENCE N.71°11'28" W., A DISTANCE OF 839.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2930.00 FEET, AND A RADIAL BEARING OF S.18°15'27" W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1885.95 FEET, AND A RADIAL BEARING OF S.01°49'37" E. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET;

CONTINUED ON SHEET 2

**CDD 2
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE This certifies that this sketch and description 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 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND 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: SWM	Date: 2/18/21
Check: GAR		P.C.: ~~~		Data File: ~~~~~	
Field Book: ~~~~~		Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E		Job #: S&D_CDD2	

DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES\S&D_CDD2.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM

CONTINUED FROM SHEET 1

THENCE N.01°21'59" W., A DISTANCE OF 145.05 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 342.74 FEET, AND A RADIAL BEARING OF S.87°43'58" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 290.66 FEET, AND A RADIAL BEARING OF N.49°58'24" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY; THENCE N.13°08'55" W., A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 927.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°49'03", A DISTANCE OF 903.28 FEET TO A NON-TANGENT INTERSECTION; THENCE N.03°36'07" W., A DISTANCE OF 837.27 FEET; THENCE N.84°25'35" W., A DISTANCE OF 446.22 FEET; THENCE N.46°45'48" W., A DISTANCE OF 1035.02 FEET; THENCE N.40°22'55" W., A DISTANCE OF 2499.07 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE N.44°46'01" E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3776.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 40,341,159 SQUARE FEET OR 926.106 ACRES, MORE OR LESS.

LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- P.U.D.* -- Planned Unit Development
- PSLUSD* -- Port St. Lucie Utility Services Department
- FPL* -- Florida Power & Light
- Sec.-Twn.-Rng.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

CDD 2 SKETCH AND DESCRIPTION



REVISIONS				Prepared For: COTLEUR AND HEARING							
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A							
				<div style="text-align: center;"> <h1 style="margin: 0;">GeoPoint</h1> <h2 style="margin: 0;">Surveying, Inc.</h2> <p style="font-size: small; margin: 5px 0 0 0;">4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p style="font-size: small; margin: 5px 0 0 0;">Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Drawn: SWM</td> <td>Date: 2/18/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ~~~</td> <td>Field Book: ~~~~</td> </tr> </table>		Drawn: SWM	Date: 2/18/21	Data File: ~~~~	Check: GAR	P.C.: ~~~	Field Book: ~~~~
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DWG NAME: W:\REVANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES&S&D_CDD2.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM LAST SAVED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM

FLORIDA EAST COAST RAILWAY
 "FORT PIERCE CUT-OFF" TRACK
 AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7,
 DATED FEBRUARY 1, 1950 WITH
 TRACK CORRECTION REVISION DATED 4/28/67.

POINT OF BEGINNING

INTERSECTION OF THE SOUTHWESTERLY
 R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE
 SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST
 COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

SOUTHEASTERLY R/W
 LINE OF THE FLORIDA EAST
 COAST RAILWAY

EAST LINE
 OF SEC. 30,
 TWP 36 S, RGE 39 E
 NORTHEAST CORNER
 OF SEC. 31,
 TWP 36 S, RGE 39 E

SOUTHWESTERLY R/W
 LINE OF S.F.W.M.D.
 CANAL C-24



20' FPL (PART 4)
 (O.R.B. 767, PG. 2676)

SOUTHEASTERLY
 LINE OF FPL
 (O.R.B. 348,
 PG. 993)
 COAST RAILWAY

**NOTE: (SEE
 SHEET 4 & 5
 FOR SKETCH)**

PROPOSED
 80' R/W
 40' PSLUSD
 (O.R.B. 3933,
 PG. 1908)

200' FPL
 (O.R.B. 767,
 PG. 2676)

10' FPL
 (O.R.B. 710,
 PG. 101)

(O.R.B. 1536,
 PG. 1754)

SW VILLAGE
 BLVD.

20' FPL (PART 1)
 (O.R.B. 767,
 PG. 2676)

20' FPL (PART 2)
 (O.R.B. 767,
 PG. 2676)

CROSTOWN
 PARKWAY

PROPOSED WEST
 VIRGINIA EXTENSION
 (O.R.B. 2186, PG. 548)

**CDD 2
 SKETCH AND DESCRIPTION**

REVISIONS

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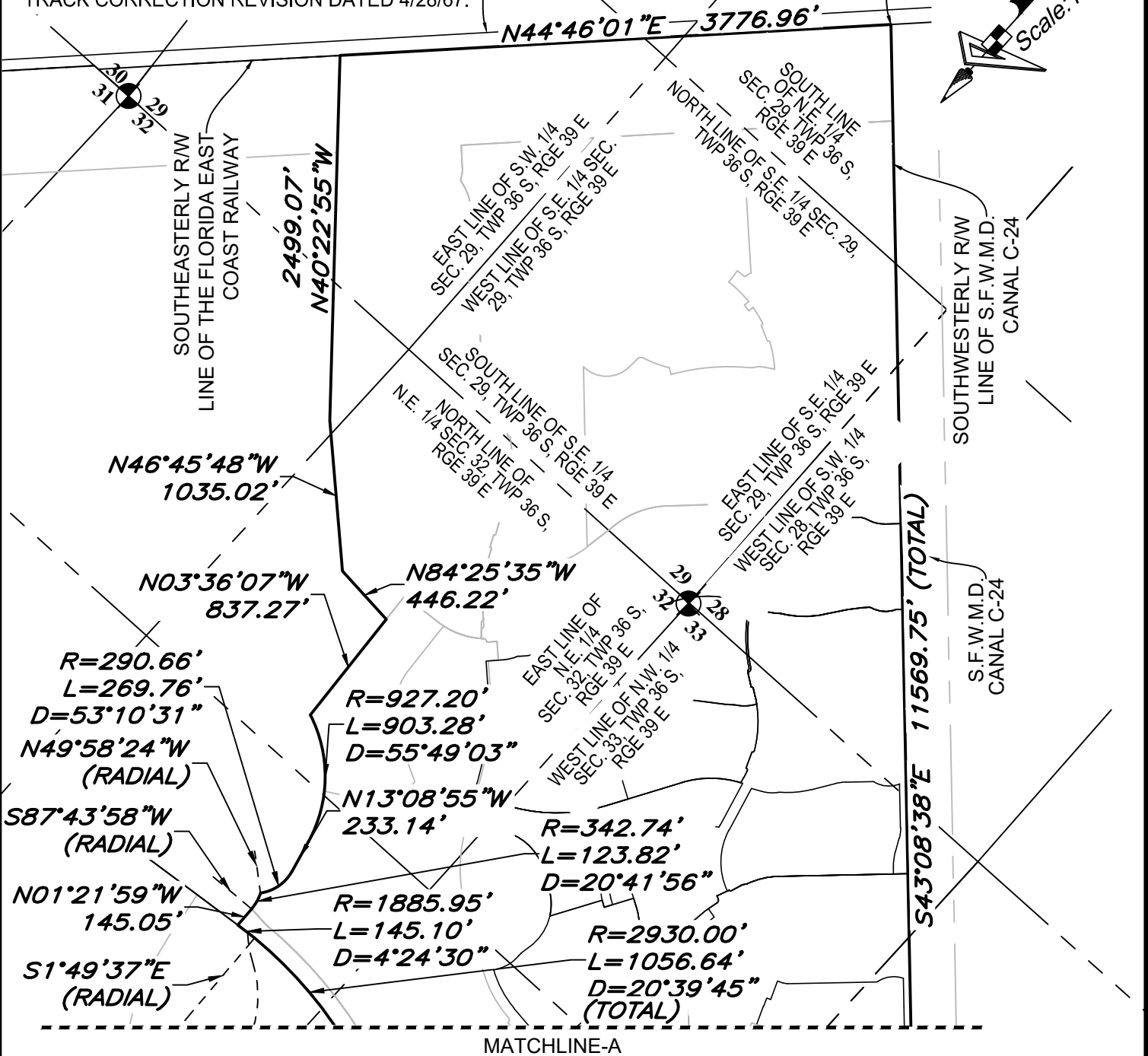
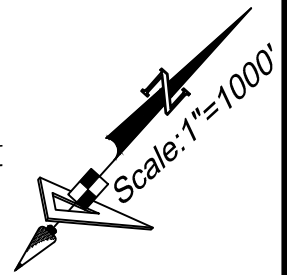
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Sections: 4 Twn. 37S Rng. 39E / 28, 29, 32, 33 & 34 Twn. 36S Rng. 39E Job #: S&D_CDD2

FLORIDA EAST COAST RAILWAY
 "FORT PIERCE CUT-OFF" TRACK
 AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7
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P.O.B.



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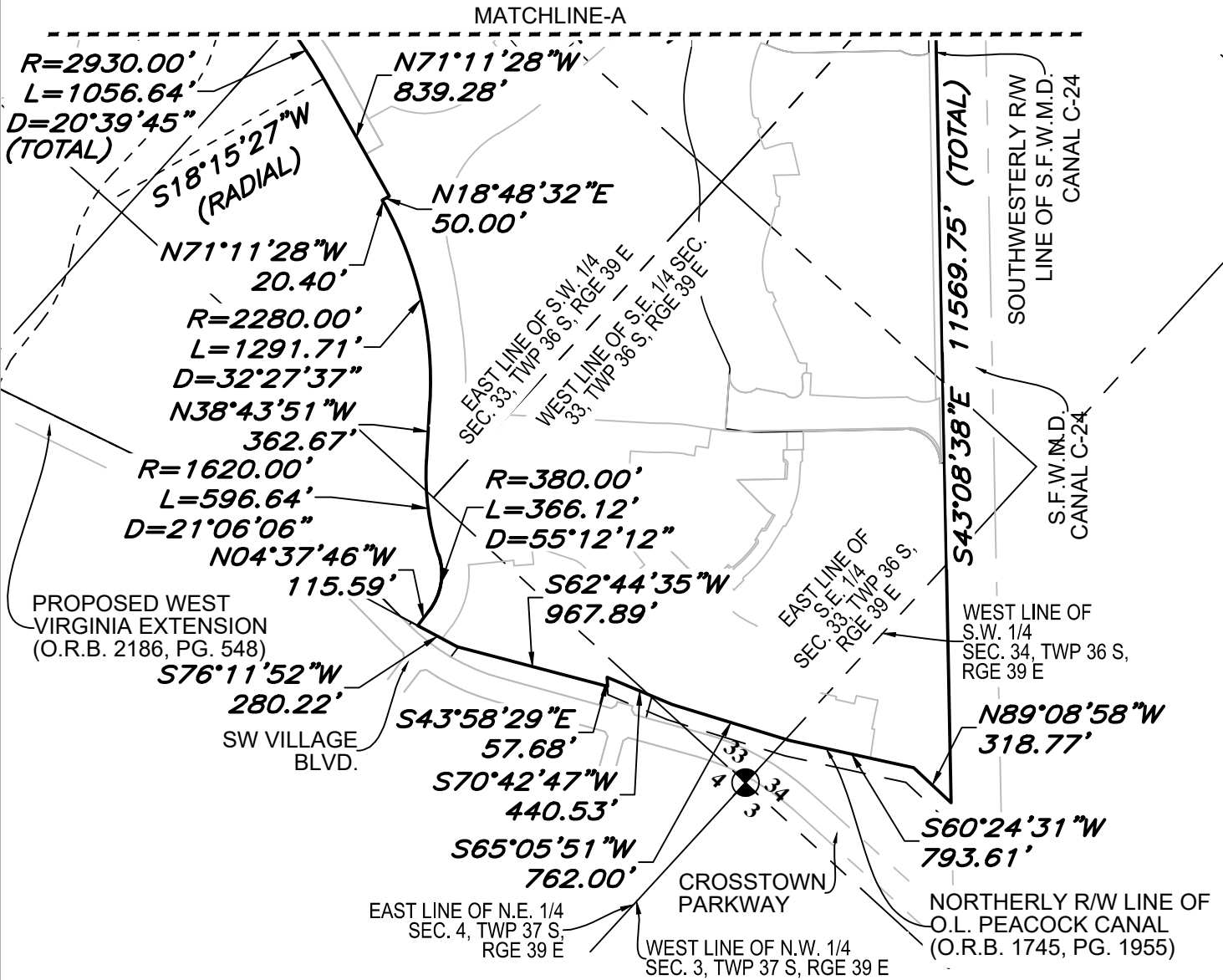
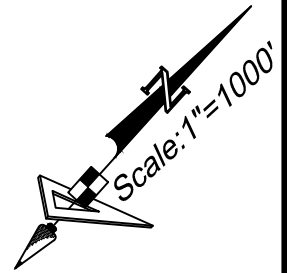
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**CDD 2
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Sheet No. 5 of 5 Sheets

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DWG NAME: W:\VERANO\SURVEY\CDD BOUNDARY REVISIONS & D_CDD BOUNDARIES&S.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 3:33 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 3:33 PM