

Legal Description New Lot 1 (REVISED 10-28-2020)

Being a parcel of land lying in a portion of Parcel 30, according to the plat of SOUTHERN GROVE PLAT NO. 3, as recorded in Plat Book 61, Page 17, Public Records of St. Lucie County, Florida, more particularly described as follows;

Commence at the Southeast corner of said Parcel 30; thence along the East line of Parcel 30 the following 6 courses and distances; thence commencing at a curve to the right, of which the radius point lies South 88°49'04" East, a radial distance of 5,203.00 feet; thence Northerly along the arc, through a central angle of 03°11'55", a distance of 290.46 feet; thence North 10°47'21" East, a distance of 87.10 feet to the intersection with a non tangent curve concave to the East, having a radius of 5,194.00 feet, the chord of which bears North 05°46'51" East, 80.71 feet; thence Northerly along the arc of said curve, a distance of 80.71 feet through a central angle of 00°53'25"; thence North 06°13'34" East, a distance of 287.47 feet to a point of curve to the left having a radius of 3,970.83 feet and a central angle of 06°22'07"; thence Northerly along the arc a distance of 441.36 feet; thence North 00°08'33" West, a distance of 50.40 feet; thence North 90°00'00" West, a distance of 204.35 feet to the POINT OF BEGINNING of the following described parcel;

Thence North 90°00'00" West, a distance of 918.33 feet; thence South 00°00'00" East, a distance of 100.00 feet; thence North 90°00'00" West, a distance of 223.67 feet; thence North 00°00'00" East, a distance of 941.20 feet; thence North 90°00'00" East, a distance of 1,104.21 feet; thence South 18°57'36" East, a distance of 116.32 feet; thence South 00°00'00" East, a distance of 731.19 feet to the POINT OF BEGINNING.

Containing 22.519 acres, more or less.