

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN A PORTION OF LOT 31, BLOCK 2448, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION THIRTY SIX, AS RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 31 AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 45°36'17" WEST, A RADIAL DISTANCE OF 1,239.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, AND ALONG THE WESTERLY LINE OF LOT 31, THROUGH A CENTRAL ANGLE OF 00°55'46", A DISTANCE OF 20.10 FEET TO THE SOUTHERLY LINE OF A 20.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE NORTH 45°36'17" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 40°43'26" WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 49°16'34" EAST, A DISTANCE OF 37.69 FEET; THENCE SOUTH 45°36'17" WEST, A DISTANCE OF 37.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 46 SQUARE FEET, 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 THE 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.



Digitally signed by
Thomas P Kiernan
Date: 2021.06.21
17:09:41 -04'00'

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

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CULPEPPER & TERPENING, INC

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2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-cng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

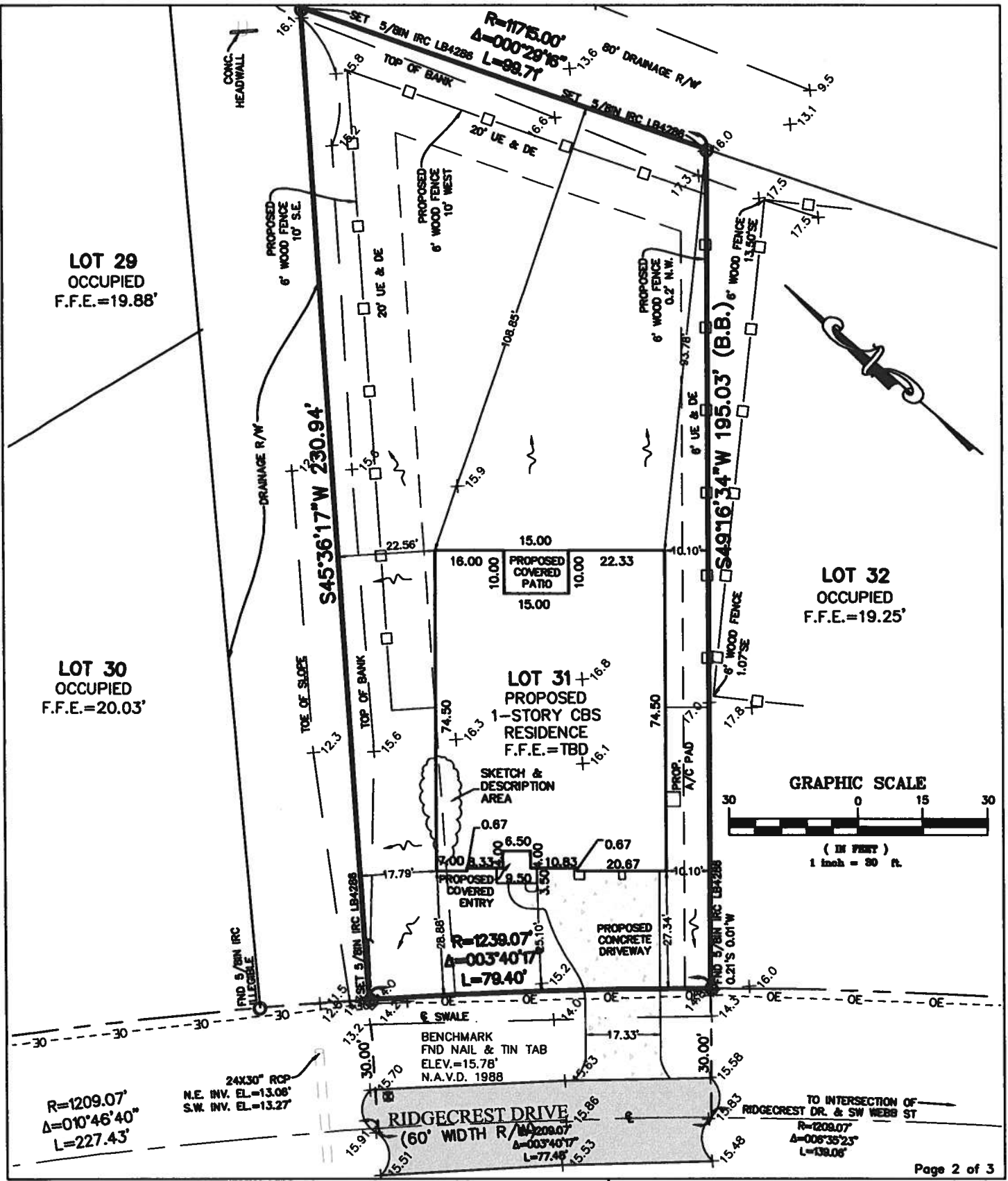
EASEMENT ABANDONMENT DESCRIPTION

JOB NO: 21-106 ebd

SCALE: N/A

DRAWN BY: GLM

DATE: 6-18-2021



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**EASEMENT
ABANDONMENT**

SKETCH OF DESCRIPTION

JOB NO: 21-106 add	SCALE: 1"=30'
DRAWN BY: GLM	DATE: 6-16-2021

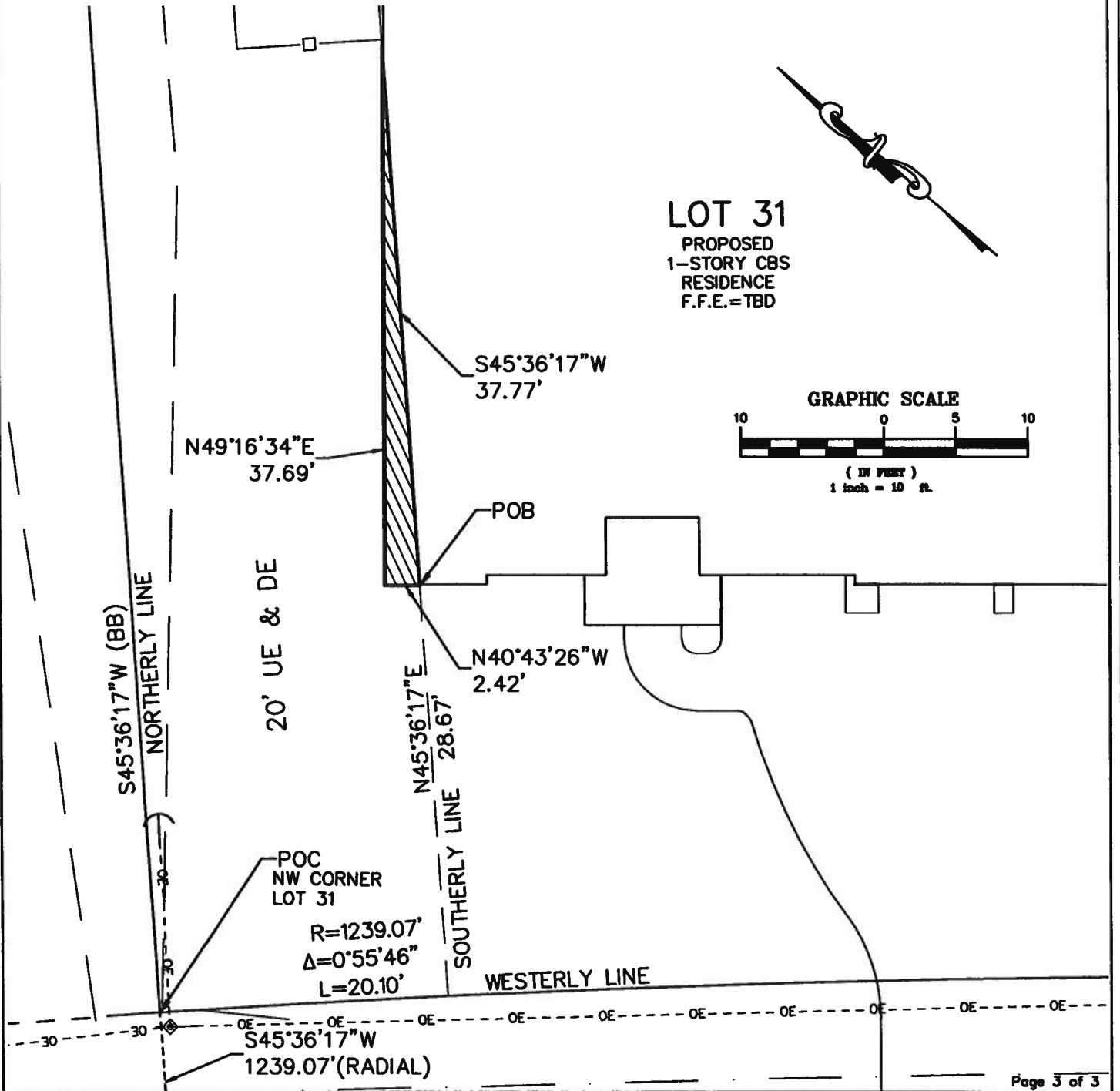
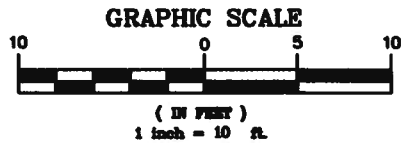
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTHERLY LINE OF LOT 31 HAVING A
BEARING OF S45°36'17"W

- BB = BASIS OF BEARING
- O.R.B. = OFFICIAL RECORDS BOOK
- POC = POINT OF COMMENCEMENT
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- PLS = PROFESSIONAL LAND SURVEYOR

LOT 31
PROPOSED
1-STORY CBS
RESIDENCE
F.F.E. = TBD



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EASEMENT ABANDONMENT SKETCH OF DESCRIPTION

JOB NO: 21-106 add

SCALE: 1"=10'

DRAWN BY: GLM

DATE: 6-18-2021