

**ORDINANCE 26-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING ORDINANCE NOS. 05-22, 06-12 AND 21-50, TO CONTRACT THE BOUNDARIES OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the City Council for the City of Port St. Lucie, Florida (“**City**”) enacted Ordinance Nos. 05-22, 06-12 and 21-50, establishing the Verano #5 Community Development District (“**District**” or “**Petitioner**”), pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, District has petitioned the City to adopt an ordinance amending the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the City, in determining whether to amend the District boundaries, has considered and finds that all statements contained in the *Petition to Amend the Boundaries of Verano #5 Community Development District* (“**Petition**”) are true and correct; and

**WHEREAS**, the City has considered and finds that amending the District is not inconsistent with any applicable element or portion of the City of Port St. Lucie’s Comprehensive Plan; and

**WHEREAS**, the City has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

**WHEREAS**, the City has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

**WHEREAS**, the City has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the City has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, a duly noticed public hearing, pursuant to Chapter 190, Florida Statutes, to consider the Petition was held prior to the adoption of this Ordinance establishing the District.

**NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:**

**SECTION 1: LEGISLATIVE AND ADMINISTRATIVE FINDINGS.** The above recitals are hereby adopted as the legislative and administrative findings of the City.

**SECTION 2: AUTHORITY.** This ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes* (2025).

**SECTION 3: AMENDMENT TO EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are amended as described in **Exhibit A** attached hereto.

**SECTION 4: SEVERABILITY.** It is hereby declared to be the intention of the City that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

**SECTION 5: CONFLICTS.** All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Except as stated herein, Ordinance Nos. 05-22, 06-12 and 21-50 remain in full force and effect.

**SECTION 6: EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its passage and adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**CITY OF PORT ST. LUCIE, FLORIDA**

\_\_\_\_\_  
Sally Walsh, City Clerk

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, City Attorney

## EXHIBIT A

### VERANO #5 COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION, AS AMENDED

#### **DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, 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:

**COMMENCE** 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 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" TRACT AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACT CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2038.00 FEET AND A RADIAL BEARING OF S.46°54'14"W., AT SAID INTERSECTION, ALSO BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A POINT OF TANGENCY;

THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1895.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°37'22"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'36", A DISTANCE OF 2257.35 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., A DISTANCE OF 2278.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, DATED 11/5/64 AND REVISED ON JANUARY 1965; THENCE N.00°00'58"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 2755.94 FEET; THENCE N.00°30'03"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609A A DISTANCE OF 157.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5195.90 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 21,180,095 SQUARE FEET OR 486.228 ACRES MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**LESS AND EXCEPT THE FOLLOWING PARCELS:**

LEGAL DESCRIPTION: 10 ACRE PARCEL

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 1618.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 660.00 FEET; THENCE S.00°01'15"E., A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 435,600 SQUARE FEET OR 10.000 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWESTERLY MOST CORNER OF VERANO SOUTH - P.U.D.1. - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°00'44", A DISTANCE OF 6404.78 FEET TO THE POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION OF SAID PUBLIC RECORDS, A DISTANCE OF 719.04 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 1300.00 FEET; THENCE S.89°58'45"E., A DISTANCE OF 1650.00 FEET; THENCE S.00°01'15"W., A DISTANCE OF 1281.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.02°18'26"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'41", A DISTANCE OF 931.21 FEET TO A POINT OF TANGENCY AND THE **POINT OF BEGINNING.**

**CONTAINING: 2,139,131 SQUARE FEET OR 49.107 ACRES, MORE OR LESS**

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**TOGETHER WITH:**

**Verano Park Site**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO. 1, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4932, PAGE 1888; THENCE S.00°01'15"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 300.25 FEET TO A POINT ON THE NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.02°18'41"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°19'46", A DISTANCE OF 931.76 FEET TO A POINT OF TANGENCY; THENCE N.89°58'45"W., CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 718.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°58'45"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 900.00 FEET; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 660.00 FEET; THENCE N.89°58'45"W., A DISTANCE OF 660.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED IN JANUARY 1965; THENCE N.00°01'15"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, A DISTANCE OF 1016.00 FEET; THENCE S.89°58'45"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1560.00 FEET TO A POINT ON WESTERLY MOST LINE OF SAID VERANO SOUTH - POD H - PLAT NO. 1; THENCE S.00°01'15"W., ALONG SAID WESTERLY MOST LINE AND ITS SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 1676.00 FEET TO THE POINT OF BEGINNING.

LAND CONTAINING: 2,178,965 SQUARE FEET OR 50.022 ACRES, MORE OR LESS.

[CONTINUED ON FOLLOWING PAGE]

**TOGETHER WITH:**

**DESCRIPTION**

BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4558, PAGE 1957, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE SOUTHWEST CORNER OF NORTH - SOUTH "A" ROADWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 20 THROUGH 23, INCLUSIVE, ALSO BEING THE NORTHWEST CORNER OF CROSSTOWN PARKWAY PLAT 2-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 13 THROUGH 18, INCLUSIVE, AND THE NORTHEAST CORNER OF CROSSTOWN PARKWAY PLAT 2-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 1 THROUGH 4, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WITH A NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET AND A RADIAL BEARING OF N.05°33'35"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'04", A DISTANCE OF 1300.45 FEET TO A POINT OF A NON-TANGENT INTERSECTION, ALSO BEING THE SOUTHEAST CORNER OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 4932, PAGE 1888, OF SAID PUBLIC RECORDS; THENCE N.00°01'15"E., DEPARTING SAID NORTHERLY LINE OF CROSSTOWN PARKWAY PLAT 2-B, AND ALONG THE EASTERLY LINE OF SAID SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL, A DISTANCE OF 300.25 FEET TO SOUTHERLY MOST SOUTHWEST CORNER OF VERANO SOUTH - POD H - PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 THROUGH 16, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22618.00 FEET AND A RADIAL BEARING OF N.02°20'22"W. AT SAID INTERSECTION; THENCE DEPARTING SAID EASTERLY LINE OF SCHOOL BOARD OF ST. LUCIE COUNTY PARCEL AND LONG THE SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°00'26", A DISTANCE OF 792.41 FEET TO A POINT OF A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 430.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°01'56", A DISTANCE OF 262.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°08'05", A DISTANCE OF 132.58 FEET TO A POINT OF TANGENCY; 4) THENCE N.74°45'20"E., A DISTANCE OF 36.78 FEET TO THE WESTERLY CORNER OF SAID NORTH - SOUTH "A" ROADWAY PLAT; THENCE DEPARTING SAID SOUTHERLY LINE OF VERANO SOUTH - POD H - PLAT NO. 1 AND ALONG THE WESTERLY LINE OF SAID NORTH - SOUTH

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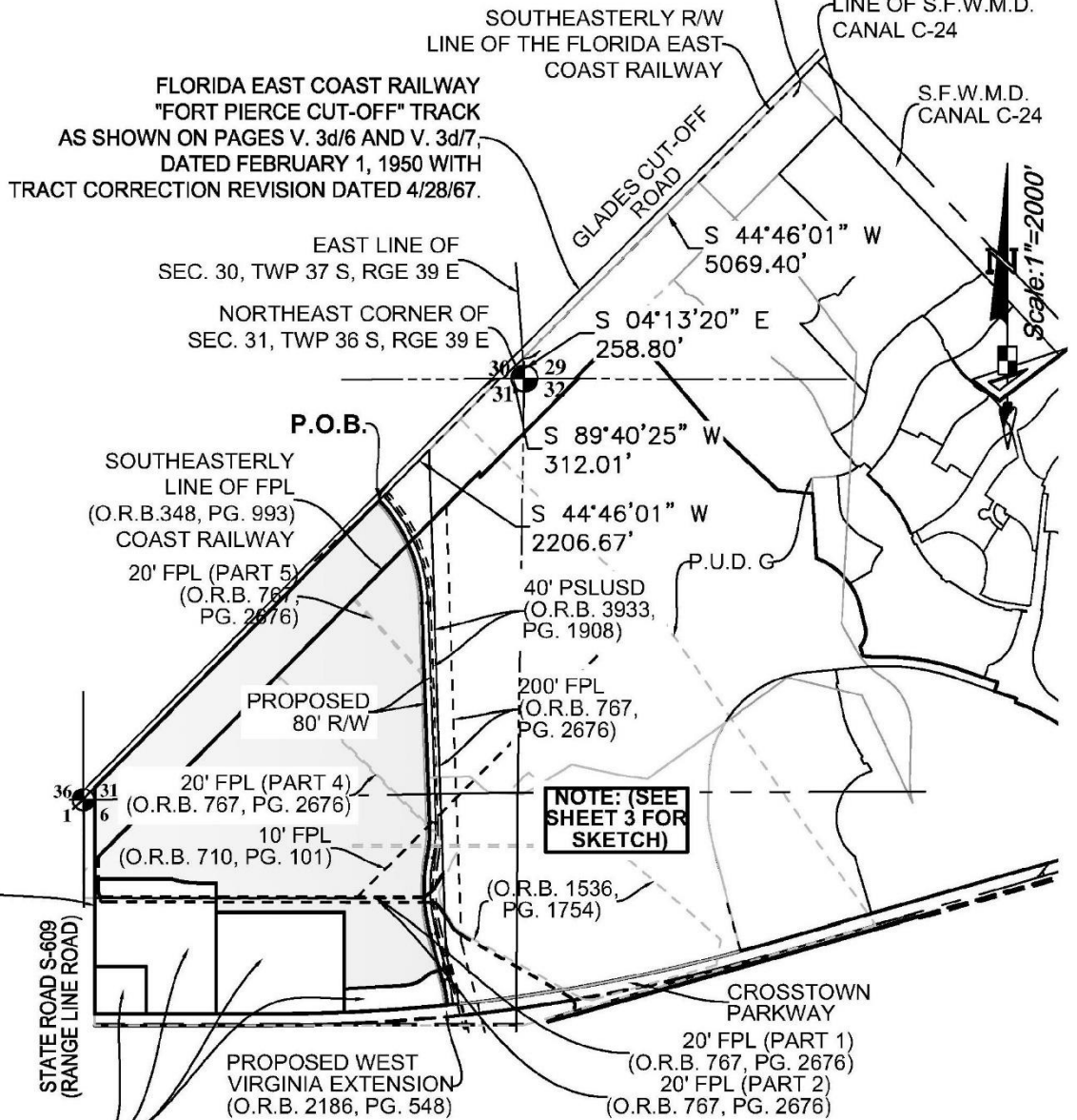
"A" ROADWAY PLAT FOR THE FOLLOWING FOUR (4) COURSES: 1) THENCE S.60°14'40"E., DISTANCE OF 35.36 FEET; 2) THENCE S.15°14'40"E.,DISTANCE OF 112.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1895.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 4) THENCE S.39°07'36"W., A DISTANCE OF 35.55 FEET TO **POINT OF BEGINNING**.

**LANDS CONTAINING:** 425,313 SQUARE FEET OR 9.764 ACRES MORE OR LESS.

**FOR A TOTAL OF 367.335 ACRES, MORE OR LESS.**

**POINT OF COMMENCEMENT**

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"



EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JAN. 1965.

LESS AND EXCEPT

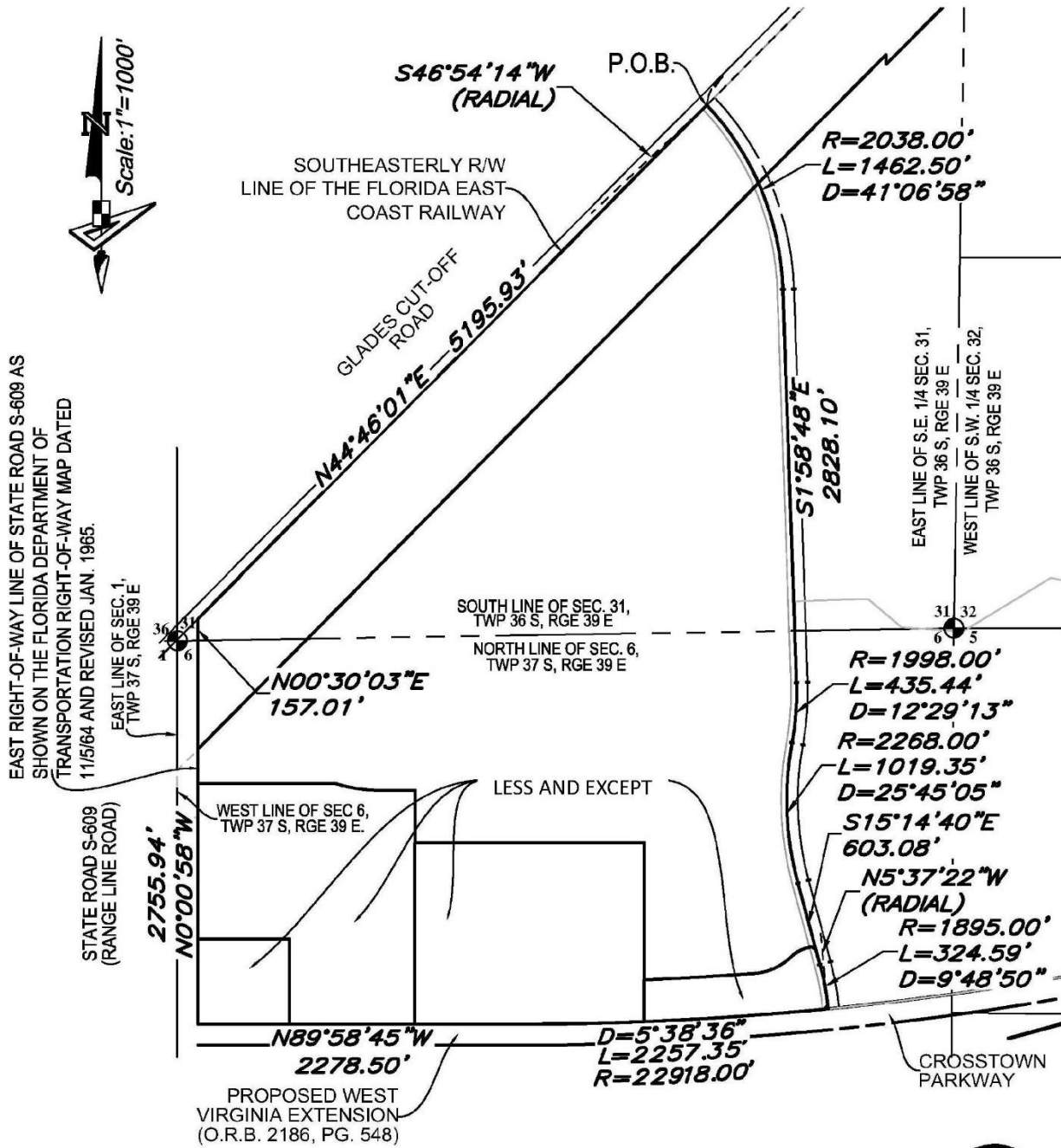
**CDD 5  
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Drawn
1	5/5/21	SKETCH DIRECTION CALLS SE CORNER	GAR
2	04-27-2026	ADD LESS AND EXPECT AREA	DJS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A





**CDD 5 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.
1	5/5/21	SKETCH DIRECTION CALLS SE CORNER	GAR
2	04-27-2028	ADD LESS AND EXPECT AREA	DJS

Prepared For: COTLEUR AND HEARING

Last Date of Field Survey: N/A

