

RETURN TO VIRGINIA SCARNA  
c/o RUDEN, McCLOSKEY, et al., P.A.  
Post Office Box 1900  
Fort Lauderdale, Florida 33302

Prepared by and return to:  
Barry E. Somerstein, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
200 East Broward Boulevard  
Suite 1500  
Fort Lauderdale, Florida 33301

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Tax Parcel No:

## SPECIAL WARRANTY DEED

**This Special Warranty Deed** made effective as of the 30 day of OCTOBER 2007, between **HORIZONS ACQUISITION 5, LLC**, a Florida limited liability company, whose mailing address is 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987 ("Grantor") and **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 43984-5099 ("Grantee").

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida (the "Property"):

See Exhibit "A" through Exhibit "J", inclusive, attached hereto and made a part hereof;  
and

The Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the Property or other matters as reflected in the public records of St. Lucie County, Florida.

The conveyance of the Property is restricted to usage for public road, stormwater, utility purposes and related uses only. Additionally, pursuant to Section 4(n) of the Annexation Agreement dated July 19, 2004, as amended, (the "Annexation Agreement"), Grantee recognizes and agrees that the Property is subject to usage for farming and agricultural purposes until such date as Grantee, upon one hundred twenty (120) days written notice given to Grantor, designates that such land conveyed to Grantee is needed for its intended purpose.

The Grantor hereby reserves unto itself, its successors and assigns (a) the exclusive easement and right to plan, finance, acquire, and construct roads, roadways, and other community infrastructure within the Property, including but not limited to all improvements required by the

Grantee in accordance with the Grantee's Subdivision Regulations included in the Code of Laws and Ordinances of the Grantee (the "Regulations") or under the Annexation Agreement among the Grantor, the Grantee, and the other parties named therein (collectively, the "Improvements") and (b) the exclusive easement and right to enter upon the Property for the purpose of constructing and installing the Improvements. In no way shall this reservation or any construction interfere with Grantee's intended use of this conveyance. Notwithstanding any conveyance of the Property to Grantee or plat dedication to Grantee relating to the Property, all such Improvements shall be owned by Grantor or any successor in interest to Grantor, or by a community development district established pursuant to Chapter 190, Florida Statutes, whether existing or hereafter created, the jurisdiction of which includes lands benefited by the Improvements (a "CDD"), until transferred or conveyed to Grantee by Grantor, its successor in interest or a CDD as required by the Regulations (including, without limitation, Section 156.146 thereof) and/or the Annexation Agreement.

The Grantor agrees to assign to the Grantee and thereby extinguish the reserved easements and rights set forth above, upon the acceptance by the Grantee of the bill of sale and maintenance obligation and responsibility for the roads and roadways constructed upon the Property. The recording of a resolution adopted by Grantee pursuant to Section 156.150 of the Regulations evidencing such acceptance by the Grantee shall be conclusive proof thereof and, without any further action by the Grantor or its successors or assigns, shall effect a full and complete assignment to the Grantee and extinguishment of such reserved easements and rights.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the said Grantor is lawfully seized of the Property in fee simple; Grantor has good right and lawful authority to sell and convey the Property; the Property is free from all encumbrances made by Grantor. Grantor shall warrant and forever defend the right and title to said Property onto the Grantee against the lawful claims of all persons claiming by, through or under Grantor subject only to taxes for the year 2007 and thereafter, not yet due and payable, but not against the claims and demands of any others.

In Witness Whereof, the Grantor has signed and sealed this Special Warranty Deed the day and year first at

GRANTOR:

HORIZONS ACQUISITION 5, LLC, a Florida limited liability company

WITNESSES:

J. Paul Fanning  
Printed Name: J. Paul Fanning

Amanda Krozek  
Printed Name: Amanda Krozek

By: [Signature]  
Name: Paul J. HEGENER  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Paul J. Hegener, the Vice President of HORIZONS ACQUISITION 5, LLC, a Florida limited liability company. He is personally known to me or who has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18<sup>th</sup> day of October, 2007.



Mary Christine Moore

Notary Public

**Mary Christine Moore**

Typed, printed or stamped name of Notary Public

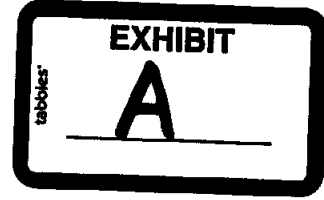
My Commission Expires:



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**DESCRIPTION TO ACCOMPANY SKETCH**

DESCRIPTION: PROPOSED VILLAGE PARKWAY (SOUTHERN GROVES PORTION)

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 15, 22, 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 647.21 FEET; THENCE SOUTH 00°00'00" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE CONTINUE SOUTH 00°00'00" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 355.97 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 36°41'23", AN ARC DISTANCE OF 1013.05 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 36°41'23" EAST ALONG SAID LINE, A DISTANCE OF 243.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°58'44", AN ARC DISTANCE OF 1743.86 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 11°42'39" EAST ALONG SAID LINE, A DISTANCE OF 525.06 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 150.00 FOOT WIDE STRIP OF LAND; THENCE CONTINUE SOUTH 11°42'39" EAST ALONG SAID CENTERLINE, A DISTANCE OF 514.64 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2555.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 697.44 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 27°20'59" EAST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°30'43", AN ARC DISTANCE OF 2226.34 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 25°57'22" EAST ALONG SAID LINE, A DISTANCE OF 1608.85 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6826.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°59'06", AN ARC DISTANCE OF 1546.99 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 38°56'28" EAST ALONG SAID LINE, A DISTANCE OF 387.35 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3621.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 38°56'28", AN ARC DISTANCE OF 2461.02 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 317.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4044.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 11°51'40", AN ARC DISTANCE OF 837.18 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 11°51'40" EAST ALONG SAID LINE, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 4044.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°32'03" AN ARC DISTANCE OF 1661.06 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 11°40'22" WEST ALONG SAID LINE, A DISTANCE OF 461.18 FEET TO A POINT CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 3126.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°29'02", AN ARC DISTANCE OF 80.96 FEET THE POINT OF TERMINATION OF SAID CENTERLINE OF 150.00 FOOT WIDE STRIP OF LAND.

SAID POINT OF TERMINATION LYING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4925.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED BECKER ROAD, (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 3126.00 FEET BEARS SOUTH 79°48'40" EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 4925.00 FEET BEARS NORTH 13°08'08" EAST FROM THIS POINT); SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE NORTH PROPERTY LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B") OFFICAL RECORDS BOOK 1536, PAGE 1703 WHICH BEARS NORTH 89°50'39" WEST AND BOUNDED ON THE SOUTH BY SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD; THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT THE NORTH AND SOUTH BOUNDARIES.

CONTAINING 58.696 ACRES, 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.

*Julian D. Morris*  
 JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731  
 DATE OF SIGNATURE 8-29-07

SEE SHEET 2 THRU 4 FOR SKETCH P:\700-799\B737\ROADS NEW\B737-NEW-VP-SD02.dwg 10/18/2005 11:41:19 AM EDT SHEET 1 OF 4

JOB No. B737	DRAWN: JDM	CHECKED: MTK	DESIGN: N/A	DATE: 10-18-05
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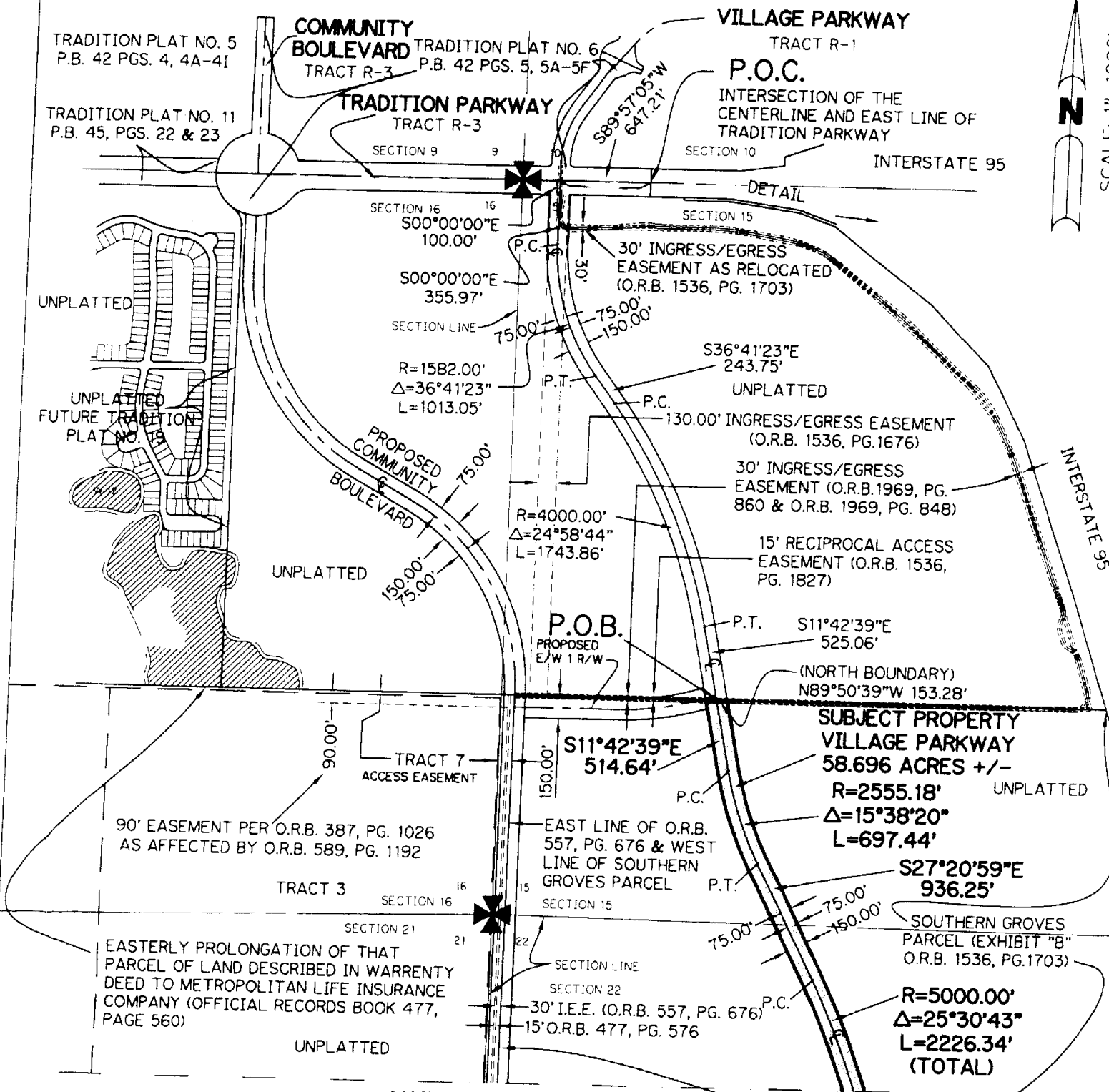
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- LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 I.E.E. = INGRESS/EGRESS EASEMENT  
 O.R.B. = OFFICIAL RECORDS BOOK  
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 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 R/W = RIGHT-OF-WAY  
 CL = CENTERLINE

**SKETCH TO ACCOMPANY DESCRIPTION**



MATCH LINE SEE SHEET 3 OF 4

SEE SHEET 1 OF 4 FOR DESCRIPTION P:\700-799\B737\ROADS NEW\B737-NEW-VP-SD02.dwg 10/18/2005 11:41:19 AM EDT SHEET 2 OF 4

JOB No. B737	DRAWN: JDM	CHECKED: MTK	DESIGN: N/A	DATE: 10-18-05
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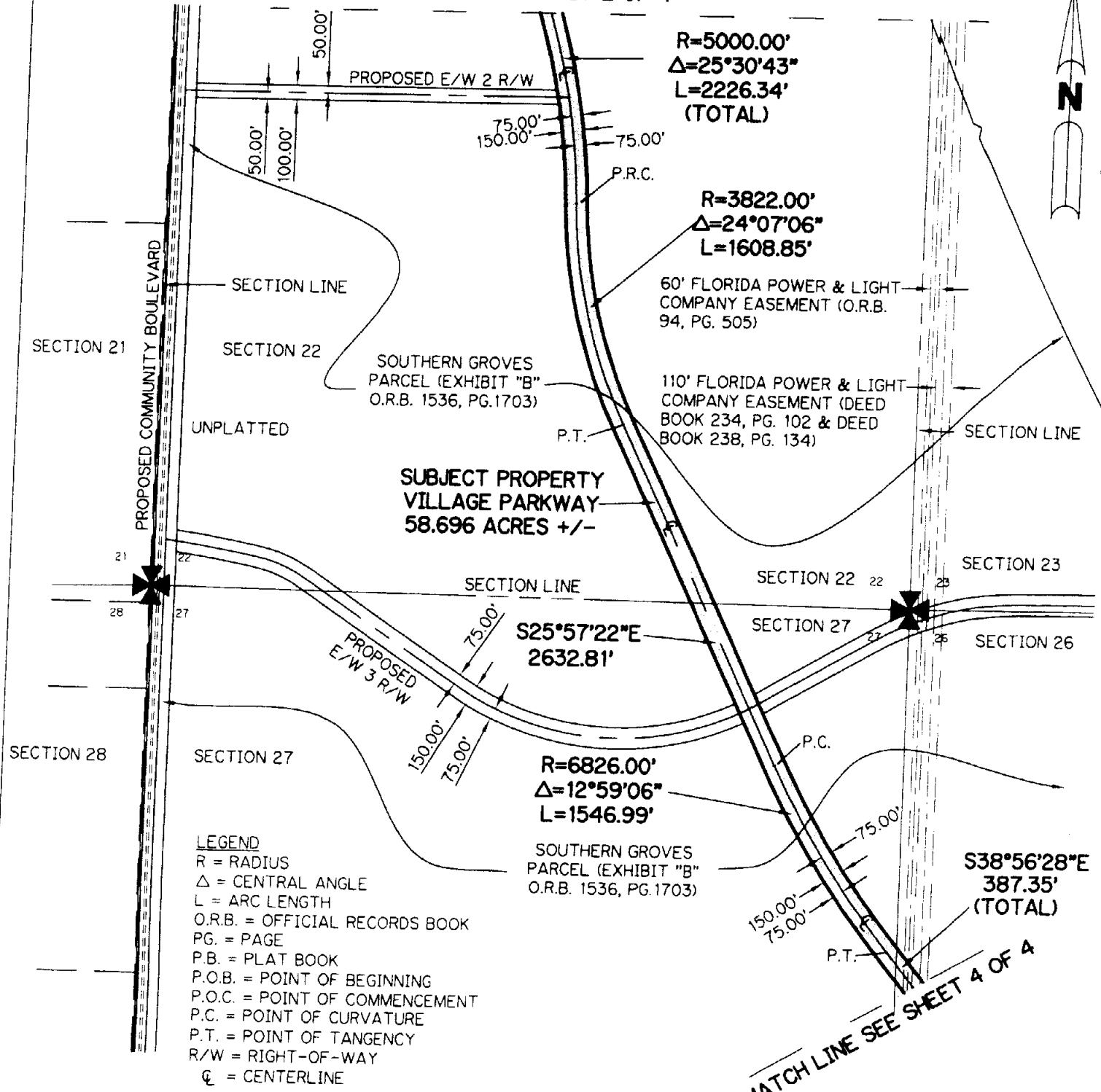
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## SKETCH TO ACCOMPANY DESCRIPTION

MATCH LINE SEE SHEET 2 OF 4



- LEGEND**
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  - L = ARC LENGTH
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  - P.B. = PLAT BOOK
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  - R/W = RIGHT-OF-WAY
  - ℄ = CENTERLINE

SEE SHEET 1 OF 4 FOR DESCRIPTION



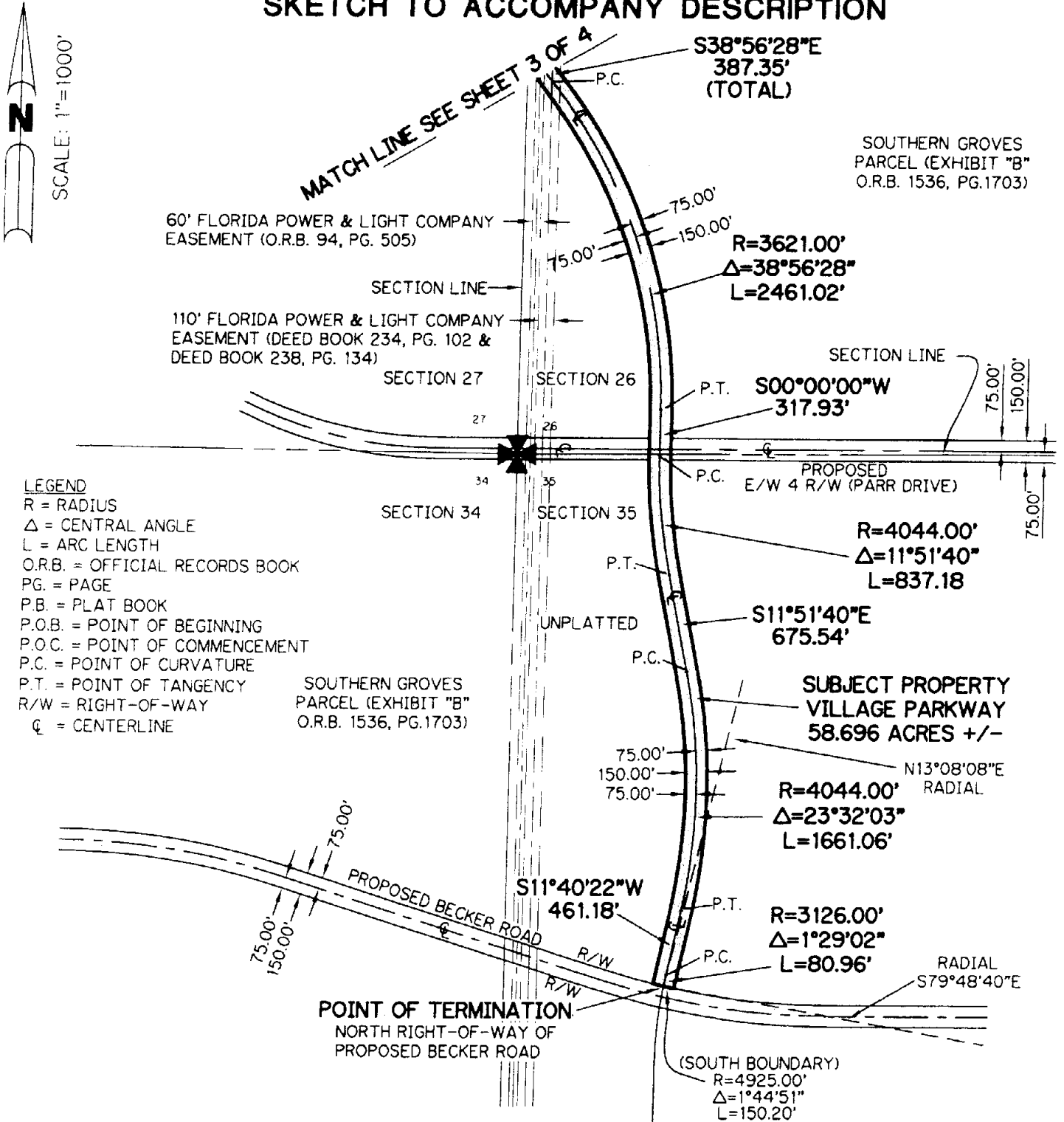
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## SKETCH TO ACCOMPANY DESCRIPTION

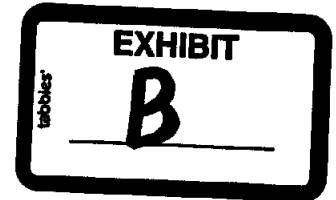




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**DESCRIPTION TO ACCOMPANY SKETCH**

DESCRIPTION: PROPOSED COMMUNITY BOULEVARD (SOUTHERN GROVES PORTION)

BEING A 75 FOOT WIDE STRIP OF LAND LYING IN A PORTION OF SECTIONS 15, 22, 27, AND 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA LYING 75.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED LINE, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B"), RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°02'55" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE SOUTH 00°02'55" WEST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 60°54'06", AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 60°57'01" EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 61°02'35", AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°05'34" WEST ALONG SAID LINE, A DISTANCE OF 3.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHERN GROVES PARCEL AND TO THE POINT OF BEGINNING OF SAID 75.00 FOOT WIDE STRIP OF LAND; THENCE CONTINUE SOUTH 00°05'34" WEST ALONG SAID WEST LINE, A DISTANCE OF 14,843.13 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PROPOSED BECKER ROAD AND TO THE POINT OF TERMINATION OF SAID WESTERLY LINE OF THE 75.00 FOOT WIDE STRIP OF LAND.

SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SOUTHERN GROVES PARCEL WHICH BEARS NORTH 89°50'39" WEST AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED BECKER ROAD WHICH BEARS NORTH 89°57'24" WEST.

CONTAINING 25.556 ACRES, 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.

*(Professional Seal)*  
  
 JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731  
 DATE OF SIGNATURE: 9-10-07

SEE SHEET 2 THRU 4 OF 4 FOR SKETCH

G:\Projects\700-799\B737\ROADS NEW\B737-COM BLVD-2-SD1.DWG 8/29/2007 11:01:58 AM EDT

SHEET 1 OF 4

JOB No. B737	DRAWN: GRB	CHECKED: MTK	DESIGN: ARCADIS	DATE: 8-26-05
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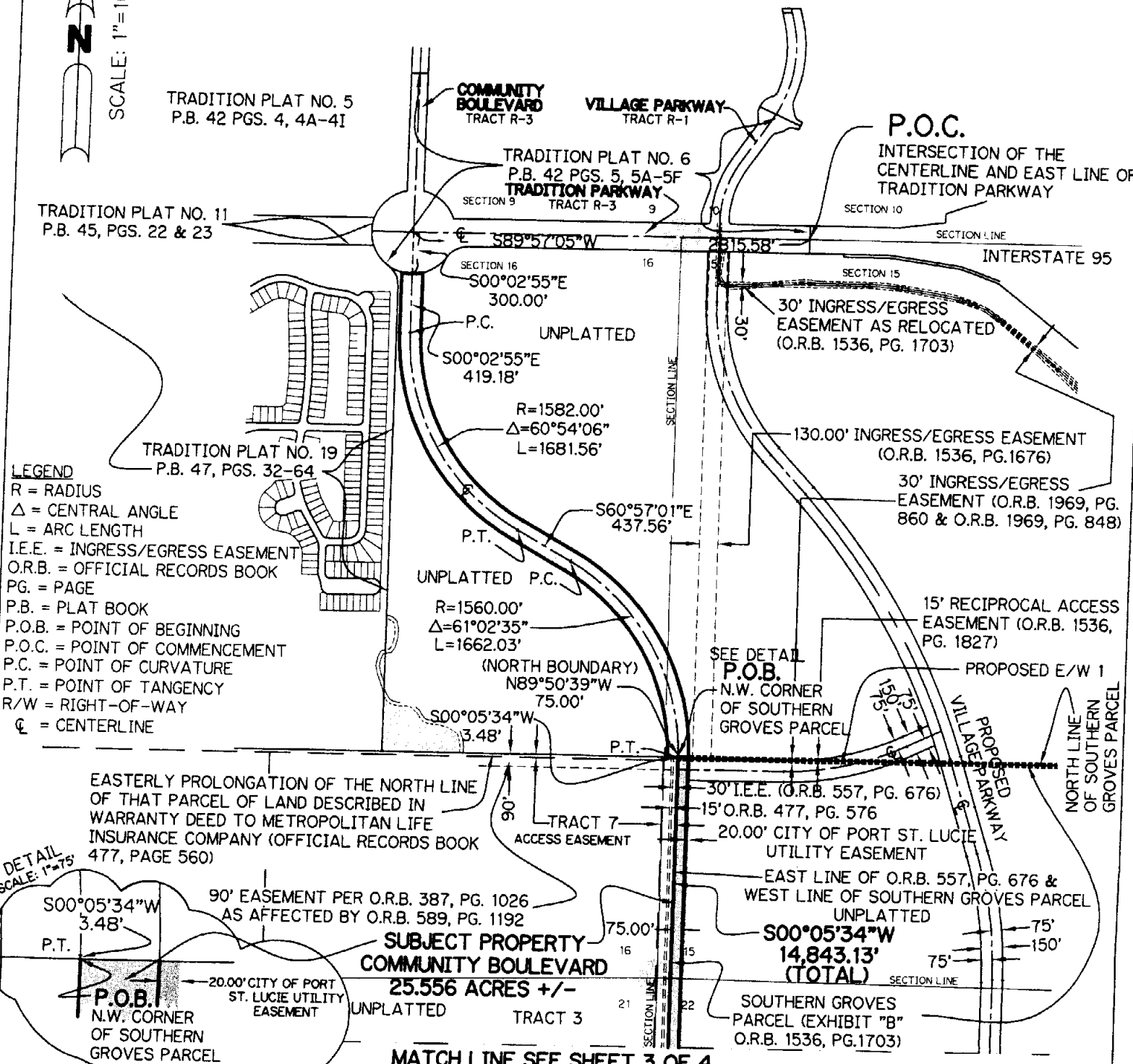


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**SKETCH TO ACCOMPANY DESCRIPTION**



- LEGEND**
- R = RADIUS
  - Δ = CENTRAL ANGLE
  - L = ARC LENGTH
  - I.E.E. = INGRESS/EGRESS EASEMENT
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
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  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - R/W = RIGHT-OF-WAY
  - ℄ = CENTERLINE

DETAIL SCALE: 1"=75'

MATCH LINE SEE SHEET 3 OF 4

SEE SHEET 1 OF 4 FOR DESCRIPTION

SHEET 2 OF 4

G:\Projects\700-799\B737\ROADS NEW\B737-COM BLVD-2-SD1.DWG 8/29/2007 11:01:58 AM EDT

JOB No. B737	DRAWN: GRB	CHECKED: MTK	DESIGN: ARCADIS	DATE: 8-26-05
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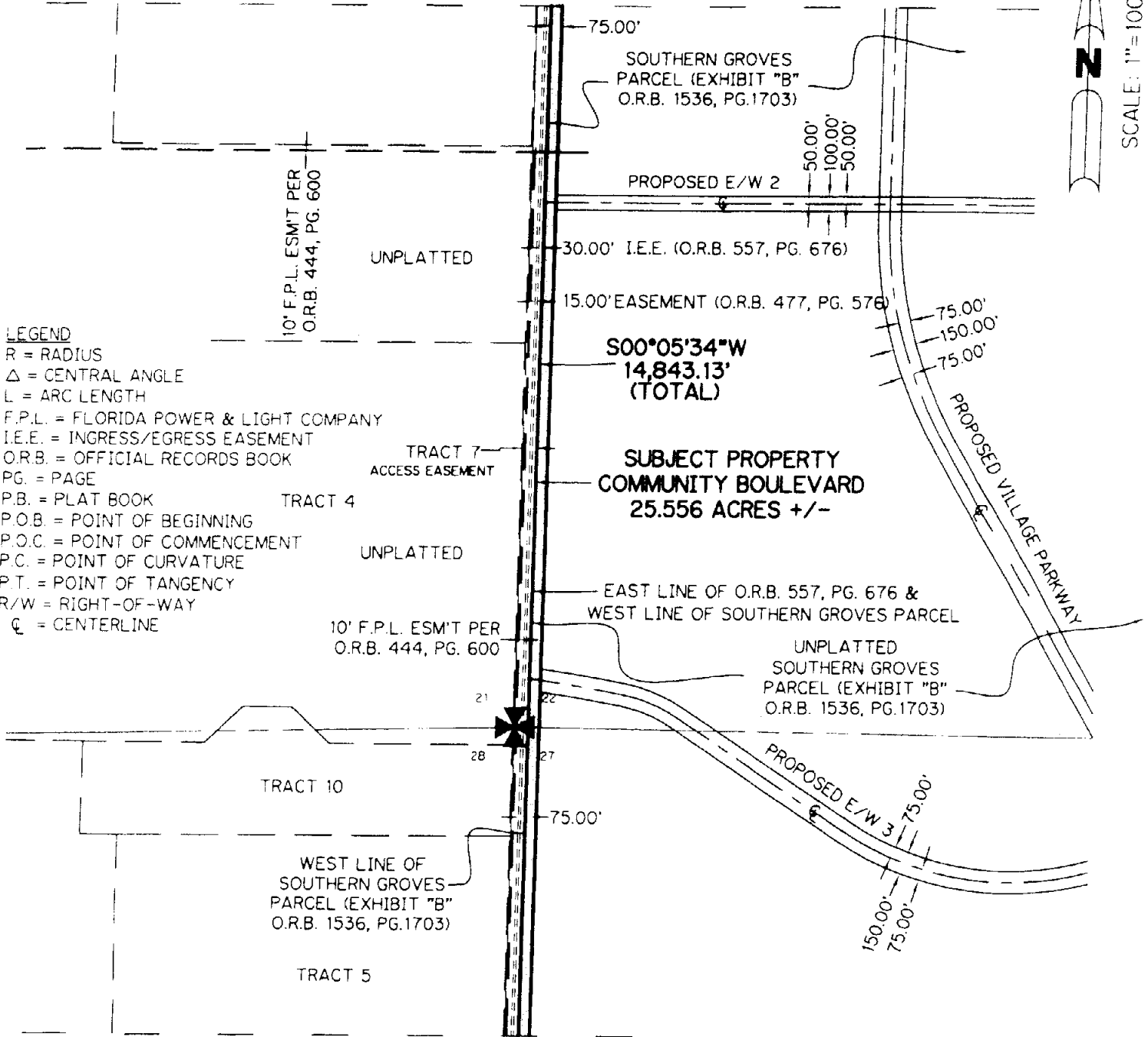
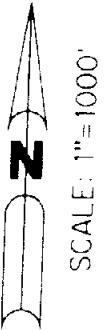
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**SKETCH TO ACCOMPANY DESCRIPTION**

MATCH LINE SEE SHEET 2 OF 4



**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- I.E.E. = INGRESS/EGRESS EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
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- P.B. = PLAT BOOK
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- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
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- ℄ = CENTERLINE

MATCH LINE SEE SHEET 4 OF 4

JOB No. B737	DRAWN: GRB	CHECKED: GRB	DESIGN: ARCADIS	DATE: 8-26-05
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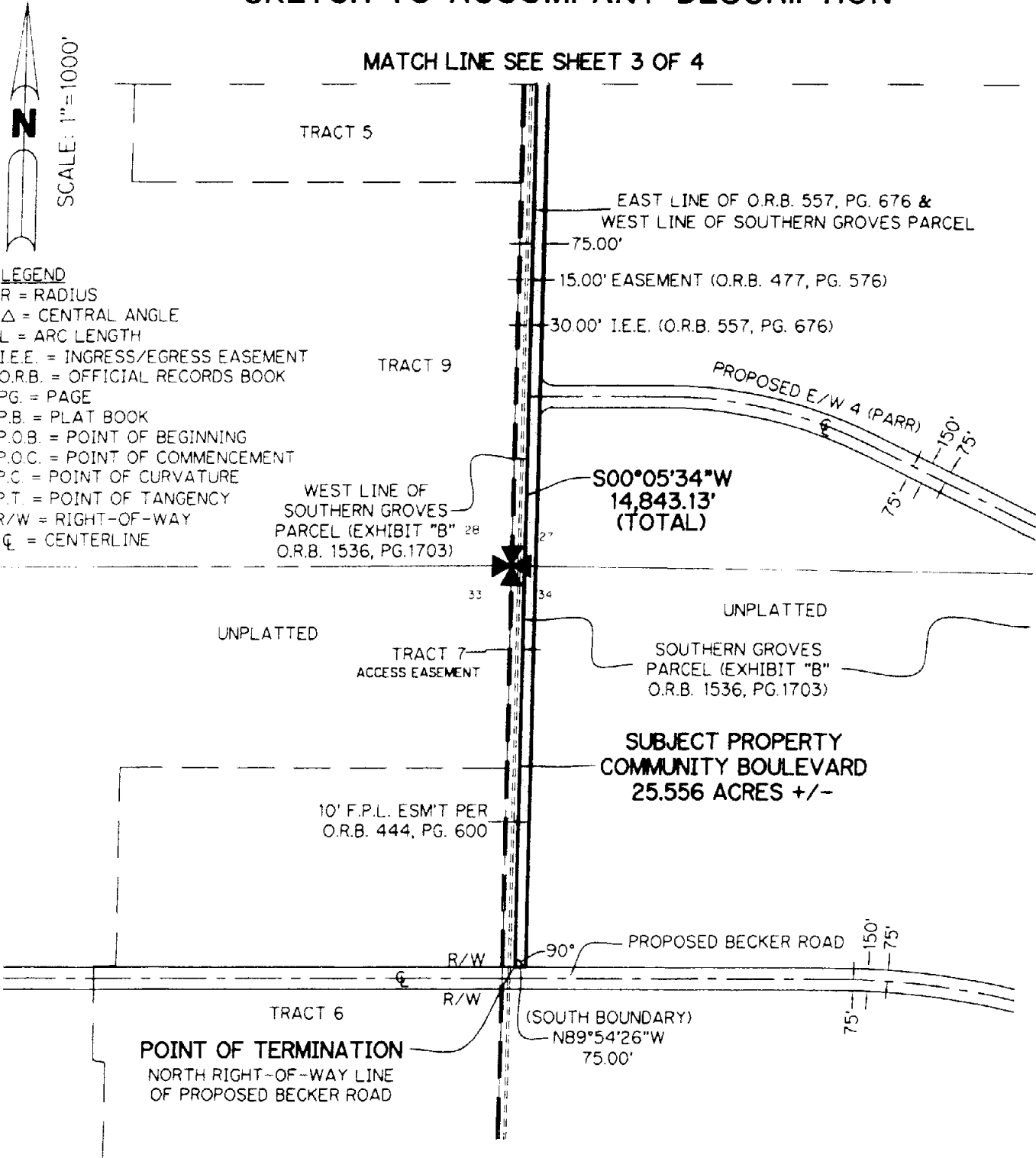
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**SKETCH TO ACCOMPANY DESCRIPTION**



SEE SHEET 1 OF 4 FOR DESCRIPTION

JOB No. B737	DRAWN: GRB	CHECKED: MTK	DESIGN: ARCADIS	DATE: 8-26-05
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**DESCRIPTION TO ACCOMPANY SKETCH**

DESCRIPTION: PROPOSED E/W 1 RIGHT-OF-WAY (SOUTHERN GROVE PORTION)

BEING A PORTION OF LAND LYING IN SECTION 15 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°02'55" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUE SOUTH 00°02'55" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 60°54'06", AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 60°57'01" EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 61°02'35", AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE POINT "A" FOR FUTURE REFERENCE);
5. SOUTH 00°05'34" EAST ALONG SAID LINE, A DISTANCE OF 13.54 FEET;

THENCE SOUTH 89°57'32" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF SAID PROPOSED E/W 1 RIGHT-OF-WAY; THENCE CONTINUE SOUTH 89°57'32" EAST, A DISTANCE OF 681.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°17'10", AN ARC DISTANCE OF 177.60 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE NORTH LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B") RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°14'43" WEST FROM THIS POINT); THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 433.74 FEET; THENCE SOUTH 11°42'39" EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 62.63 FEET TO THE POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°27'20" WEST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°29'48", AN ARC DISTANCE OF 633.65 FEET TO A POINT OF TANGENCY WITH LINE; THENCE NORTH 89°57'32" WEST ALONG SAID LINE, A DISTANCE OF 681.16 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.121 ACRES, 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.

*Julian D. Morris* 9-10-07  
 JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731 DATE OF SIGNATURE

SEE SHEET 2 OF 2 FOR SKETCH

P:\700-799\B737\ROADS NEW\B737-NEW-E-W1-1-SB1.dwg 10/19/2005 9:30:36 AM EDT SHEET 1 OF 2

JOB No. B737	DRAWN: JDM	CHECKED: MTK	DESIGN: N/A	DATE: 10-19-05
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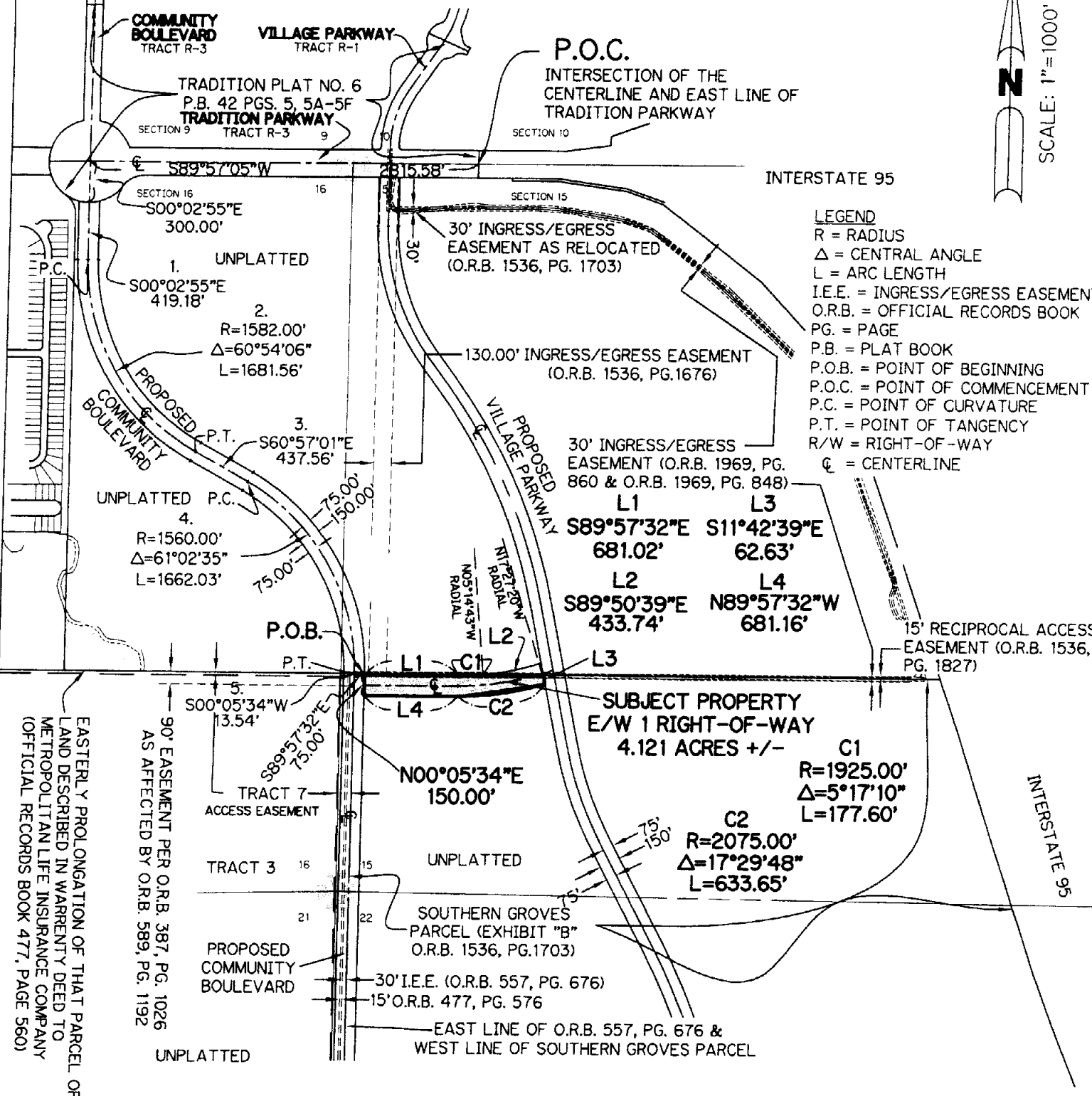


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 EB 3432 / LB 6674

**SKETCH TO ACCOMPANY DESCRIPTION**



- LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 I.E.E. = INGRESS/EGRESS EASEMENT  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.B. = PLAT BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 R/W = RIGHT-OF-WAY  
 CL = CENTERLINE

EASTERLY PROLONGATION OF THAT PARCEL OF LAND DESCRIBED IN WARRENTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY (OFFICIAL RECORDS BOOK 477, PAGE 560)

90° EASEMENT PER O.R.B. 387, PG. 1026 AS AFFECTED BY O.R.B. 589, PG. 1192

JOB No. B737	DRAWN: JDM	CHECKED: MTK	DESIGN: N/A	DATE: 10-19-05
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SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: PROPOSED E/W 2 RIGHT-OF-WAY

BEING A STRIP OF LAND 100.00 FEET WIDE LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 50.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°02'55" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUE SOUTH 00°02'55" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 60°54'06", AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 60°57'01" EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 61°02'35", AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH 00°05'34" WEST ALONG SAID LINE, A DISTANCE OF 3387.83 FEET;

THENCE NORTH 90°00'00" EAST DEPARTING SAID CENTERLINE OF PROPOSED COMMUNITY BOULEVARD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 100.00 FOOT STRIP OF LAND; THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 723.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 5000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 14°00'23", AN ARC DISTANCE OF 1222.30 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 75°59'37" EAST ALONG SAID LINE, A DISTANCE OF 561.36 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF 100.00 FOOT STRIP OF LAND; SAID STRIP OF LAND BING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED COMMUNITY BOULEVARD WHICH BEARS SOUTH 00°05'34" WEST AND BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED VILLAGE PARKWAY; THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT THE EAST AND WEST BOUNDARIES.

CONTAINING 5.756 ACRES, MORE OR LESS.

REVISED 9-13-07 / JDM

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

*Julian D. Morris* 9-13-07  
JULIAN D. MORRIS DATE OF SIGNATURE:  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 4731

G:\AProjects\700-799\B737\RDADS NEW\B737-REVISED-E-W2-SD1.dwg 9/7/2007 11:34:54 AM EDT

 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com	PROJECT MANAGER	DEPARTMENT MANAGER	SCALE:	CHECKED BY
	PROJMNGR	DEPTMNGR	1"=1000'	MTK
	SHEET TITLE E/W 2 R/W		DATE:	DRAWN BY
			7-18-07	JDM
			PROJECT NUMBER	DRAWING NUMBER
			B737SD01	B737
SHEET 1 OF 2				

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

COMMUNITY BOULEVARD  
TRACT R-3

TRADITION PLAT NO. 6  
P.B. 42 PGS. 5, 5A-5F  
TRADITION PARKWAY  
TRACT R-3

500°02'55"E  
300.00'

S89°57'05"W  
2815.58'

500°02'55"E  
419.18'

P.C.

P.O.C.

INTERSECTION OF THE  
CENTERLINE AND EAST LINE OF  
TRADITION PARKWAY

R=1582.00'  
Δ=60°54'06"  
L=1681.56'

UNPLATTED

UNPLATTED

S60°57'01"E  
437.56'

P.T.

P.C.

R=1560.00'  
Δ=61°02'35"  
L=1662.03'

PROPOSED E/W 1 R/W

MATCH LINE "A"

P.T.

75.00'  
150.00'

UNPLATTED

P.T.

MATCH LINE "A"

INTERSTATE 95

EAST LINE OF O.R.B.  
557, PG. 676 & WEST  
LINE OF SOUTHERN  
GROVES PARCEL

SOUTHERN GROVES  
PARCEL (EXHIBIT "B"  
O.R.B. 1536, PG.1703)

SECTION 16

SECTION 15

SECTION LINE

S00°05'34"W  
3387.83'

SECTION 22

15

14

SECTION 23

10' F.P.L. EASEMENT PER  
O.R.B. 444, PG. 600

PROPOSED  
COMMUNITY BOULEVARD

TRACT 3

SECTION 21  
TRACT 7

ACCESS EASEMENT

SECTION LINE

UNPLATTED

(WEST BOUNDARY)  
S00°05'34"W  
100.00'

TRACT 4

10' F.P.L. ESM'T PER  
O.R.B. 444, PG. 600

PROPOSED VILLAGE  
PARKWAY

SUBJECT PROPERTY  
E/W 2 RIGHT-OF-WAY  
5.756 ACRES +/-

SECTION LINE

N90°00'00"E  
75.00'

N75°59'37"E  
561.36'

(EAST BOUNDARY)  
R=4925.00'  
Δ=1°09'48"  
L=100.00'

R1  
S75°24'43"W  
RADIAL  
R2  
S76°34'31"W  
RADIAL

N90°00'00"E  
723.90'

R=5000.00'  
Δ=14°00'23"  
L=1222.30'

POINT OF TERMINATION  
WEST LINE OF PROPOSED VILLAGE PARKWAY

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LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- I.E.E. = INGRESS/EGRESS EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
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- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R/W = RIGHT-OF-WAY
- CL = CENTERLINE



SCALE: 1" = 1000'

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=1000'	CHECKED BY MTK
SHEET TITLE E/W 2 R/W		DATE: 7-18-07	DRAWN BY JDM
SHEET 2 OF 2		PROJECT NUMBER B737SD01	DRAWING NUMBER B737



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**EB 7917 / LB 7062**



## DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: PROPOSED E/W 3 RIGHT-OF-WAY

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH 00°02'55" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUE SOUTH 00°02'55" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 60°54'06", AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 60°57'01" EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 61°02'35", AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH 00°05'34" WEST ALONG SAID LINE, A DISTANCE OF 6555.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8001.97 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°11'17" WEST FROM THIS POINT);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID CENTERLINE, THRU A CENTRAL ANGLE OF 00°32'29", AN ARC DISTANCE OF 75.62 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 150.00 FOOT STRIP OF LAND (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 07°43'46" WEST FROM THIS POINT); THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°01'13", AN ARC DISTANCE OF 561.49 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 21°52'22", AN ARC DISTANCE OF 381.75 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 56°22'38" EAST ALONG SAID LINE, A DISTANCE OF 1338.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 63°48'53", AN ARC DISTANCE OF 2227.55 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 59°48'29" EAST ALONG SAID LINE, A DISTANCE OF 961.31 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°45'21", AN ARC DISTANCE OF 1038.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°33'50" EAST ALONG SAID LINE, A DISTANCE OF 1251.28 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24,729.33 FEET AND TO THE POINT OF TERMINATION OF SAID CENTERLINE OF 150.00 FOOT STRIP OF LAND (THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°52'33" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE EASTERLY LINE OF THE SOUTHERN GROVES PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703 AS EXHIBIT "B"; SAID STRIP OF LAND BING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED COMMUNITY BOULEVARD WHICH BEARS SOUTH 00°05'34" WEST AND BOUNDED ON THE EAST BY SAID EASTERLY LINE OF THE SOUTHERN GROVE PARCEL.

CONTAINING 26.724 ACRES, MORE OR LESS.

(REVISED 11-23-06 JDM)

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.

*Julian D. Morris* 8-29-09  
 JULIAN D. MORRIS, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4731 DATE OF SIGNATURE

SEE SHEET 2 OF 2 FOR SKETCH

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JOB No. B737	DRAWN: GRB	CHECKED: MTK	DESIGN: N/A	DATE: 6-30-05
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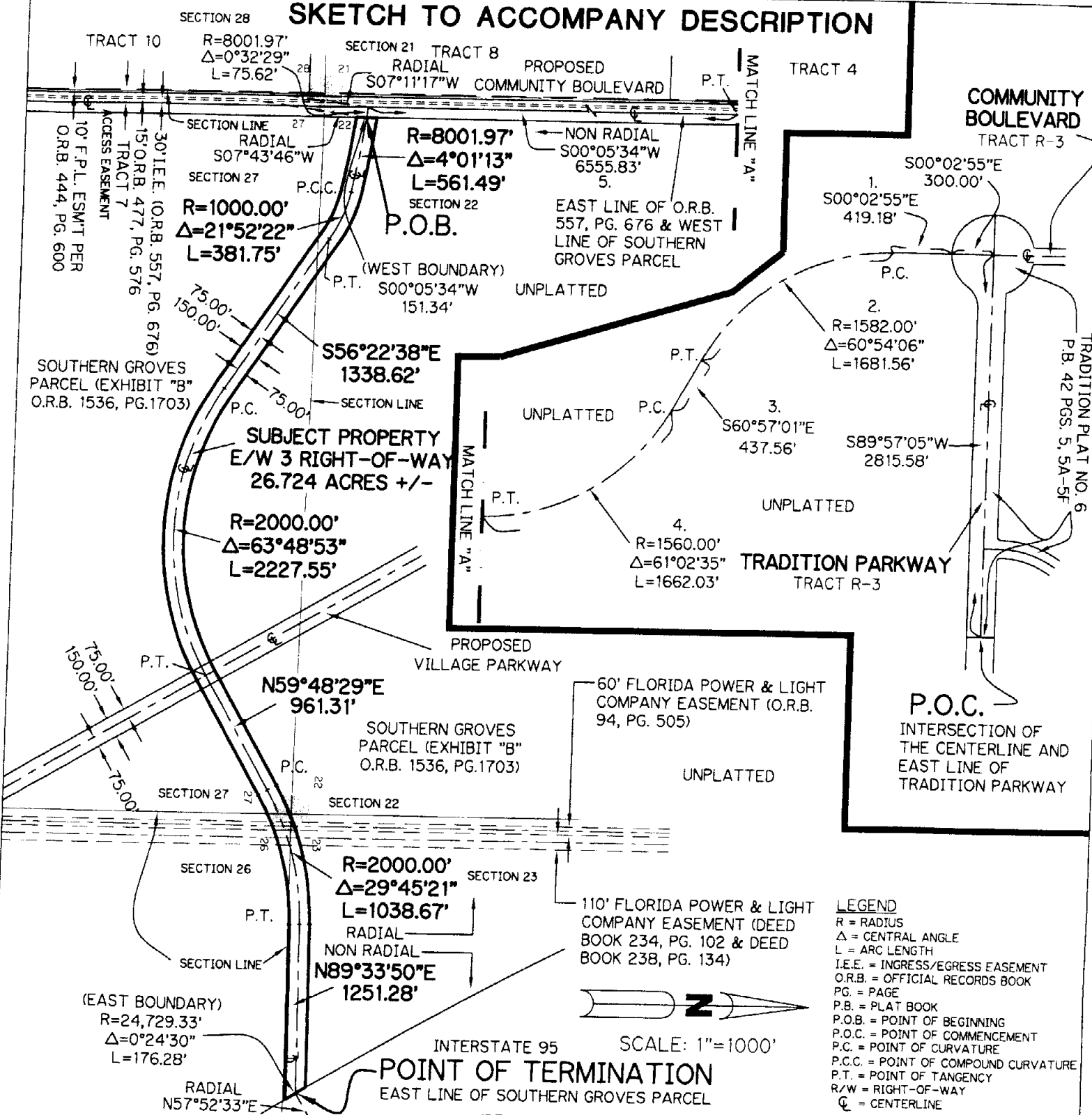


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SKETCH TO ACCOMPANY DESCRIPTION



SEE SHEET 1 OF 2 FOR DESCRIPTION

JOB No. #	DRAWN: XXX	CHECKED: XXX	DESIGN: XXX	DATE: #
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SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: PROPOSED E/W 4 RIGHT-OF-WAY (PAAR DRIVE)

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH 90°00'00" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 75.00 FOOT STRIP OF LAND (COMMUNITY BOULEVARD), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 150.00 FOOT STRIP OF LAND;

THENCE CONTINUE NORTH 90°00'00" EAST, A DISTANCE OF 823.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'21", AN ARC DISTANCE OF 1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 63°26'39" EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'04", AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°59'43" EAST, ALONG SAID LINE, A DISTANCE OF 1623.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF TERMINATION OF SAID 150.00 FOOT STRIP OF LAND. SAID POINT ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE)

SAID STRIP OF LAND BEING BOUNDED ON THE WEST BY THE EAST LINE OF SAID 75.00 FOOT STRIP OF LAND (COMMUNITY BOULEVARD) DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, WHICH BEARS NORTH 00°05'34" WEST AND BOUNDED ON THE EAST BY SAID 150.00 RIGHT-OF-WAY (VILLAGE PARKWAY) DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

*Julian D. Morris*  
 JULIAN D. MORRIS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731  
 DATE OF SIGNATURE: 10-4-07

G:\Projects\700-799\B737\ROADS NEW\B737-PAAR DRIVE-SD01.dwg 7/31/2007 9:47:58 AM EDT

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
		PROJECT NUMBER B737SD01	DRAWING NUMBER B737
SHEET 1 OF 7			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: PROPOSED E/W 4 RIGHT-OF-WAY (PAAR DRIVE) Continued

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID (VILLAGE PARKWAY) AND THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°59'43" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 750.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5156.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 707.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6551.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 986.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°14'14" EAST, A LONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE NORTH 83°50'31" EAST, A DISTANCE OF 904.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORD BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6987.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 82°52'58" WEST); THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°38'03", AN ARC DISTANCE OF 321.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°31'01" WEST); THENCE NORTH 85°31'50" WEST, ALONG SAID LINE, A DISTANCE OF 932.09 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6701.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5006.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 750.92 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID LINE A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 35.844 ACRES, MORE OR LESS.

G:\Projects\700-799\B737\ROADS NEW\B737-PAAR DRIVE-SD01.dwg 7/31/2007 9:47:58 AM EDT



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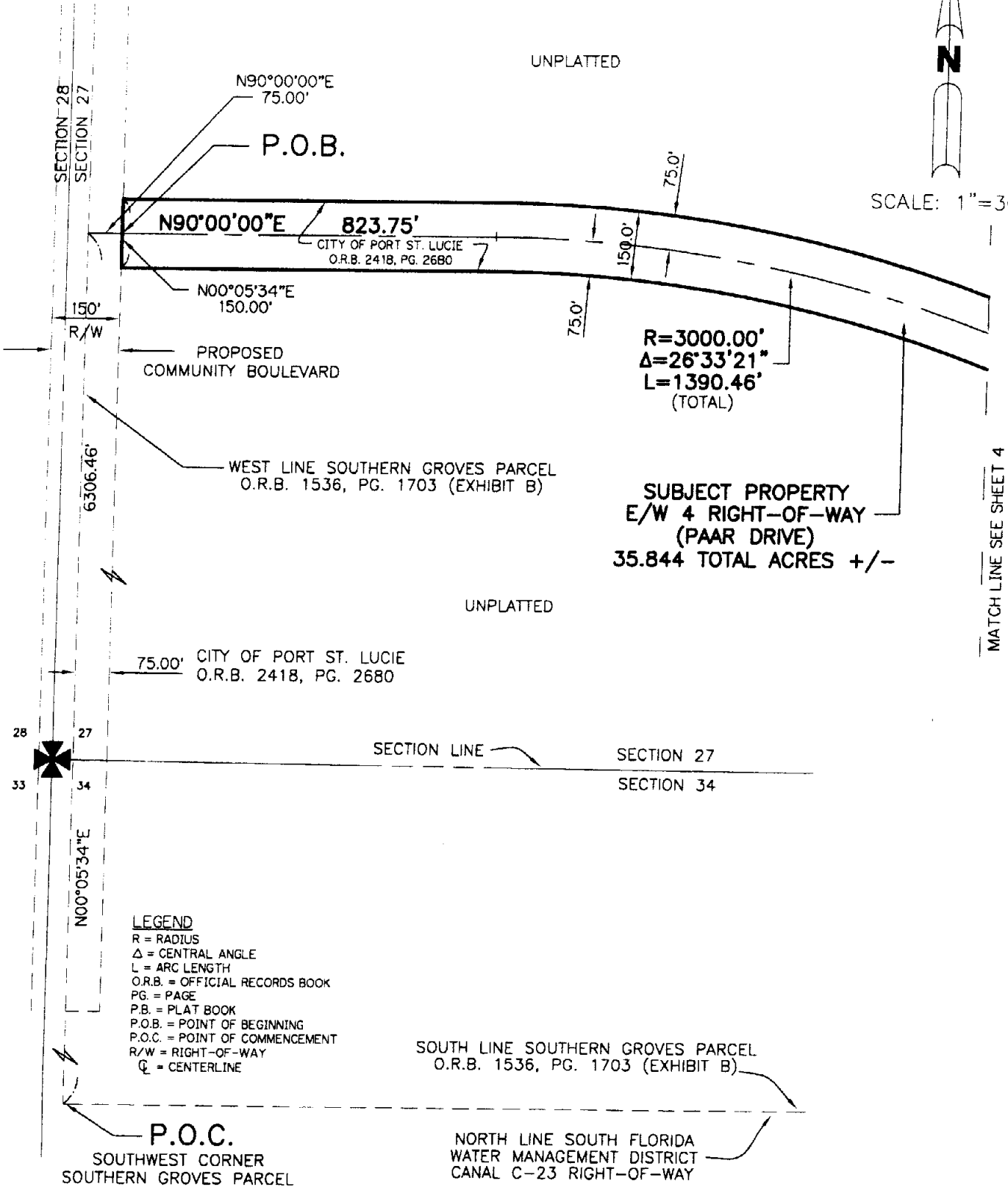
PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
		PROJECT NUMBER B737SD01	DRAWING NUMBER B737
SHEET 2 OF 7			

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DESCRIPTION TO ACCOMPANY SKETCH.  
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SCALE: 1"=300'



**LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.B. = PLAT BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R/W = RIGHT-OF-WAY  
 C = CENTERLINE

**P.O.C.**  
 SOUTHWEST CORNER  
 SOUTHERN GROVES PARCEL

SOUTH LINE SOUTHERN GROVES PARCEL  
 O.R.B. 1536, PG. 1703 (EXHIBIT B)

NORTH LINE SOUTH FLORIDA  
 WATER MANAGEMENT DISTRICT  
 CANAL C-23 RIGHT-OF-WAY

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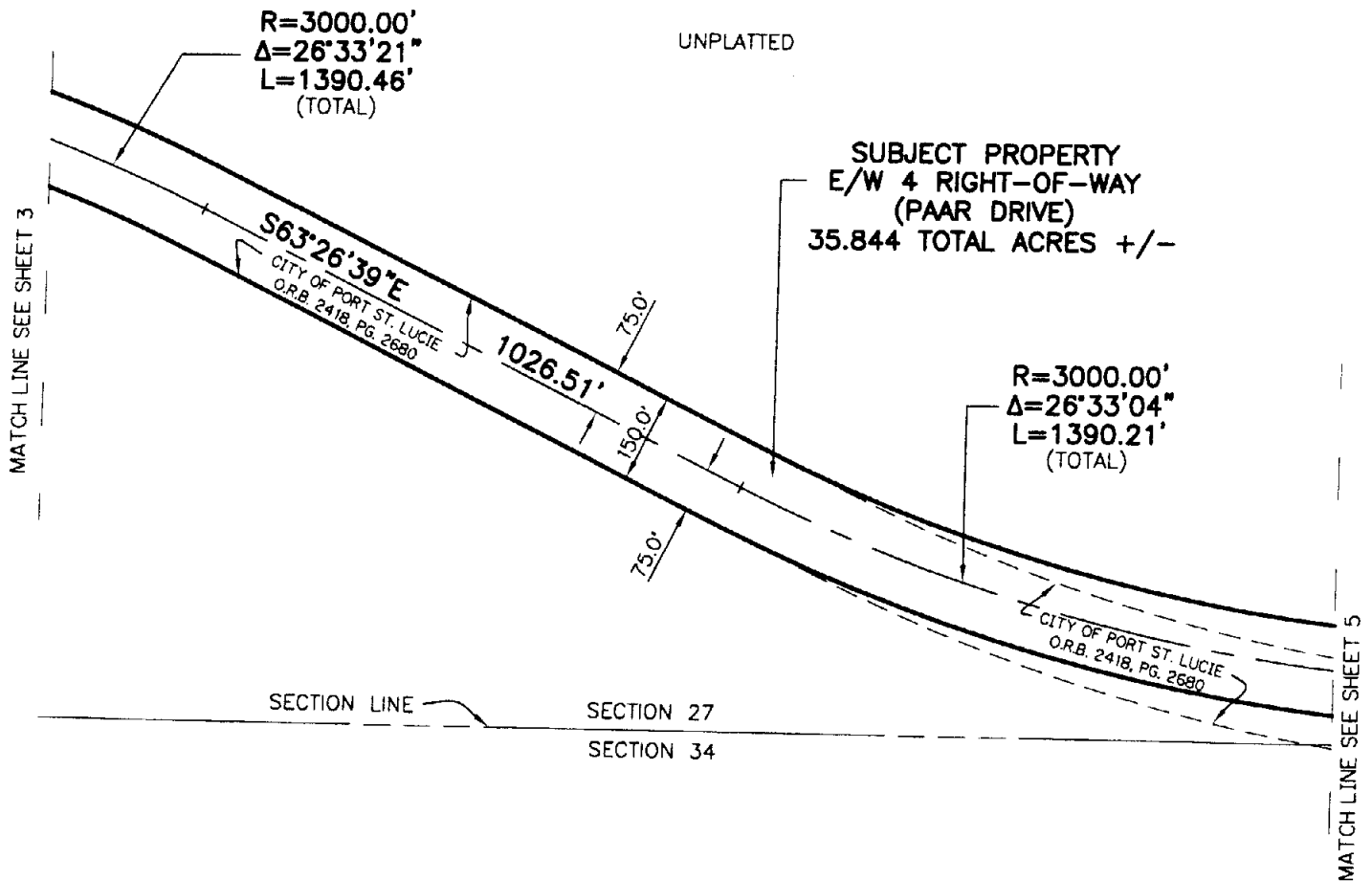
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PROJECT MANAGER PROJMGR	DEPARTMENT MANAGER DEPTMGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
		PROJECT NUMBER B737SD01	DRAWING NUMBER B737
SHEET 3 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



- LEGEND**
- R = RADIUS
  - Δ = CENTRAL ANGLE
  - L = ARC LENGTH
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT-OF-WAY
  - ℄ = CENTERLINE

UNPLATTED

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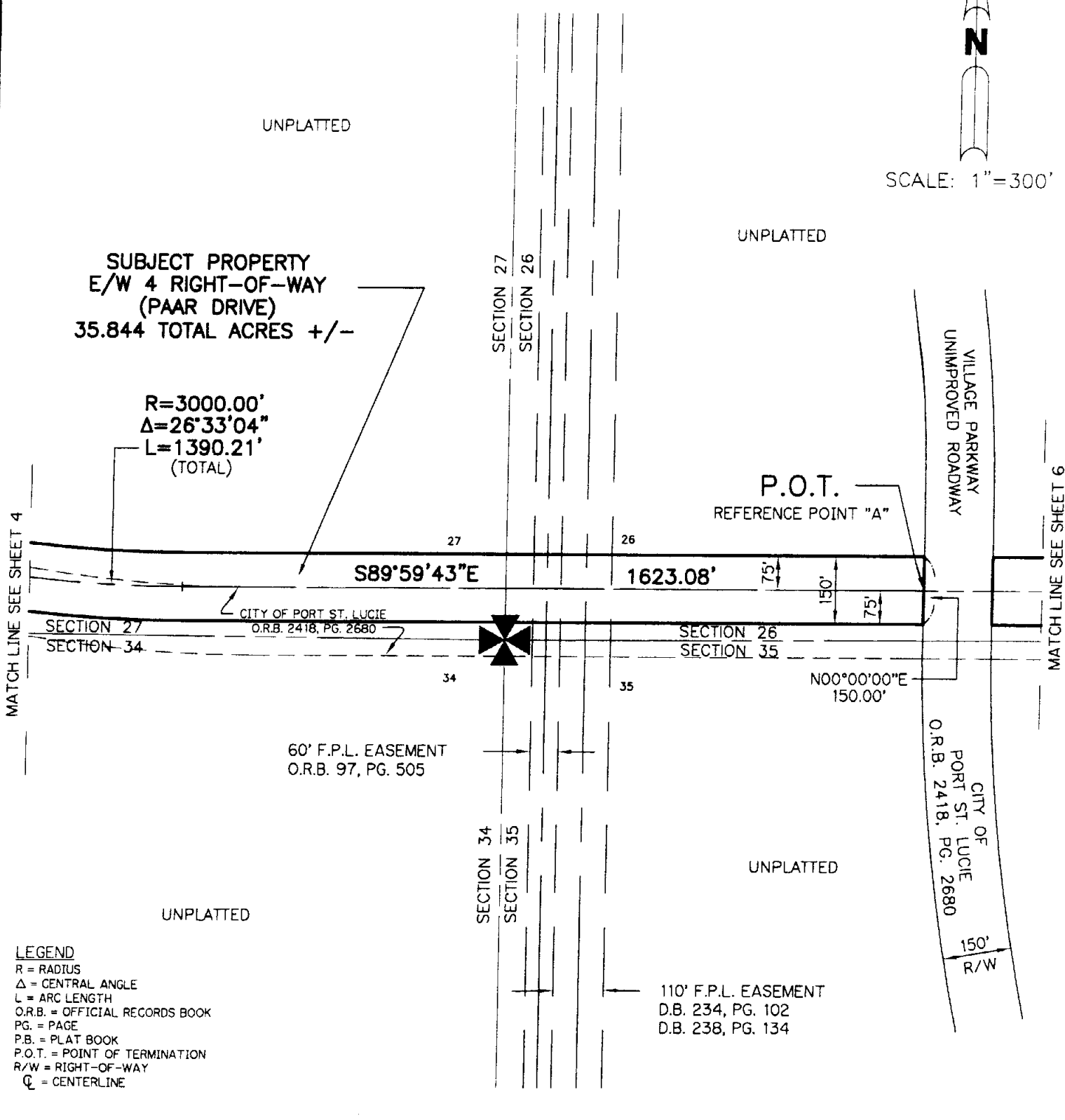
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
		PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>
SHEET 4 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



SUBJECT PROPERTY  
E/W 4 RIGHT-OF-WAY  
(PAAR DRIVE)  
35.844 TOTAL ACRES +/-

R=3000.00'  
Δ=26°33'04"  
L=1390.21'  
(TOTAL)

P.O.T.  
REFERENCE POINT "A"

CITY OF PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

60' F.P.L. EASEMENT  
O.R.B. 97, PG. 505

110' F.P.L. EASEMENT  
D.B. 234, PG. 102  
D.B. 238, PG. 134

CITY OF  
PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

150'  
R/W

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

- LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.B. = PLAT BOOK  
 P.O.T. = POINT OF TERMINATION  
 R/W = RIGHT-OF-WAY  
 CL = CENTERLINE

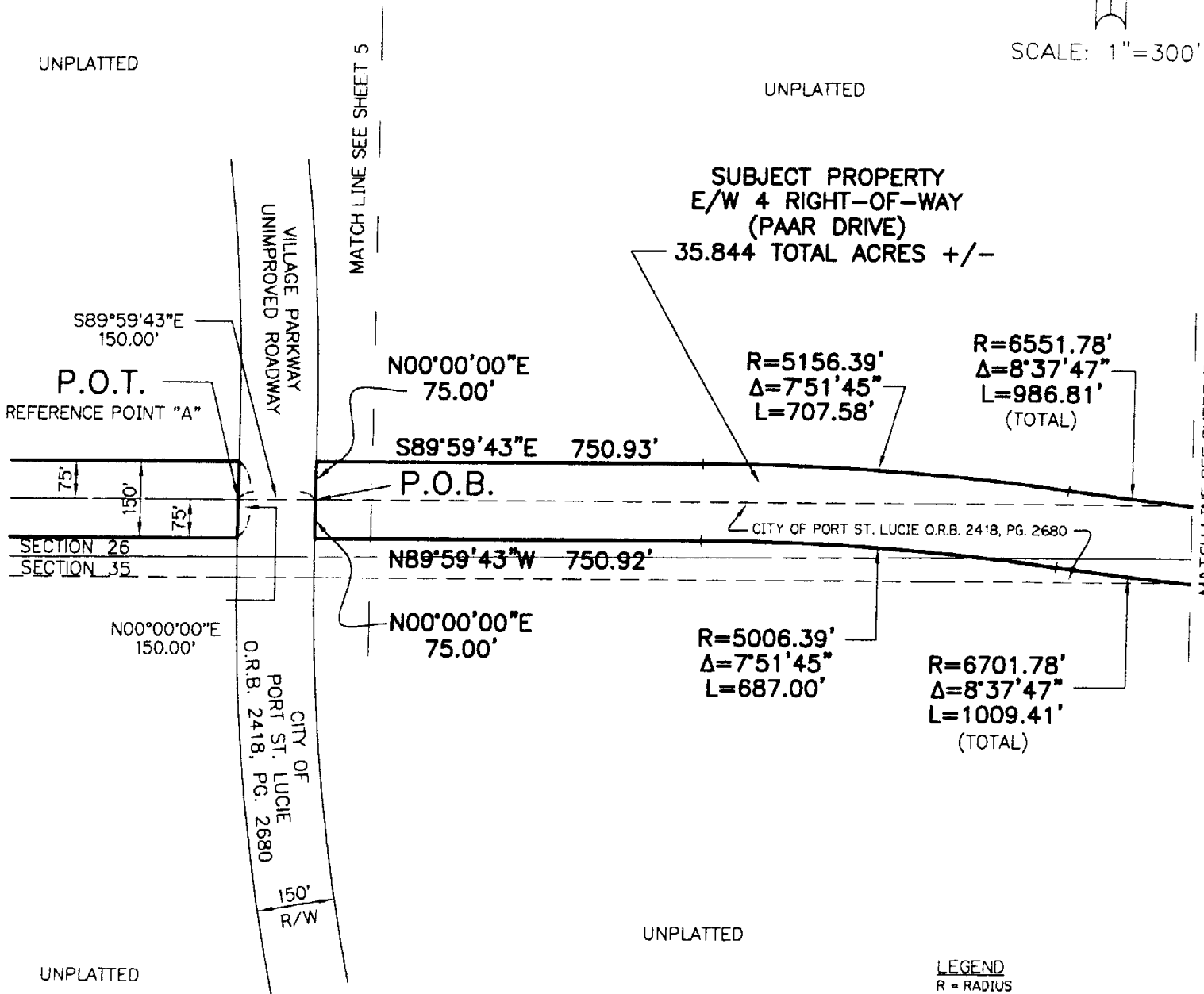
G:\Projects\700-799\B737\ROADS NEW\B737-PAAR DRIVE-SD03.dwg 7/31/2007 10:09:16 AM EDT

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	SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
			PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>
	SHEET 5 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.B. = PLAT BOOK  
 P.O.B. = POINT OF BEGINNING  
 P.O.T. = POINT OF TERMINATION  
 R/W = RIGHT-OF-WAY  
 CL = CENTERLINE

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
SHEET 6 OF 7		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'

WEST LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)  
AND CENTERLINE COMMUNITY BLVD.

UNPLATTED

SUBJECT PROPERTY  
E/W 4 RIGHT-OF-WAY  
(PAAR DRIVE)  
35.844 TOTAL ACRES +/-

WESTERLY LINES OF LANDS DESCRIBED  
IN ORDER OF TAKING, O.R.B. 311, PG. 2946

R=6551.78'  
Δ=8°37'47"  
L=986.81'  
(TOTAL)

N89°14'14"E  
274.10'

N83°50'31"E

904.00'

S82°52'58"W  
RADIAL

R=6987.97'  
Δ=2°38'03"  
L=321.27'

SECTION 26  
SECTION 35

CITY OF PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

S89°14'14"W  
274.10'

N85°31'50"W

932.09'

S85°31'01"W  
RADIAL

R=6701.78'  
Δ=8°37'47"  
L=1009.41'  
(TOTAL)

UNPLATTED

WEST LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)  
AND CENTERLINE COMMUNITY BLVD.

WESTERLY LINES OF LANDS DESCRIBED  
IN ORDER OF TAKING, O.R.B. 311, PG. 2946

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINATION
- R/W = RIGHT-OF-WAY
- CL = CENTERLINE

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
PROJECT NUMBER B737SD01		DRAWING NUMBER B737	
SHEET 7 OF 7			



SKETCH TO ACCOMPANY DESCRIPTION

**EXHIBIT**  
**6**

LEGAL DESCRIPTION – BECKER ROAD

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHERN GROVES PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 00°05'02" EAST ALONG THE WEST BOUNDS OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979, A DISTANCE OF 194.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 2571.78 FEET, CENTRAL ANGLE 05°39'26", A DISTANCE 253.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 08°27'40" WEST A DISTANCE OF 253.83 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 11°44'22" WEST A DISTANCE OF 114.03 FEET TO A POINT; THENCE NORTH 10°18'25" WEST A DISTANCE OF 31.91 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5833.00 FEET, CENTRAL ANGLE 03°22'11", A DISTANCE OF 343.05 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 08°37'20" WEST A DISTANCE OF 343.00 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 81°56'24" WEST A DISTANCE OF 184.13 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 313.81 FEET TO A POINT; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 563.00 FEET TO A POINT; THENCE NORTH 00°00'00" WEST A DISTANCE OF 385.78 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 7545.00 FEET, CENTRAL ANGLE 01°21'02", A DISTANCE OF 177.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 85°12'01" WEST A DISTANCE OF 177.83 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 80°45'14" WEST A DISTANCE OF 653.24 FEET TO A POINT; THENCE SOUTH 89°57'55" WEST A DISTANCE OF 938.09 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE 12°18'03", A DISTANCE OF 1089.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 83°53'04" WEST A DISTANCE OF 1087.47 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH 54°22'43" WEST A DISTANCE 51.93 FEET TO A POINT; THENCE NORTH 73°22'54" WEST A DISTANCE OF 152.26 FEET TO A POINT; THENCE NORTH 34°08'22" WEST A DISTANCE OF 46.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE 02°55'38", A DISTANCE OF 259.28 FEET TO A POINT OF TANGENCY LOCATED NORTH 73°47'11" WEST A DISTANCE OF 259.25 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 72°19'20" WEST A DISTANCE OF 2451.73 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE 17°35'06", A DISTANCE OF 1511.56 FEET TO A POINT OF TANGENCY LOCATED NORTH 81°06'53" WEST A DISTANCE OF 1505.64 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 89°54'26" WEST A DISTANCE OF 2123.92 FEET TO A POINT IN THE WESTERLY BOUNDS OF THE SOUTHERN GROVES PARCEL FIRST ABOVE MENTIONED; THENCE NORTH 00°05'34" EAST ALONG THE WESTERLY BOUNDS THEREOF A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF A STRIP OF LAND KNOWN AS COMMUNITY BOULEVARD, DESCRIBED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°54'26" EAST ALONG THE SOUTHERLY BOUNDS

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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE SOUTHERN GROVES PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 1 OF 9

SKETCH TO ACCOMPANY DESCRIPTION

LEGAL DESCRIPTION CONTINUED

AND PASSING THROUGH THE SOUTHEAST CORNER OF SAID CONVEYANCE, A DISTANCE OF 2123.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE 17°35'06", A DISTANCE OF 1557.60 FEET TO A POINT OF TANGENCY LOCATED SOUTH 81°06'53" EAST A DISTANCE OF 1551.49 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH 72°19'20" EAST A DISTANCE OF 2451.73 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE 02°36'05", A DISTANCE OF 223.61 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED SOUTH 73°37'25" EAST A DISTANCE OF 223.59 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 58°01'46" EAST A DISTANCE OF 58.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE DEFINING THE WESTERLY BOUNDS OF A STRIP OF LAND KNOWN AS VILLAGE PARKWAY, DESCRIBED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF THIS LAST MENTIONED CONVEYANCE THE FOLLOWING THREE (3) COURSES; (1) SOUTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 3201.00 FEET, CENTRAL ANGLE 00°42'53", A DISTANCE OF 39.93 FEET TO A POINT LOCATED SOUTH 10°37'32" WEST A DISTANCE OF 39.93 FEET FROM THE POINT LAST ABOVE DESCRIBED; (2) EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE 01°44'51", A DISTANCE OF 150.20 FEET TO A POINT LOCATED SOUTH 76°51'51" EAST A DISTANCE OF 150.20 FEET FROM THE POINT LAST ABOVE MENTIONED; (3) NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 3051.00 FEET, CENTRAL ANGLE 00°54'43", A DISTANCE OF 48.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 10°35'00" EAST A DISTANCE OF 48.57 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH 33°17'26" EAST A DISTANCE OF 55.88 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4911.00 FEET, CENTRAL ANGLE 03°18'46", A DISTANCE OF 283.95 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED SOUTH 79°16'38" EAST A DISTANCE OF 283.91 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH 73°21'07" EAST A DISTANCE OF 98.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE 07°57'45", A DISTANCE OF 684.44 FEET TO A POINT OF TANGENCY LOCATED SOUTH 86°03'13" EAST A DISTANCE OF 683.89 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 89°57'55" EAST A DISTANCE OF 938.09 FEET TO A POINT; THENCE NORTH 81°03'24" EAST A DISTANCE OF 652.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 5636.00 FEET, CENTRAL ANGLE 03°39'29", A DISTANCE OF 359.82 FEET TO A POINT OF TANGENCY LOCATED NORTH 83°03'58" EAST A DISTANCE OF 359.76 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 81°14'13" EAST A DISTANCE OF 542.30 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5203.00 FEET, CENTRAL ANGLE 03°11'55", A DISTANCE OF 290.46 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 02°46'53" EAST A DISTANCE OF 290.43 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 10°47'21" EAST A DISTANCE OF 87.10 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5194.00 FEET, CENTRAL ANGLE 00°53'25", A DISTANCE OF 80.71 FEET TO A POINT OF TANGENCY LOCATED NORTH 05°46'51" EAST A DISTANCE OF 80.71 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 06°13'34" EAST A DISTANCE OF 287.47 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 3970.83 FEET, CENTRAL ANGLE

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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE SOUTHERN GROVES PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 2 OF 9

SKETCH TO ACCOMPANY DESCRIPTION

LEGAL DESCRIPTION CONTINUED

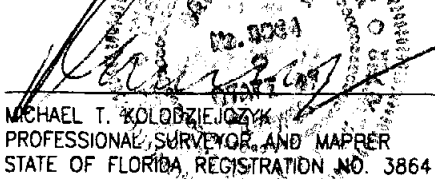
06°22'07", A DISTANCE OF 441.36 FEET TO A POINT OF TANGENCY LOCATED NORTH 03°02'30" EAST A DISTANCE OF 441.14 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 00°08'33" WEST A DISTANCE OF 526.63 FEET TO A POINT IN THE WESTERLY BOUNDS OF INTERSTATE I-95 REFERRED TO ABOVE; THENCE ALONG THE WESTERLY BOUNDS THEREOF THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 04°25'12" EAST A DISTANCE OF 8.72 FEET TO A POINT OF CURVATURE; (2) SOUTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 24381.33 FEET, CENTRAL ANGLE 04°30'14", A DISTANCE OF 1916.56 FEET TO A POINT OF TANGENCY LOCATED SOUTH 02°10'05" EAST A DISTANCE OF 1916.07 FEET FROM THE POINT LAST ABOVE MENTIONED; (3) SOUTH 00°05'02" WEST A DISTANCE OF 724.96 FEET TO A POINT; (4) SOUTH 09°10'27" WEST A DISTANCE OF 101.27 FEET TO A POINT; (5) SOUTH 00°05'02" WEST A DISTANCE OF 288.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 54.052 ACRES OF LAND, MORE OR LESS.

G:\AP\Projects\800-899\PL865\CAD\SURVEY\PL865 SD BECKER ROAD 07-19-2007.dwg 7/26/2007 7:21:42 AM EDT

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

  
 MICHAEL T. KOLODZIEJCZYK  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA, REGISTRATION NO. 3864

8-29-07  
 DATE OF SIGNATURE:



**ARCADIS**  
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 Port St. Lucie, Florida 34986  
 Tel: (772) 878-1700 Fax: (772) 878-1802  
 www.arcadis-us.com

PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE SOUTHERN GROVES PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 3 OF 9

DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY

WEST BOUNDARY OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979

MATCH LINE

SHEET 9  
SHEET 4

C2  
R=5194.00'  
Δ=0°53'25"  
L=80.71'  
CB=N05°46'51"E  
CD=80.71'

N10°47'21"E (N.R.)  
87.10'

C3  
R=5203.00'  
Δ=3°11'55"  
L=290.46'  
CB=N02°46'53"E  
CD=290.43'

C4  
R=5636.00'  
Δ=3°39'29"  
L=359.82'  
CB=N83°03'58"E  
CD=359.76'

TOTAL  
N89°57'55"E 938.09'

(N.R.)  
N81°03'24"E 652.56'

N81°14'13"E (N.R.)  
542.30'

TOTAL  
R=24381.33'  
Δ=4°30'14"  
L=1916.56'  
CB=S02°10'05"E  
CD=1916.07'

SHEET 5  
SHEET 4

BECKER ROAD

O.R.B. 2418, PG. 2680

INTERSTATE I-95

MATCH LINE

(N.R.)  
N80°45'14"W 653.24'

S89°57'55"W 938.09'  
TOTAL

TOTAL AREA  
54.052 ACRES

C13  
R=7545.00'  
Δ=1°21'02"  
L=177.84'  
CB=N85°12'01"W  
CD=177.83'



SCALE: 1"=300'

LEGEND:

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS

SOUTH LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

C14  
R=5833.00'  
Δ=3°22'11"  
L=343.05'  
CB=N08°37'20"W  
CD=343.00'

N10°18'25"W 31.91'

(N.R.)  
N11°44'22"W 114.03'

C15  
R=2571.78'  
Δ=5°39'26"  
L=253.93'  
CB=N08°27'40"W  
CD=253.83'

P.O.B.

(N.R.)  
N81°56'24"W 184.13'  
S00°00'00"E 313.81'  
S00°05'02"W 724.96'  
S09°10'27"W 101.27'  
S00°05'02"E 194.54'  
288.89'  
N00°05'02"W 500°05'02"W (N.R.)

P.O.C.

S.E. COR. OF SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

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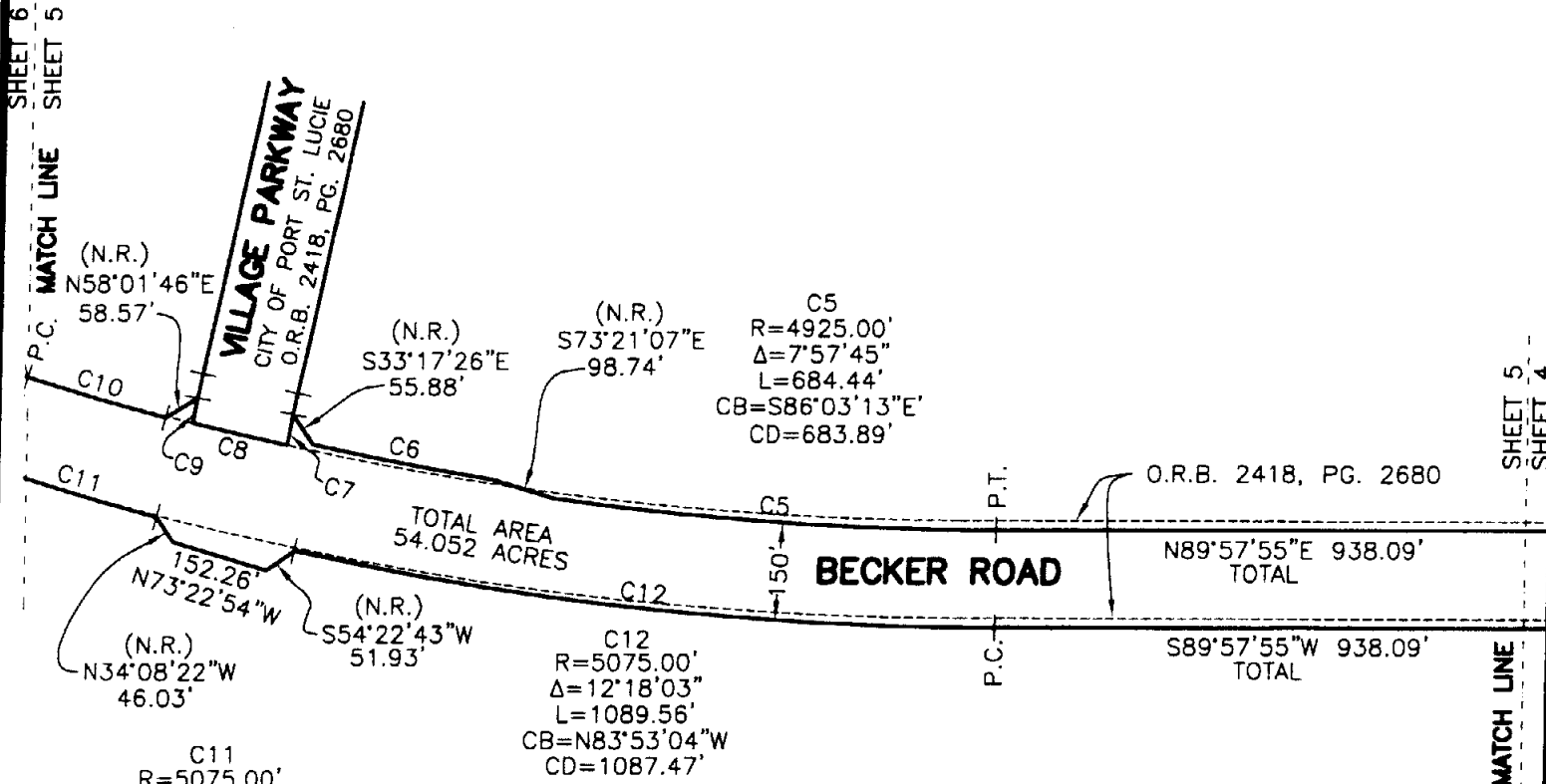
590 NW PEACOCK BLVD., SUITE 10  
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 4 OF 9

DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY

C10 R=4925.00' Δ=2°36'05" L=223.61' CB=S73°37'25"E CD=223.59'	C9 R=3201.00' Δ=0°42'53" L=39.93' CB=S10°37'32"W CD=39.93'	C8 R=4925.00' Δ=1°44'51" L=150.20' CB=S76°51'51"E CD=150.20'	C7 R=3051.00' Δ=0°54'43" L=48.57' CB=N10°35'00"E CD=48.57'	C6 R=4911.00' Δ=3°18'46" L=283.95' CB=S79°16'38"E CD=283.91'
--	---	---	---	---



**LEGEND:**

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS

SCALE: 1"=300'

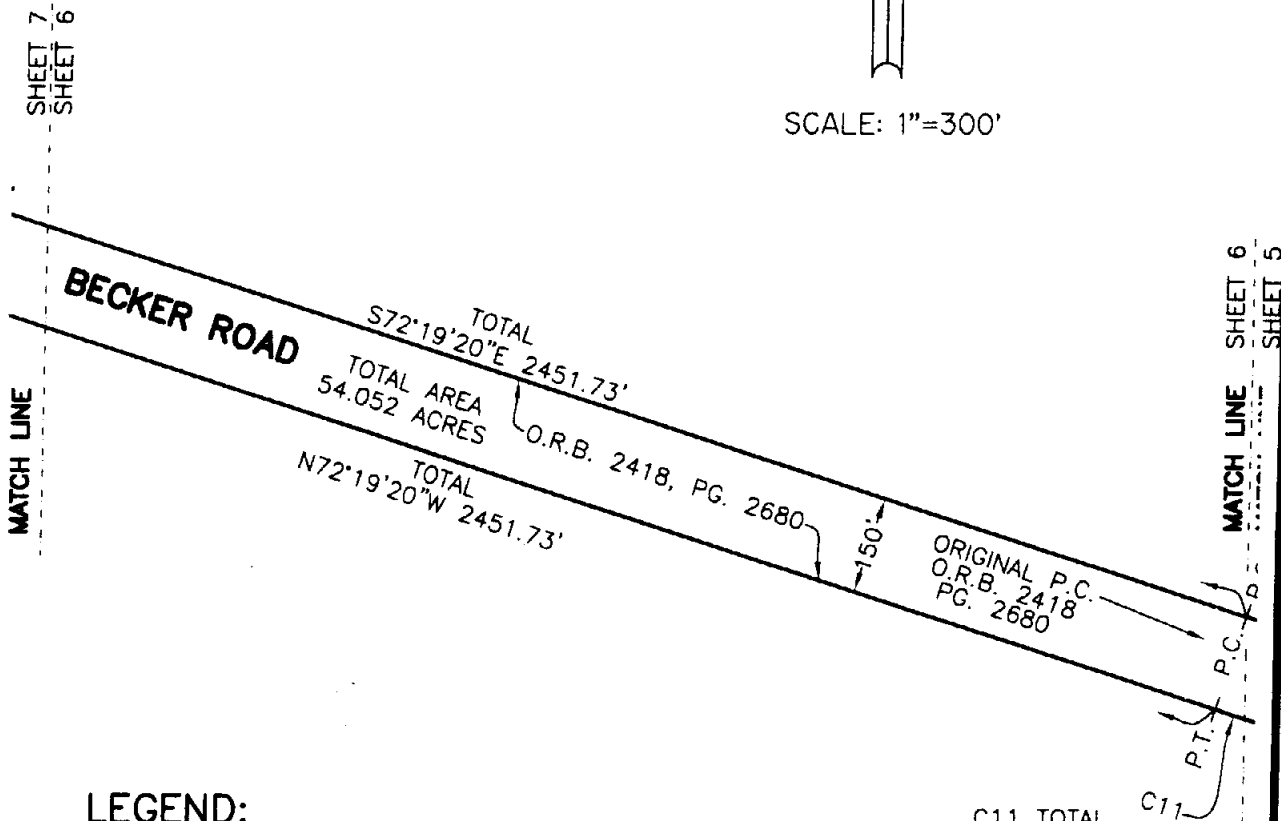
G:\Projects\800-899\PL865\CAD\SURVEY\PL865 SD BECKER ROAD 07-19-2007.dwg 7/26/2007 7:21:42 AM EDT

<p><b>ARCADIS U.S., Inc.</b> 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
			PROJECT NUMBER PL865	DRAWING NUMBER 5 OF 9

DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY



SCALE: 1"=300'



**LEGEND:**

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS

C11 TOTAL  
R=5075.00'  
Δ=2°55'38"  
L=259.28'  
CB=N73°47'11"W  
CD=259.25'

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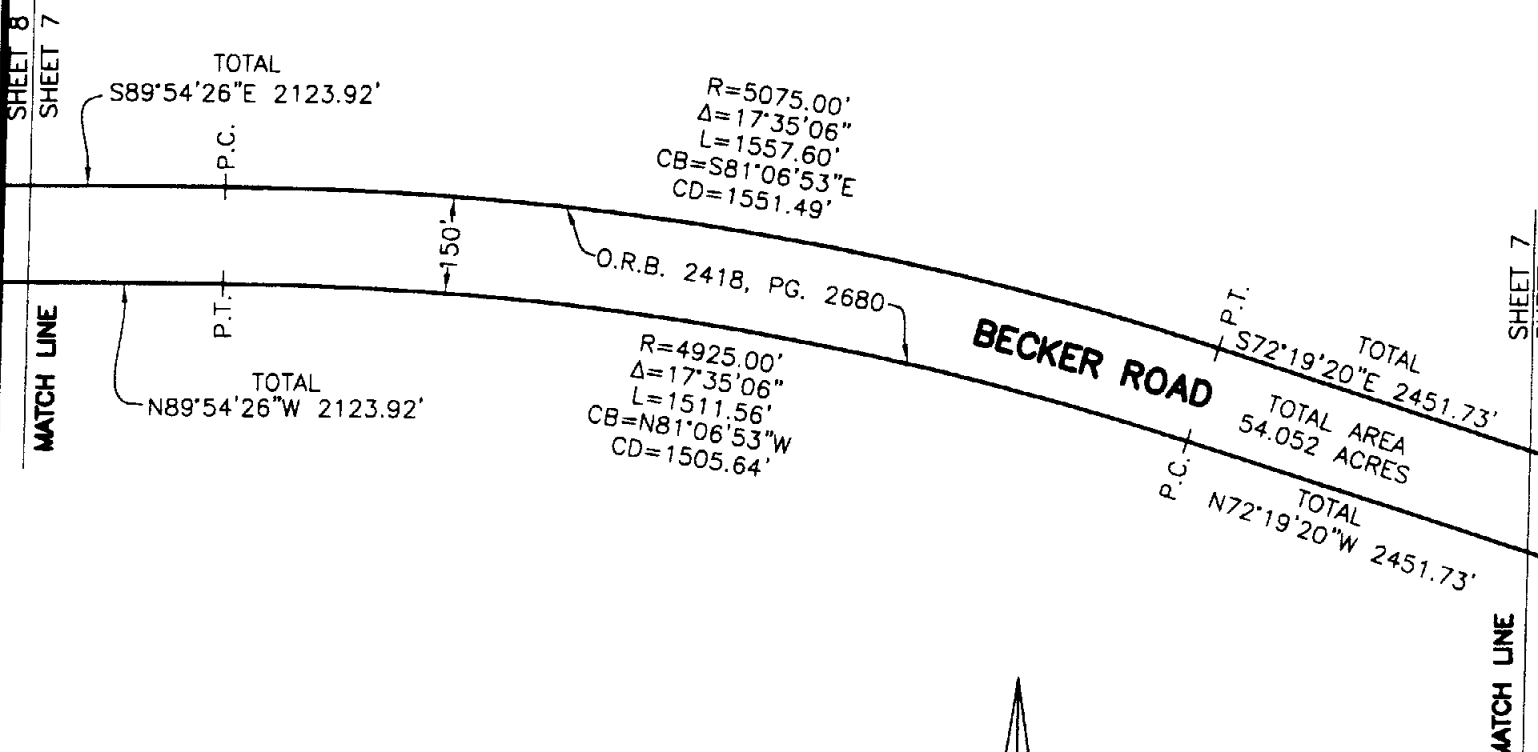


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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 6 OF 9

DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY



**LEGEND:**

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS



SCALE: 1"=300'

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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 7 OF 9

DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY



SCALE: 1"=300'

COMMUNITY BOULEVARD

75' CITY OF PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

TOTAL  
S89°54'26"E 2123.92'

N00°05'34"E

150.00'

O.R.B. 2418, PG. 2680

**BECKER ROAD**

TOTAL AREA  
54.052 ACRES

TOTAL  
N89°54'26"W 2123.92'

WEST LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

SHEET 8  
SHEET 7

MATCH LINE

**LEGEND:**

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS

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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 8 OF 9



DESCRIPTION TO ACCOMPANY SKETCH  
THIS IS NOT A SURVEY

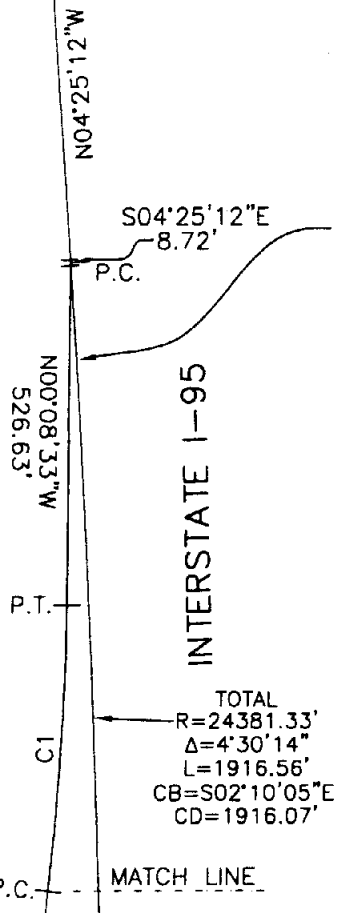
LEGEND:

- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N.R. = NOT RADIAL
- N.R. = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R = RADIUS



SCALE: 1"=300'

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WEST BOUNDARY OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979

C1  
R=3970.83'  
Δ=6°22'07"  
L=441.36'  
CB=N03°02'30"E  
CD=441.14'

TOTAL  
R=24381.33'  
Δ=4°30'14"  
L=1916.56'  
CB=S02°10'05"E  
CD=1916.07'

SHEET 9  
SHEET 4

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PROJECT MANAGER MTK	DEPARTMENT MANAGER PW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE SKETCH OF DESCRIPTION PROPOSED BECKER ROAD PREPARED FOR CITY OF PORT ST. LUCIE		DATE: 07-18-2007	DRAWN BY BKH
		PROJECT NUMBER PL865	DRAWING NUMBER 9 OF 9

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: CORNER CLIP @ E/W 1 R/W & VILLAGE PARKWAY

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION OF THE NORTHEAST CORNER OF PARCEL 4A AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. SAID POINT ALSO BEING A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3925.00 FEET;

THENCE TRAVERSING THE EASTERLY BOUNDARY OF SAID PARCEL 4A AND THE WESTERLY LINE OF SAID (VILLAGE PARKWAY) BY THE FOLLOWING TWO (2) COURSES:

1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 5°45'47", AN ARC DISTANCE OF 394.80 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 11°42'39" EAST AS A BASIS OF BEARINGS, ALONG SAID LINE, A DISTANCE OF 396.12 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY OF PARCEL 4A, CONTINUE ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY) BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 11°42'39" EAST, A DISTANCE OF 175.82 FEET TO THE POINT OF BEGINNING;
2. CONTINUE SOUTH 11°42'39" EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 59°24'38" WEST, DEPARTING SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 33.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF A RIGHT-OF-WAY PARCEL (E/W 1 R/W), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 16°45'55" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THRU A CENTRAL ANGLE OF 0°41'25", AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.007 ACRES, MORE OR LESS.

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

JULIAN D. MORRIS  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 4735  
DATE OF SIGNATURE: 8-29-07

G:\AProjects\700-799\B737\ROADS NEW\B737-CORNERS E-W 1-VILLAGE-SD02.dwg, 8/27/2007 1:57:19 PM EDT

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	SHEET TITLE CORNERS @ PARKWAY/VILLAGE		DATE: 8-07-07	DRAWN BY JDM	
			PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>	
	SHEET 1 OF 2				

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

P.O.C.  
N.E. CORNER PARCEL 4A



SCALE: 1"=100'

R=3925.00'  
Δ=5°45'47"  
L=394.80'

10' P.U.E.

10' P.U.E.

PARCEL 4A  
SOUTHERN GROVE PLAT NO. 4  
P.B. 56 PGS. 18 THRU 23

PARCEL 5  
SOUTHERN GROVE PLAT NO. 4  
P.B. 56 PGS. 18 THRU 23

VILLAGE  
PARKWAY  
CITY OF PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

LIMITS OF PLAT

LIMITS OF PLAT

10' P.U.E.

E/W 1 R/W  
O.R.B. 2418  
PG. 2671

P.O.B.

NORTH LINE SOUTHERN  
GROVES TRACT

CENTERLINE 30' I.E.E.

E/W 1 R/W  
O.R.B. 2418, PG. 2680  
150' R/W

S11°42'39"E  
396.12'

S11°42'39"E  
175.82'

N16°45'55"W  
RAD.

S11°42'39"E  
25.00'

N59°24'38"W  
33.65'

R=2075.00'  
Δ=0°41'25"  
L=25.00'

UNPLATTED

UNPLATTED

150' R/W

**LEGEND**

- I.E.E. = INGRESS EGRESS EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- R/W = RIGHT-OF-WAY

G:\Projects\700-799\B737\ROADS NEW\B737-CORNERS E-W 1-VILLAGE-SD02.dwg 8/7/2007 1:57:19 PM EDT

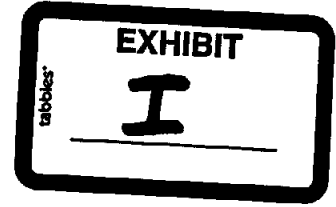
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Port St. Lucie, Florida 34986

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www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=100'	CHECKED BY MTK
SHEET TITLE CORNERS @ E/W 1 R/W & VILLAGE		DATE: 8-07-07	DRAWN BY JDM
SHEET 1 OF 2		PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: CORNER CLIPS • PAAR DRIVE & VILLAGE PARKWAY

BEING FOUR PARCELS OF LAND LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND (PARCEL 1) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH 90°00'00" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 898.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'21", AN ARC DISTANCE OF 1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 63°26'39" EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'04", AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°59'43" EAST, ALONG SAID LINE, A DISTANCE OF 1623.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'43" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 45°00'08" EAST, A DISTANCE OF 42.42 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF (VILLAGE PARKWAY); THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0103 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND (PARCEL 2) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 44°59'52" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0103 ACRES, MORE OR LESS.

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

*Julian D. Morris* 8-27-07  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

G:\Projects\700-799\B737\ROADS NEW\B737-CORNERS PAAR-VILLAGE-SD01.dwg 8/3/2007 9:59:36 AM EDT

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 www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 1 OF 6		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: CORNER CLIPS • PAAR DRIVE & VILLAGE PARKWAY (Continued)

TOGETHER WITH A PARCEL OF LAND (PARCEL 3) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 44°59'52" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 42.43 FEET; THENCE NORTH 89°59'43" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0103 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND (PARCEL 4) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY); THENCE SOUTH 00°00'00" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'43" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 45°00'08" WEST, A DISTANCE OF 35.35 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY LINE OF (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0071 ACRES, MORE OR LESS.

CONTAINING 0.0381 TOTAL ACRES, MORE OR LESS.

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 2 OF 6		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

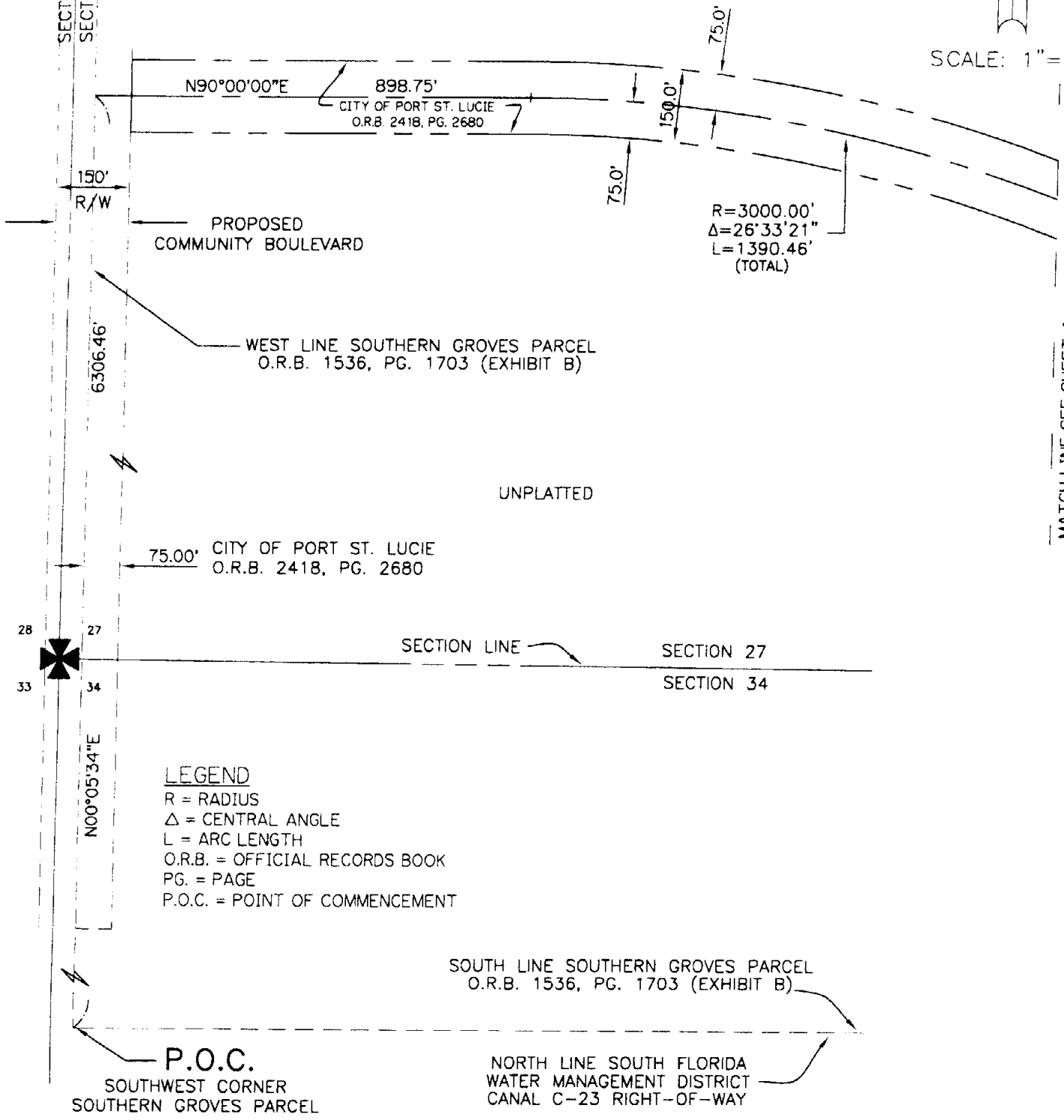
DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'

UNPLATTED

SECTION 28  
SECTION 27



MATCH LINE SEE SHEET 4

UNPLATTED

28  
33



27  
34

SECTION LINE SECTION 27  
SECTION 34

- LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.O.C. = POINT OF COMMENCEMENT

SOUTH LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

P.O.C.  
SOUTHWEST CORNER  
SOUTHERN GROVES PARCEL

NORTH LINE SOUTH FLORIDA  
WATER MANAGEMENT DISTRICT  
CANAL C-23 RIGHT-OF-WAY

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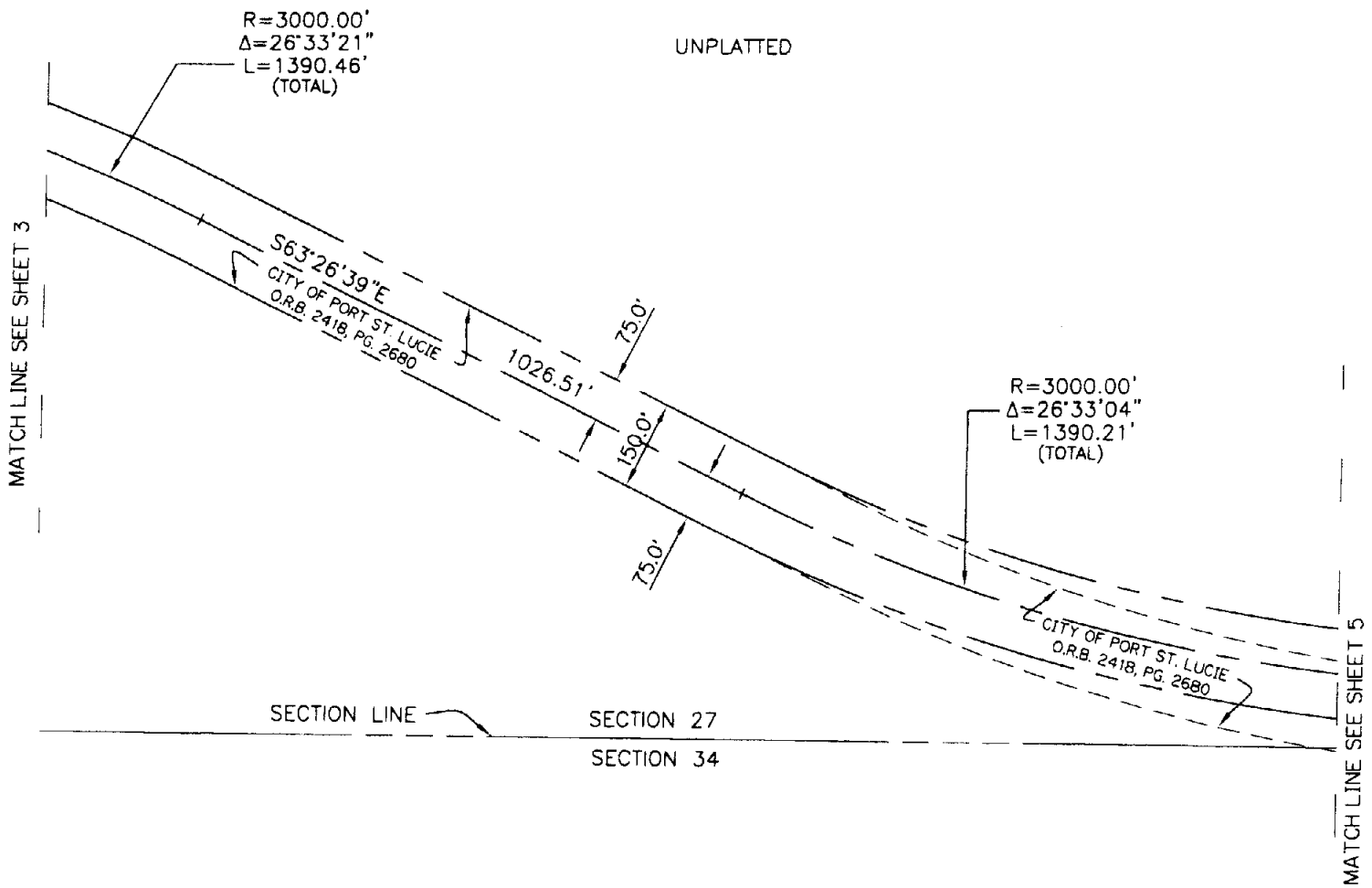
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 3 OF 6		PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE

UNPLATTED

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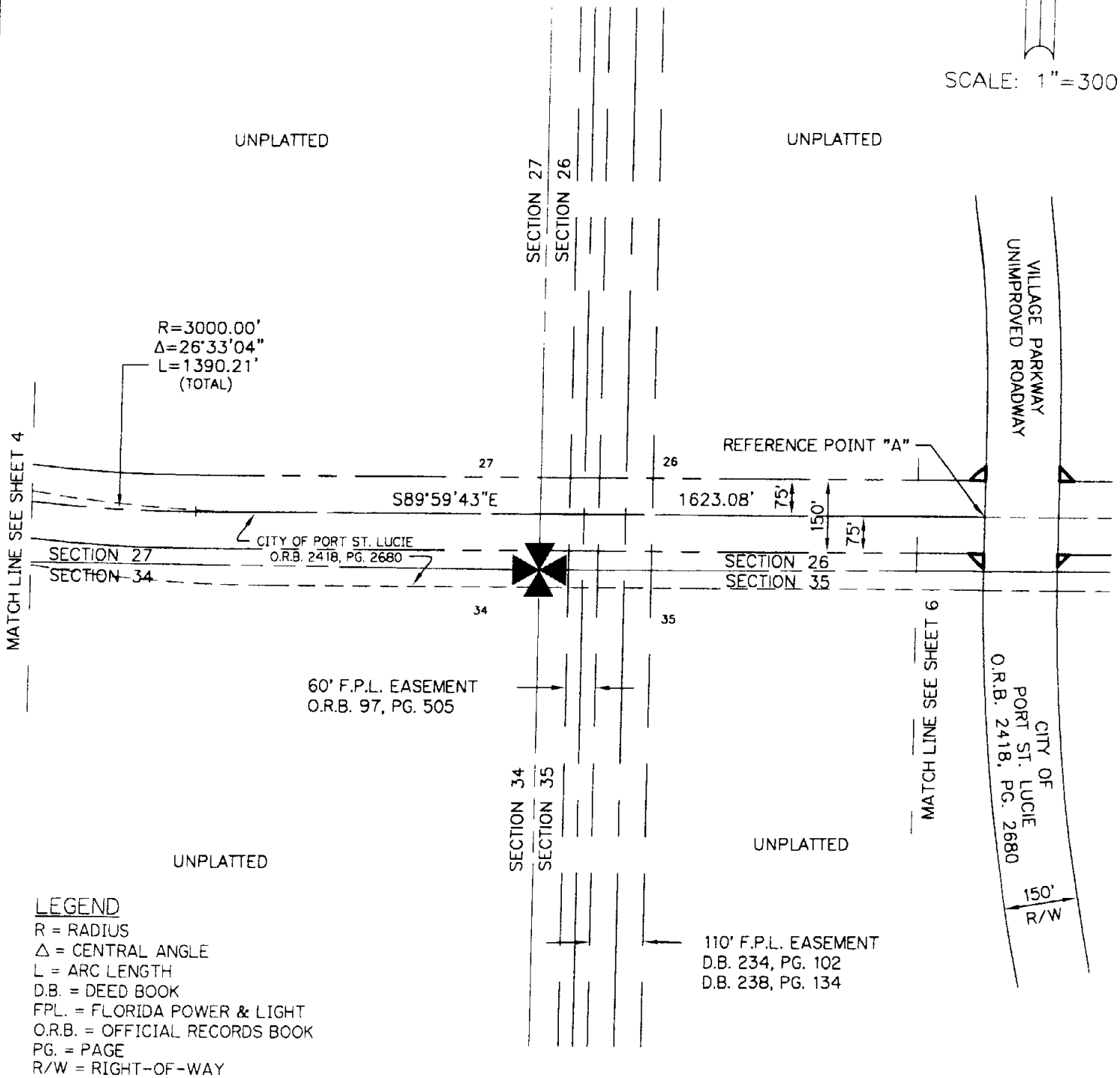
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 4 OF 6		PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- D.B. = DEED BOOK
- FPL. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY

G:\Projects\700-799\B737\ROADS NEW\B737-PAAR DRIVE-SD03.dwg 7/31/2007 10:09:16 AM EDT

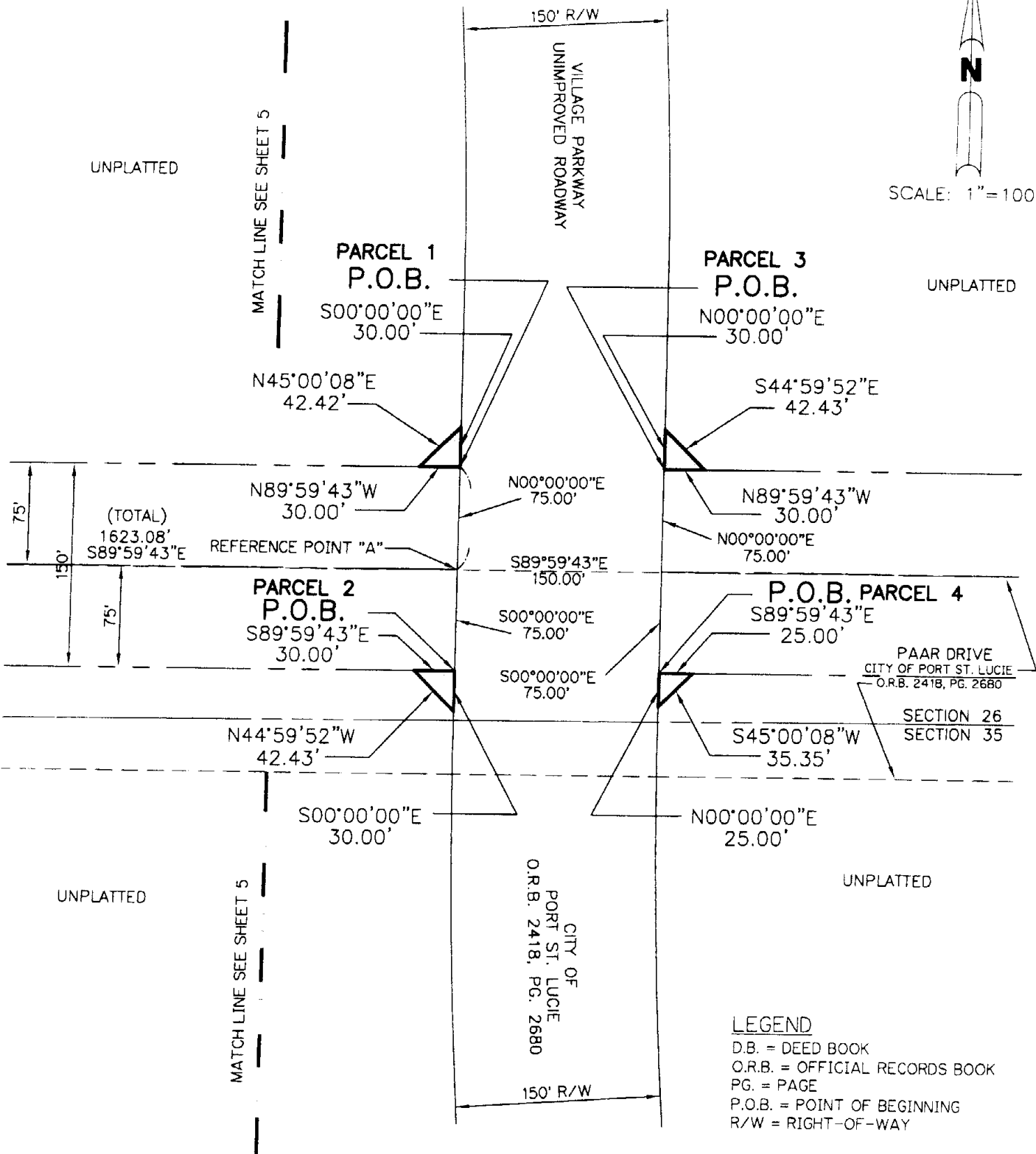
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS ● PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 5 OF 6		PROJECT NUMBER B737S001	DRAWING NUMBER <b>B737</b>



DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**

- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=100'	CHECKED BY MTK
SHEET TITLE CORNERS ● PAAR/VILLAGE		DATE: 8-06-07	DRAWN BY JDM
SHEET 6 OF 6		PROJECT NUMBER B737SD01	DRAWING NUMBER <b>B737</b>

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!



DESCRIPTION: CORNER CLIPS • E/W 3 R/W & VILLAGE PARKWAY

BEING FOUR PARCELS OF LAND LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND (PARCEL 1) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 10789.59 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8001.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 07°10'57" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID WEST LINE, THRU A CENTRAL ANGLE OF 04°33'42", AN ARC DISTANCE OF 637.10 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 21°52'22", AN ARC DISTANCE OF 381.75 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 56°22'38" EAST ALONG SAID LINE, A DISTANCE OF 1338.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 58°53'51", AN ARC DISTANCE OF 2055.91 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH 25°57'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (E/W 3 R/W) AS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 25°14'54" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE, THRU A CENTRAL ANGLE OF 00°44'39", AN ARC DISTANCE OF 25.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 24°30'15" WEST); THENCE NORTH 14°17'27" EAST, ALONG SAID LINE, A DISTANCE OF 38.69 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF (VILLAGE PARKWAY); THENCE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND (PARCEL 2) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°57'22" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 70°27'20" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 35.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID (E/W 3 R/W) AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 24°36'33" WEST) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE, THRU A CENTRAL ANGLE OF 00°41'25", AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.007 ACRES, MORE OR LESS.

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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.

*Julian D. Morris* 8-21-05  
 JULIAN D. MORRIS DATE OF SIGNATURE:  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 4731

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LA 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • E/W 3 & VILLAGE		DATE: 8-08-07	DRAWN BY JDM
SHEET 1 OF 5		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: CORNER CLIPS • E/W 3 R/W & VILLAGE PARKWAY (Continued)

TOGETHER WITH A PARCEL OF LAND (PARCEL 3) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT SAID REFERENCE POINT "A", SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 25°16'29" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°17'59", AN ARC DISTANCE OF 150.08 FEET TO REFERENCE POINT "B" (FOR FUTURE REFERENCE) AND TO A POINT OF NON RADIAL INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY) (THE RADIUS POINT OF SAID CURVE BEARS NORTH 29°34'28" WEST); THENCE NORTH 25°57'22" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°57'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 72°59'52" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 34.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID (E/W 3 R/W);

THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 59°48'29" WEST, A DISTANCE OF 9.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°28'35", AN ARC DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.007 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND (PARCEL 4) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT SAID REFERENCE POINT "B"; THENCE SOUTH 25°57'22" EAST, ALONG THE EASTERLY LINE OF SAID (VILLAGE PARKWAY), A DISTANCE OF 75.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°57'22" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.00 FEET; THENCE NORTH 08°16'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 44.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID (E/W 3 R/W) AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 30°08'02" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°41'25", AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.010 ACRES, MORE OR LESS.

CONTAINING 0.033 TOTAL ACRES, MORE OR LESS.

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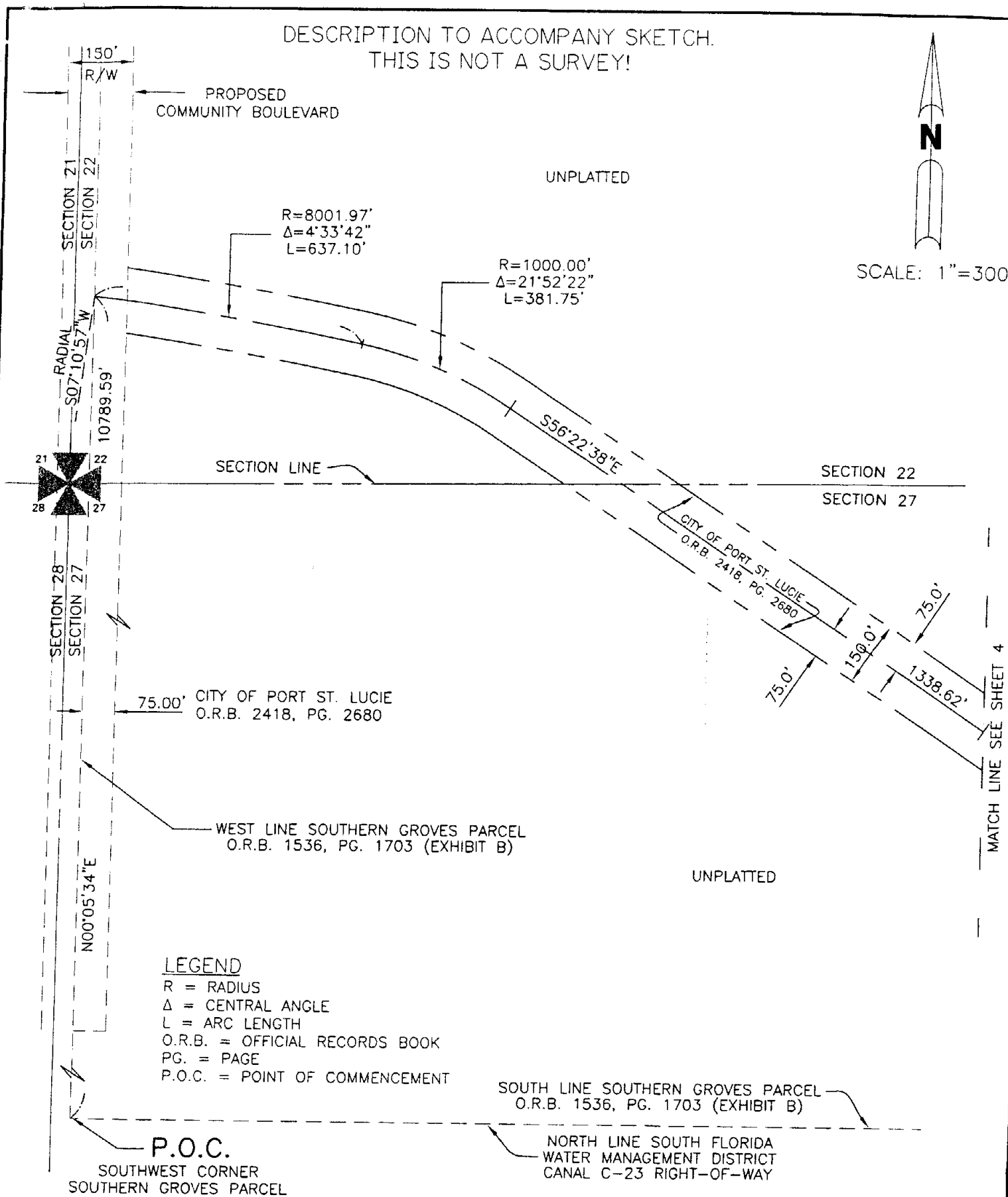
LB 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS • E/W 3 & VILLAGE		DATE: 8-08-07	DRAWN BY JDM
SHEET 2 OF 5		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'



- LEGEND**  
 R = RADIUS  
 Δ = CENTRAL ANGLE  
 L = ARC LENGTH  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 P.O.C. = POINT OF COMMENCEMENT

MATCH LINE SEE SHEET 4

**P.O.C.**  
SOUTHWEST CORNER  
SOUTHERN GROVES PARCEL

SOUTH LINE SOUTHERN GROVES PARCEL  
O.R.B. 1536, PG. 1703 (EXHIBIT B)

NORTH LINE SOUTH FLORIDA  
WATER MANAGEMENT DISTRICT  
CANAL C-23 RIGHT-OF-WAY

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LB 7062	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE CORNERS @ E/W 3 & VILLAGE		DATE: 8-08-07	DRAWN BY JDM
	SHEET 3 OF 5		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'

UNPLATTED

UNPLATTED

SECTION LINE

SECTION 22  
SECTION 27

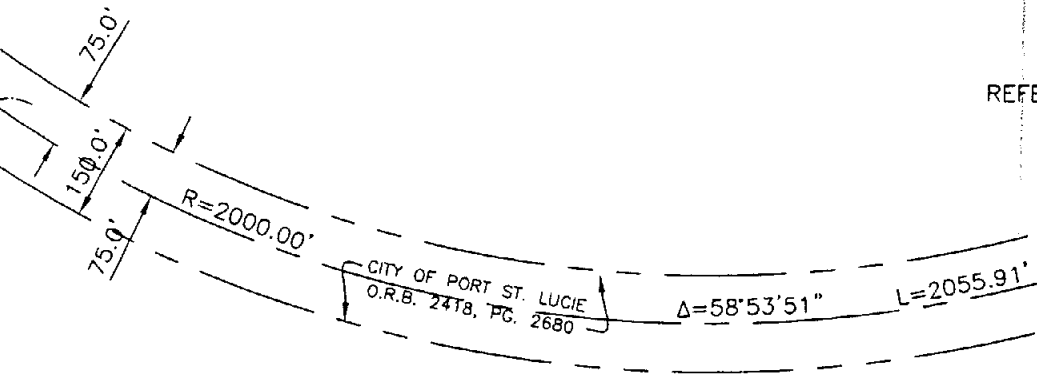
VILLAGE PARKWAY  
UNIMPROVED ROADWAY

CITY OF PORT ST. LUCIE  
O.R.B. 2418, PG. 2680

REFERENCE POINT "A"

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5



**LEGEND**

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- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY

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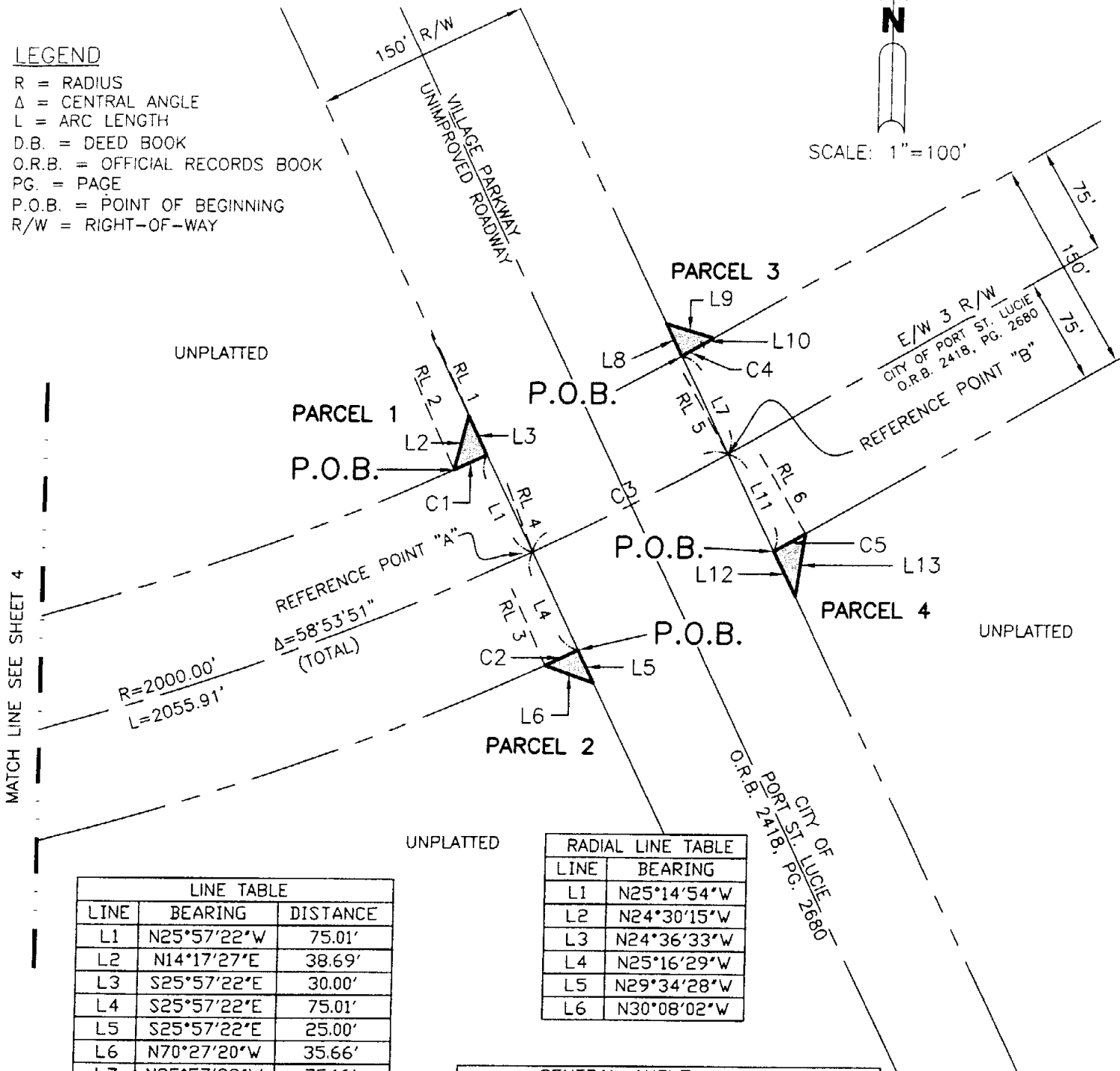
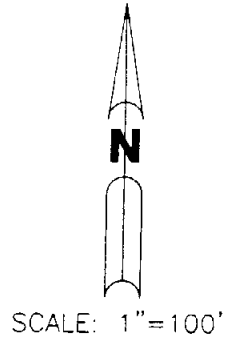
LB 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE CORNERS @ E/W 3 & VILLAGE		DATE: 8-08-07	DRAWN BY JDM
SHEET 4 OF 5		PROJECT NUMBER B737SD01	DRAWING NUMBER B737

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

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- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY



MATCH LINE SEE SHEET 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°57'22"W	75.01'
L2	N14°17'27"E	38.69'
L3	S25°57'22"E	30.00'
L4	S25°57'22"E	75.01'
L5	S25°57'22"E	25.00'
L6	N70°27'20"W	35.66'
L7	N25°57'22"W	75.16'
L8	N25°57'22"W	25.00'
L9	S72°59'52"E	34.07'
L10	S59°48'29"W	9.00'
L11	S25°57'22"E	75.14'
L12	S25°57'22"E	35.00'
L13	N08°16'04"E	44.35'

RADIAL LINE TABLE	
LINE	BEARING
L1	N25°14'54"W
L2	N24°30'15"W
L3	N24°36'33"W
L4	N25°16'29"W
L5	N29°34'28"W
L6	N30°08'02"W

CENTRAL ANGLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	Δ = 0°44'39"	1925.00'	25.00'
C2	Δ = 0°41'25"	2075.00'	25.00'
C3	Δ = 4°17'59"	2000.00'	150.08'
C4	Δ = 0°28'35"	1925.00'	16.00'
C5	Δ = 0°41'25"	2075.00'	25.00'

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Port St. Lucie, Florida 34986  
Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

LB 7062	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=100'	CHECKED BY MTK
	SHEET TITLE CORNERS @ E/W 3 & VILLAGE		DATE: 8-08-07	DRAWN BY JDM
	PROJECT NUMBER B737SD01		DRAWING NUMBER <b>B737</b>	
SHEET 5 OF 5				

EJWS

This instrument prepared by, and after recording, return to:

Riverland/Kennedy, LLP  
1600 Sawgrass Corporate Parkway, Suite 400  
Sunrise, Florida 33323  
Attn: Clayton M. Ratliff, Esq.

Tax Parcel No:

(Space Reserved for Clerk of Court)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and given as of the 11<sup>th</sup> day of August, 2016, by RIVERLAND/KENNEDY, LLP, a Florida limited liability partnership, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 ("R/K"), RIVERLAND/KENNEDY II, LLC, a Florida limited liability company, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 ("R/K II"), and RIVERLAND/KENNEDY III, LLC, a Florida limited liability company, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 ("R/K III") (R/K, R/K II and R/K III are each referred to herein as a "Grantor" and collectively as "Grantors"), to and in favor of CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" "Grantors" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

**WITNESSETH**, that Grantors, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents do hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:** (a) taxes and assessments for the year 2016 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; and (f) those matters set forth on Exhibit "B" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto Grantee in fee simple forever.

**AND** each Grantor, for the Property owned by such Grantor, hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[signature follows on next page]

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

WITNESSES

Witness signature  
Clayton Kettliff  
Print Name

Witness signature  
Carolyn C. Torrisi  
Print Name

Witness signature  
Clayton Kettliff  
Print Name

Witness signature  
Carolyn C. Torrisi  
Print Name

Witness signature  
Clayton Kettliff  
Print Name

Witness signature  
Carolyn C. Torrisi  
Print Name

GRANTOR:

RIVERLAND/KENNEDY, LLP, a Florida limited liability partnership

By: [Signature]  
Name: N. Maria Mercedes  
Title: Authorized Signatory

RIVERLAND/KENNEDY II, LLC, a Florida limited liability company

By: [Signature]  
Name: N. Maria Mercedes  
Title: VP

RIVERLAND/KENNEDY III, LLC, a Florida limited liability company

By: [Signature]  
Name: N. Maria Mercedes  
Title: VP

[Acknowledgements appear on the following page]



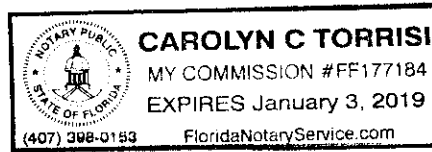
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by N. Maria Mendez, as Authorized Signatory of RIVERLAND/KENNEDY, LLP, a Florida limited liability partnership, Vice President of RIVERLAND/KENNEDY II, LLC, a Florida limited liability company, and as Vice President of RIVERLAND/KENNEDY III, LLC, a Florida limited liability company, on behalf of such partnership and companies. He/She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of ~~March~~, 2016.  
June

Carolyn C. Torrisi  
Notary Public  
Carolyn C. Torrisi  
Typed, printed or stamped name of Notary Public

My Commission Expires:



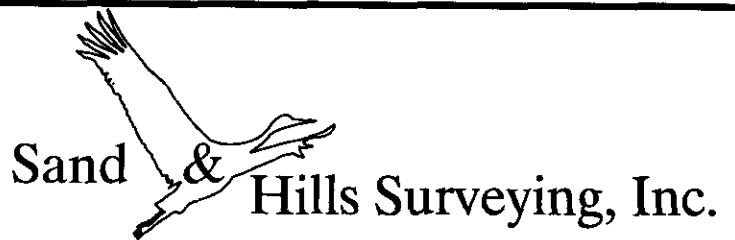
**EXHIBIT "A"**

The Legal Description of the Property

[see following two (2) pages]

**SKETCH AND DESCRIPTION**

THIS IS NOT A SURVEY!



**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, SOUTH 00°05'34" WEST, ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 14,808.24 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID PARALLEL LINE, SOUTH 00°05'34" WEST, A DISTANCE OF 220.00 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTH 44°54'48" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2,932.60 FEET; THENCE NORTH 89°54'31" WEST, A DISTANCE OF 2,338.30 FEET TO A POINT ON THE EAST BOUNDARY LINE OF ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 2 AT PAGE 50, SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE, NORTH 00°28'13" WEST, A DISTANCE OF 150.01 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°54'31" EAST, A DISTANCE OF 2,339.76 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2,932.63 FEET; THENCE NORTH 45°05'12" EAST, A DISTANCE OF 49.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.302 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE SOUTH LINE OF SOUTHERN GROVE PLAT NO. 4 HAVING A BEARING OF S89°50'39"E WITH ALL OTHER BEARINGS BEING RELATIVE THERETO.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

DATE: 10/21/15

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

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 RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION RIVERLAND <b>ROADWAY E/W #5</b> SECTION 33 TOWNSHIP 37S, RANGE 39E	SCALE: NONE	SHEET 1 OF 2
	REVIEWED: PW	DRAWN: DLS
	DATE: 10/21/15	DRAWING No: <b>D0248LGEW5</b>

**Sand & Hills Surveying, Inc.**



COMMUNITY BOULEVARD  
O.R.B. 2418, PG. 2671

P.O.C.  
SE CORNER OF TRACT R-2  
SOUTHERN GROVE PLAT NO. 4  
P.B. 56, PG. 18

SOUTHERN GROVE PLAT NO. 4  
P.B. 56, PG. 18

(BASIS OF BEARINGS)  
S. LINE SOUTHERN GROVE  
PLAT NO. 4

S89°50'39"E

S00°05'34"W  
14,808.24'

UNPLATTED

150.00'

WEST LINE OF  
SOUTHERN GROVE PLAT NO. 3  
P.B. 61, PG. 17

N/S B  
60.00'

ALAN WILSON GROVE  
P.B. 2, PG. 50

N00°28'13"W  
150.01'

S89°54'31"E  
2,339.76'

E/W #5

S89°55'11"E

2,932.63'

P.O.B.  
N45°05'12"E  
49.49'

N89°54'31"W 2,338.30'

N89°55'11"W  
2,932.60'

S00°05'34"W  
220.00'

N44°54'48"W  
49.50'

SECTION LINE

UNPLATTED

**LEGEND:**

- Ⓢ - CENTERLINE
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PGS. - PAGES
- R/W - RIGHT-OF-WAY

**SKETCH AND DESCRIPTION**

THIS IS NOT A SURVEY!

SKETCH & DESCRIPTION RIVERLAND <b>ROADWAY E/W #5</b> SECTION 33 TOWNSHIP 37S, RANGE 39E	SCALE: 1"=800'	SHEET 2 OF 2
	REVIEWED: PW	DRAWN: DLS
	DATE: 10/21/15	DRAWING No: <b>D0248LGEW5</b>

**EXHIBIT "B"**

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982).

Use of the Property is hereby forever restricted to uses for and/or in connection with public road, drainage and utility purposes (the "Permitted Use"); provided, however, pursuant to section 4(n) of that certain Annexation Agreement dated July 19, 2004 among Grantors, Grantee and the other parties named therein (as amended from time to time, the "Annexation Agreement"), each Grantor hereby reserves the right to use the Property owned by such Grantor for and/or in connection with agricultural and/or related purposes until the date that is 120 days after the date on which Grantee gives Grantor written notice that Grantee intends to commence a Permitted Use on the Property.

Each Grantor hereby reserves for itself (and its successors and/or assigns) an exclusive easement in, on, under, over and upon the Property owned by such Grantor for pedestrian and vehicular ingress, egress and access purposes, together with the right to: (a) plan, finance, acquire, construct and install roads, utilities and other infrastructure improvements on and within the Property including, without limitation, all improvements required by Grantee's Subdivision Regulations in its Code of Laws and Ordinances (the "Regulations") and/or the Annexation Agreement (all such roads, utilities and other infrastructure improvements are referred to herein as the "Improvements"); and (b) enter and go upon the Property for the purpose of designing, permitting, constructing and installing the Improvements on and within the Property. Any Improvements constructed or installed on or within the Property shall be owned by Grantor until such time as such Improvements are transferred and/or conveyed to Grantee, a community development district established pursuant to Chapter 190, Florida Statutes, whether now existing or hereafter created, the jurisdiction of which includes property benefited by any of the Improvements, or a special district established pursuant to Chapter 189, Florida Statutes, whether now existing or hereafter created, the jurisdiction of which includes property benefited by any of the Improvements, as required by the Regulations (including, without limitation, Section 156.146 thereof) and/or the Annexation Agreement.

Each Grantor shall assign to Grantee the reserved easements and rights set forth above thereby extinguishing the same upon Grantee's acceptance of the Improvements constructed and/or installed by Grantor on or within the Property and the maintenance obligation for the same. The recording of a resolution adopted by Grantee pursuant to Section 156.150 of the Regulations stating Grantee's acceptance of such Improvements and the maintenance obligation for the same shall be conclusive proof of such acceptance and, without any further action by Grantor, shall effect a full and complete assignment to Grantee of such reserved easements and rights and extinguishment of the same.

NJS C

This instrument prepared by, and after recording, return to:

Riverland/Kennedy II, LLC  
1600 Sawgrass Corporate Parkway, Suite 400  
Sunrise, Florida 33323  
Attn: Clayton M. Ratliff, Esq.

Tax Parcel No:

(Space Reserved for Clerk of Court)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and given as of the 11<sup>th</sup> day of ~~March~~ <sup>August</sup>, 2016, by RIVERLAND/KENNEDY II, LLC, a Florida limited liability company, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 ("R/K II"), and RIVERLAND/KENNEDY III, LLC, a Florida limited liability company, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 ("R/K III") (R/K II and R/K III are each referred to herein as a "Grantor" and collectively as "Grantors"), to and in favor of CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" "Grantors" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

**WITNESSETH**, that Grantors, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents do hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:** (a) taxes and assessments for the year 2016 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; and (f) those matters set forth on Exhibit "B" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto Grantee in fee simple forever.

**AND** each Grantor, for the Property owned by such Grantor, hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[signature follows on next page]

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

WITNESSES

GRANTOR:

[Signature]  
Witness signature  
Clayton Rotiff  
Print Name

RIVERLAND/KENNEDY II, LLC, a Florida limited liability company  
By: [Signature]  
Name: N. Maria Mercedes  
Title: V.P.

[Signature]  
Witness signature  
Carolyn C. Torrisi  
Print Name

RIVERLAND/KENNEDY III, LLC, a Florida limited liability company  
By: [Signature]  
Name: N. Maria Mercedes  
Title: V.P.

[Signature]  
Witness signature  
Clayton Rotiff  
Print Name

[Signature]  
Witness signature  
Carolyn C. Torrisi  
Print Name

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by N. Maria Mercedes, as Vice President of RIVERLAND/KENNEDY II, LLC, a Florida limited liability company, and as Vice President of RIVERLAND/KENNEDY III, LLC, a Florida limited liability company, on behalf of such companies. He/She is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of March, 2016.

[Signature]  
Notary Public  
Carolyn C. Torrisi  
Typed, printed or stamped name of Notary Public

My Commission Expires:



**EXHIBIT "A"**

**The Legal Description of the Property**

[see following four (4) pages]



**SKETCH AND DESCRIPTION**

THIS IS NOT A SURVEY!



**DESCRIPTION:**

**N/S C (1)**

A PARCEL OF LAND LYING IN SECTIONS 15 & 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID COMMUNITY BOULEVARD RIGHT-OF-WAY, SOUTH 89°50'39" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°05'34" WEST, ALONG A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 1330.29 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,065.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 89°54'26" WEST; THENCE, DEPARTING SAID PARALLEL LINE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 532.64 FEET TO POINT OF BEGINNING.

CONTAINING 1.612 ACRES MORE OR LESS.

**N/S C (2)**

A PARCEL OF LAND LYING IN SECTIONS 21 & 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, SOUTH 00°05'34" WEST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 4,710.33 FEET; THENCE, DEPARTING SAID PARALLEL LINE, SOUTH 89°54'26" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'34" WEST ALONG A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 1,724.56 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 3.59 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2,065.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 86°42'45" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°21'42", A DISTANCE OF 265.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 250.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,065.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO POINT OF BEGINNING.

CONTAINING 1.818 ACRES MORE OR LESS.

**DESCRIPTION CONTINUED ON SHEET 2**

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

DATE: 10/21/15

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

REV: 11/13/15

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 RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION RIVERLAND ROADWAY N/S C (COMMUNITY BLVD.) SECTIONS 15,16,21,22,27,28,33 & 34, TOWNSHIP 37S, RANGE 39E	SCALE: NONE	SHEET 1 OF 4
	REVIEWED: PW	DRAWN: DLS
	DATE: 10/21/15	DRAWING No: D0248LGNSC

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY!



**DESCRIPTION CONTINUED:**

**N/S C (3)**

A PARCEL OF LAND LYING IN SECTIONS 27 & 28, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°05'34" WEST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 9,837.82 FEET; THENCE SOUTH 89°54'26" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'34" WEST ALONG A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 2,392.01 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2065.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 89°54'26" WEST; THENCE, DEPARTING SAID PARALLEL LINE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 796.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,064.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO POINT OF BEGINNING.

CONTAINING 2.761 ACRES MORE OR LESS.

**N/S C (4)**

A PARCEL OF LAND LYING IN SECTIONS 33 & 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT R-2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56 AT PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°05'34" WEST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, THE WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 13,720.46 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 89°54'26" EAST, A DISTANCE OF 75.00 FEET THE POINT OF BEGINNING;

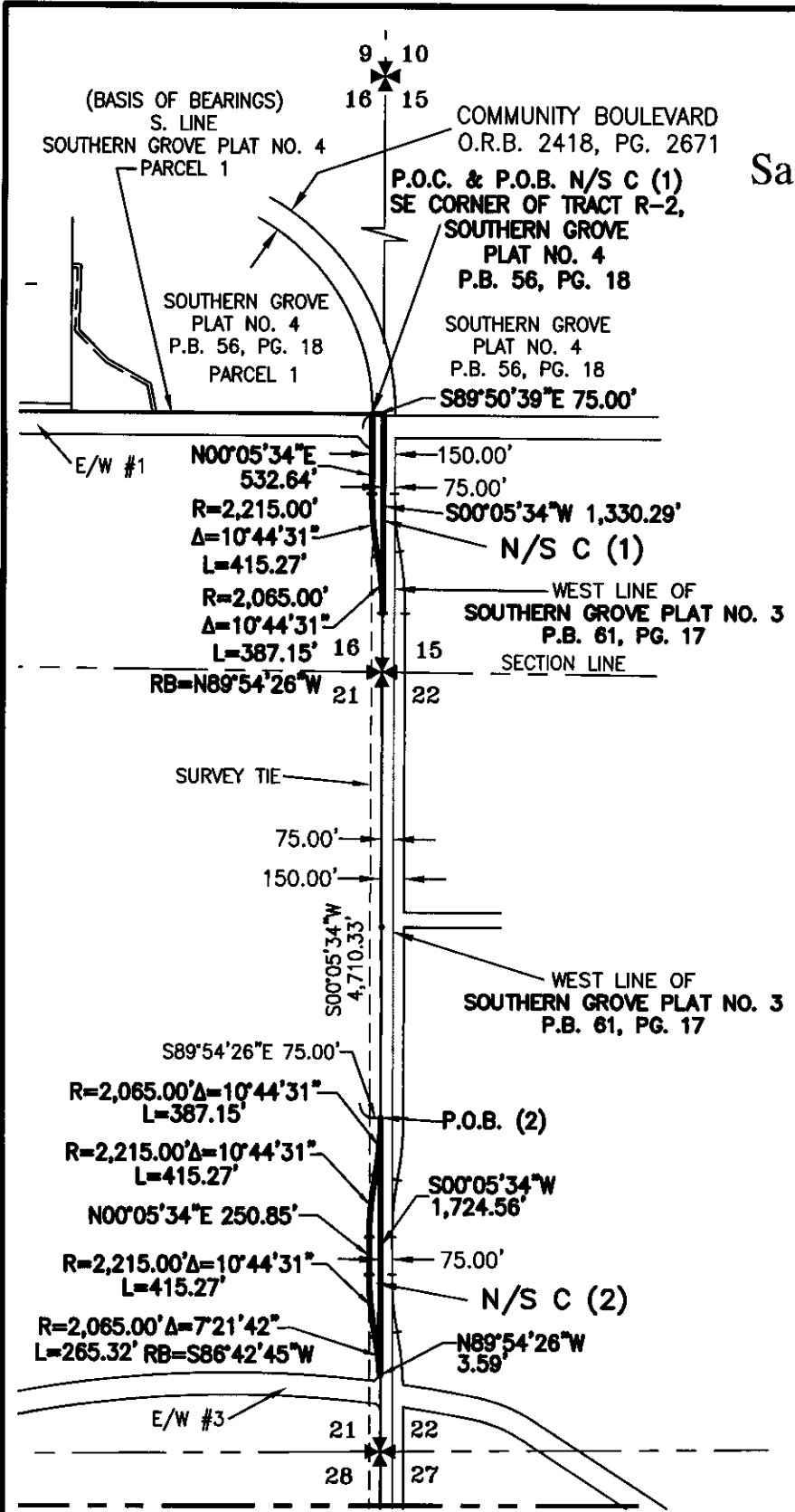
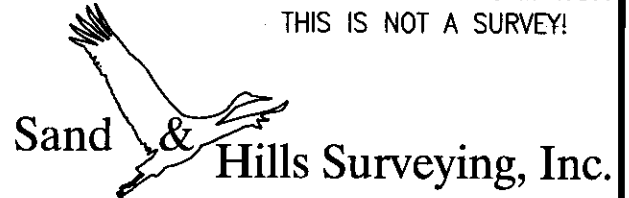
THENCE SOUTH 00°05'34" WEST ALONG A LINE 75.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 1,932.76 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTH 89°54'26" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°05'34" EAST ALONG A LINE 150.00 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH, SAID WEST BOUNDARY LINE OF SOUTHERN GROVE PLAT NO. 3, A DISTANCE OF 1,135.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,215.00 FEET; THENCE, DEPARTING SAID PARALLEL LINE, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,065.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 387.15 FEET TO POINT OF BEGINNING.

CONTAINING 2.649 ACRES MORE OR LESS.

REVISIONS: 11/13/2015 REVISED DECIMAL POINT IN ACREAGE - N/S C(2)	SKETCH & DESCRIPTION RIVERLAND <b>ROADWAY N/S C (COMMUNITY BLVD.)</b> SECTIONS 15,16,21,22,27,28,33 & 34, TOWNSHIP 37S, RANGE 39E	SCALE: NONE	SHEET 2 OF 4
		REVIEWED: PW	DRAWN: DLS
		DATE: 10/21/15	DRAWING No: <b>D0248LGNSC</b>
8461 LAKE WORTH ROAD, SUITE 410   LAKE WORTH, FL 33467		Tel: 561-209-6048   L.B. NUMBER 7741	

**SKETCH AND DESCRIPTION**

THIS IS NOT A SURVEY!



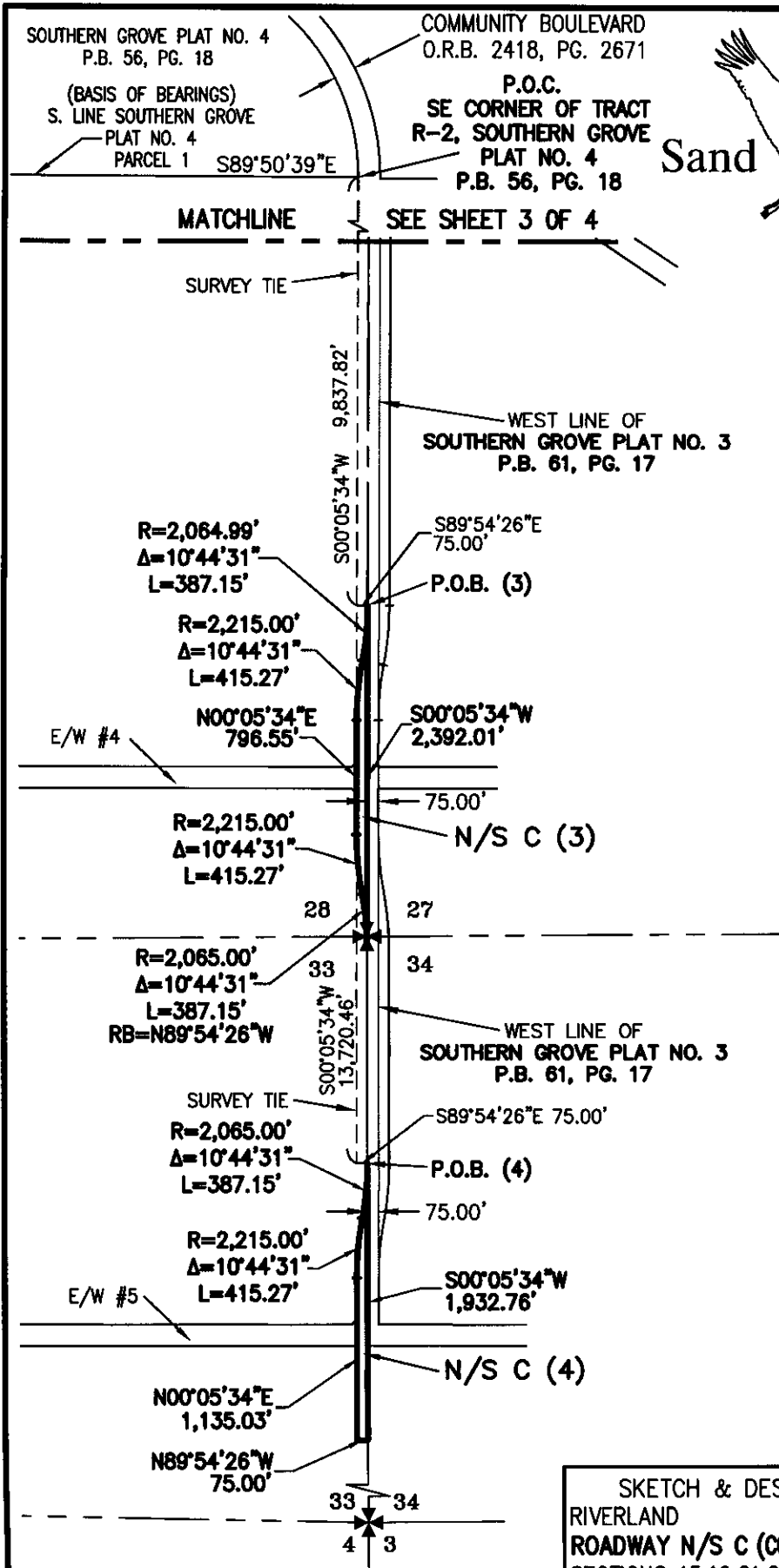
**LEGEND:**

- ⊙ - CENTERLINE
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- RB - RADIAL BEARING
- R/W - RIGHT-OF-WAY

MATCHLINE SEE SHEET 4 OF 4

SKETCH & DESCRIPTION RIVERLAND <b>ROADWAY N/S C (COMMUNITY BLVD.)</b> SECTIONS 15,16,21,22,27,28,33 & 34, TOWNSHIP 37S, RANGE 39E	SCALE: 1"=1000'	SHEET 3 OF 4
	REVIEWED: PW	DRAWN: DLS
	DATE: 10/21/15	DRAWING No: <b>D0248LGNSC</b>

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY!



**LEGEND:**

- ⊙ - CENTERLINE
- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- RB - RADIAL BEARING
- R/W - RIGHT-OF-WAY

SKETCH & DESCRIPTION RIVERLAND ROADWAY N/S C (COMMUNITY BLVD.) SECTIONS 15,16,21,22,27,28,33 & 34, TOWNSHIP 37S, RANGE 39E	SCALE: 1"=1000'	SHEET 4 OF 4
	REVIEWED: PW	DRAWN: DLS
	DATE: 10/21/15	DRAWING No: D0248LGNSC

**EXHIBIT "B"**

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414, So.2d 193 (Fla. 1982).

Use of the Property is hereby forever restricted to uses for and/or in connection with public road, drainage and utility purposes (the "Permitted Use"); provided, however, pursuant to section 4(n) of that certain Annexation Agreement dated July 19, 2004 among Grantors, Grantee and the other parties named therein (as amended from time to time, the "Annexation Agreement"), each Grantor hereby reserves the right to use the Property owned by such Grantor for and/or in connection with agricultural and/or related purposes until the date that is 120 days after the date on which Grantee gives Grantor written notice that Grantee intends to commence a Permitted Use on the Property.

Each Grantor hereby reserves for itself (and its successors and/or assigns) an exclusive easement in, on, under, over and upon the Property owned by such Grantor for pedestrian and vehicular ingress, egress and access purposes, together with the right to: (a) plan, finance, acquire, construct and install roads, utilities and other infrastructure improvements on and within the Property including, without limitation, all improvements required by Grantee's Subdivision Regulations in its Code of Laws and Ordinances (the "Regulations") and/or the Annexation Agreement (all such roads, utilities and other infrastructure improvements are referred to herein as the "Improvements"); and (b) enter and go upon the Property for the purpose of designing, permitting, constructing and installing the Improvements on and within the Property. Any Improvements constructed or installed on or within the Property shall be owned by Grantor until such time as such Improvements are transferred and/or conveyed to Grantee, a community development district established pursuant to Chapter 190, Florida Statutes, whether now existing or hereafter created, the jurisdiction of which includes property benefited by any of the Improvements, or a special district established pursuant to Chapter 189, Florida Statutes, whether now existing or hereafter created, the jurisdiction of which includes property benefited by any of the Improvements, as required by the Regulations (including, without limitation, Section 156.146 thereof) and/or the Annexation Agreement.

Each Grantor shall assign to Grantee the reserved easements and rights set forth above thereby extinguishing the same upon Grantee's acceptance of the Improvements constructed and/or installed by Grantor on or within the Property and the maintenance obligation for the same. The recording of a resolution adopted by Grantee pursuant to Section 156.150 of the Regulations stating Grantee's acceptance of such Improvements and the maintenance obligation for the same shall be conclusive proof of such acceptance and, without any further action by Grantor, shall effect a full and complete assignment to Grantee of such reserved easements and rights and extinguishment of the same.

This instrument prepared by, and after recording, should be returned to:

HOLLAND & KNIGHT, LLP  
200 South Orange Avenue, Suite 2600  
Orlando, Florida 32801  
Attn: Stephen W. Snively, Esq.

Tax Parcel No: \_\_\_\_\_

(Space Reserved for Clerk of Court)

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 22 day of ~~November~~, 2016, by TRADITION LAND COMPANY, an Iowa limited liability company, having an address at 10489 SW Meeting Street, Port St. Lucie, Florida 34987 (referred to herein as a "Grantor") to and in favor of CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibits "A," "B," and "C" attached hereto and made a part hereof.

SUBJECT TO: (a) taxes and assessments for the year 2016 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; and (f) those matters set forth on Exhibit "D" attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor, for the Property, hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to

the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

WITNESSES

*[Handwritten signature of Lon Martin]*

Witness Signature  
Lon Martin

Print Name

*[Handwritten signature of Kelly Rene Rea]*

Witness Signature  
Kelly Rene Rea

Print Name

GRANTOR:

TRADITION LAND COMPANY, LLC,  
an Iowa limited liability company

By: *[Handwritten signature of David C. Feltman]*  
David C. Feltman, President

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF PINELLAS )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David C. Feltman, as President of TRADITION LAND COMPANY, LLC, an Iowa limited liability company, on behalf of such company. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 2016.

*[Handwritten signature of Kelly Rene Rea]*  
Notary Public

Kelly Rene Rea  
Typed, printed or stamped name of Notary Public

My Commission Expires: March 22, 2019

*RE Resolution 16-R76 approved  
by city council on 9/26/2016*



**EXHIBIT "A"**

**Legal Description of the Property**

**"Additional" Community Blvd road right-of-way**

**[See: Attached Pages 4 Through 10, Inclusive]**



### LEGAL DESCRIPTION

A parcel of land lying in Sections 15 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

**Parcel 1**

Commence at the Southeast corner of Tract R-2, according to the plat of SOUTHERN GROVE PLAT NO. 4, as recorded in Plat Book 56, Page 18, of the Public Records, of St. Lucie County, Florida; thence South 89°50'39" East, a distance of 150.00 feet; thence South 00°05'34" West, a distance of 532.49 feet to the POINT OF BEGINNING of the following described parcel;

And to a point of curve to the left having a radius of 2,065.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 387.15 feet to a point of reverse curve to the right having a radius of 2,215.00 feet and a central angle of 10°44'31"; thence southerly along the arc, a distance of 415.27 feet; thence South 00°05'34" West, a distance of 2,003.81 feet; thence South 90°00'00" West, a distance of 75.00 feet, to a point hereinafter known as Point A; thence North 00°05'34" East, a distance of 2801.66 feet to the POINT OF BEGINNING;

Containing 4.145 acres, more or less.

**Together With; Parcel 2**

A parcel of land lying in Section 22, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at aforementioned Point A; thence South 00°05'34" West, a distance of 100.00 feet to the POINT OF BEGINNING of the following described parcel;

Thence North 90°00'00" East, a distance of 75.00 feet; thence South 00°05'34" West, a distance of 1,276.15 feet to a point of curve to the right having a radius of 2,215.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 415.27 feet to a point of reverse curve to the left having a radius of 2,065.00 feet and a central angle of 10°44'31"; thence southerly along the arc, a distance of 387.15 feet, to a point hereinafter known as Point B; thence North 00°05'34" East, a distance of 2073.76 feet to the POINT OF BEGINNING;

Containing 2.892 acres, more or less.

**Together With; Parcel 3**

A parcel of land lying in Section 22, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at aforementioned Point B; thence South 00°05'34" West, a distance of 250.85 feet to the POINT OF BEGINNING of the following described parcel;

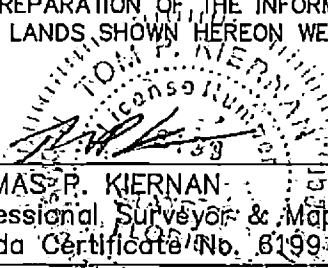
And to a point of curve to the left having a radius of 2,065.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 387.15 feet to a point of reverse curve to the right having a radius of 2,215.00 feet and a central angle of 09°11'24"; thence southerly along the arc, a distance of 355.27 feet to the intersection with a non tangent curve concave to the south, having a radius of 8,076.97 feet, the chord of which bears North 82°04'34" West, 74.89 feet; thence westerly along the arc of said curve, a distance of 74.89 feet through a central angle of 00°31'52", to a point hereinafter known as Point C; thence North 00°05'34" East, a distance of 727.53 feet to the POINT OF BEGINNING.

Containing 0.583 acres, more or less.

(Continued on Page 2)

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.

  
THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199  
DATE 7/1/16

REVISION: CHANGED POC & LEGAL DESCRIPTION GLM 6-03-16  
REVISION: CHANGED SIGNING SURVEYOR GLM 3-10-16  
REVISION: PSL COMMENTS GLM 9-18-15 Sheet 1 of 7  
Not valid without sheets 2, 3, 4, 5, 6 & 7 of 7

**DESCRIPTION**  
OF  
**COMMUNITY BOULEVARD**  
**REALIGNMENT**

File: 08-260wa62  
s&d\_realign.dwg  
Date: 5-10-2012  
Checked: TPK  
Tech: GLM



**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

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## LEGAL DESCRIPTION

(Continued from Page 1)

Together With; Parcel 4

A parcel of land lying in Sections 22 and 27, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at aforementioned Point C; thence South 00°05'34" West, a distance of 151.34 feet to the POINT OF BEGINNING of the following described parcel;

And to an intersection with a non tangent curve concave to the south, having a radius of 7,926.97 feet, the chord of which bears South 81°55'27" East, 75.73 feet; thence easterly along the arc of said curve, a distance of 75.73 feet through a central angle of 00°32'51"; thence South 00°05'34" West, a distance of 3,189.52 feet to a point of curve to the right having a radius of 2,215.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 415.27 feet to a point of reverse curve to the left having a radius of 2,065.00 feet and a central angle of 10°44'31"; thence southerly along the arc, a distance of 387.15 feet, to a point hereinafter known as Point D; thence North 00°05'34" East, a distance of 3997.77 feet to the POINT OF BEGINNING.

Containing 6.196 acres, more or less.

Together With; Parcel 5

A parcel of land lying in Sections 27 and 34, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at aforementioned Point D; thence South 00°05'34" West, a distance of 796.55 feet to the POINT OF BEGINNING of the following described parcel;

And to a point of curve to the left having a radius of 2,065.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 387.15 feet to a point of reverse curve to the right having a radius of 2,215.00 feet, and a central angle of 10°44'31"; thence southerly along the arc, a distance of 415.27 feet; thence South 00°05'34" West, a distance of 1,490.63 feet to a point of curve to the right having a radius of 2,215.00 feet, a central angle of 10°44'31"; thence southerly along the arc a distance of 415.27 feet to a point of reverse curve to the left having a radius of 2,065.00 feet and a central angle of 10°44'31"; thence southerly along the arc, a distance of 387.15 feet, to a point hereinafter known as Point E; thence North 00°05'34" East, a distance of 3086.09 feet to the POINT OF BEGINNING.

Containing 3.956 acres, more or less.

Together With; Parcel 6

A parcel of land lying in Section 34, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at aforementioned Point E; thence South 00°05'34" West, a distance of 325.00 feet; thence North 89°54'26" West, a distance of 75.00 feet; thence South 00°05'34" West, a distance of 150.00 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 89°54'26" East, a distance of 75.00 feet; thence South 00°05'34" West, a distance of 660.00 feet; thence North 89°54'26" West, a distance of 75.00 feet; thence North 00°05'34" East, a distance of 660.00 feet to the POINT OF BEGINNING

Containing 1.136 acres, more or less..

Sheet 2 of 7

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**DESCRIPTION**  
OF  
**COMMUNITY BOULEVARD  
REALIGNMENT**

File: 08-260wa62  
s&d\_realign.dwg  
Date: 5-10-2012

Checked: TPK  
Tech: GLM

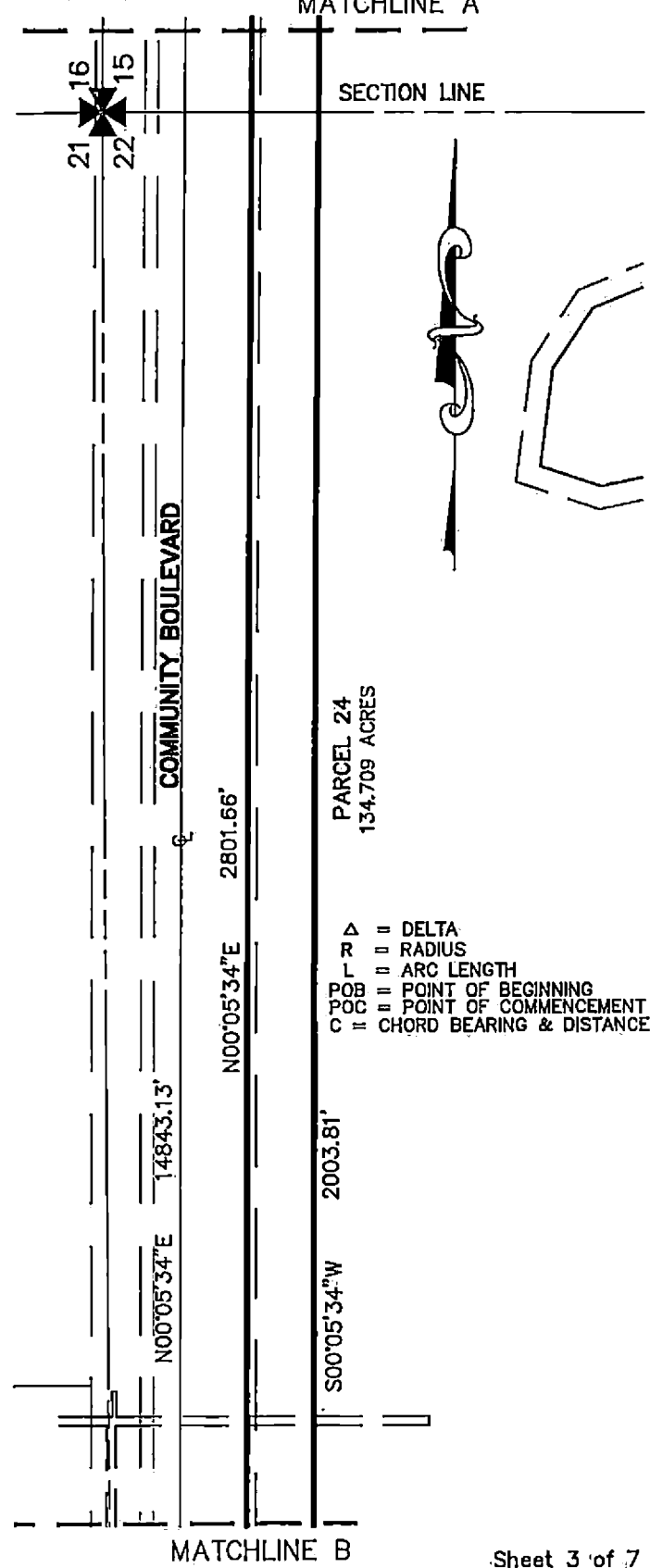
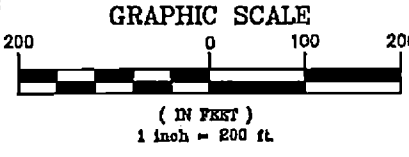
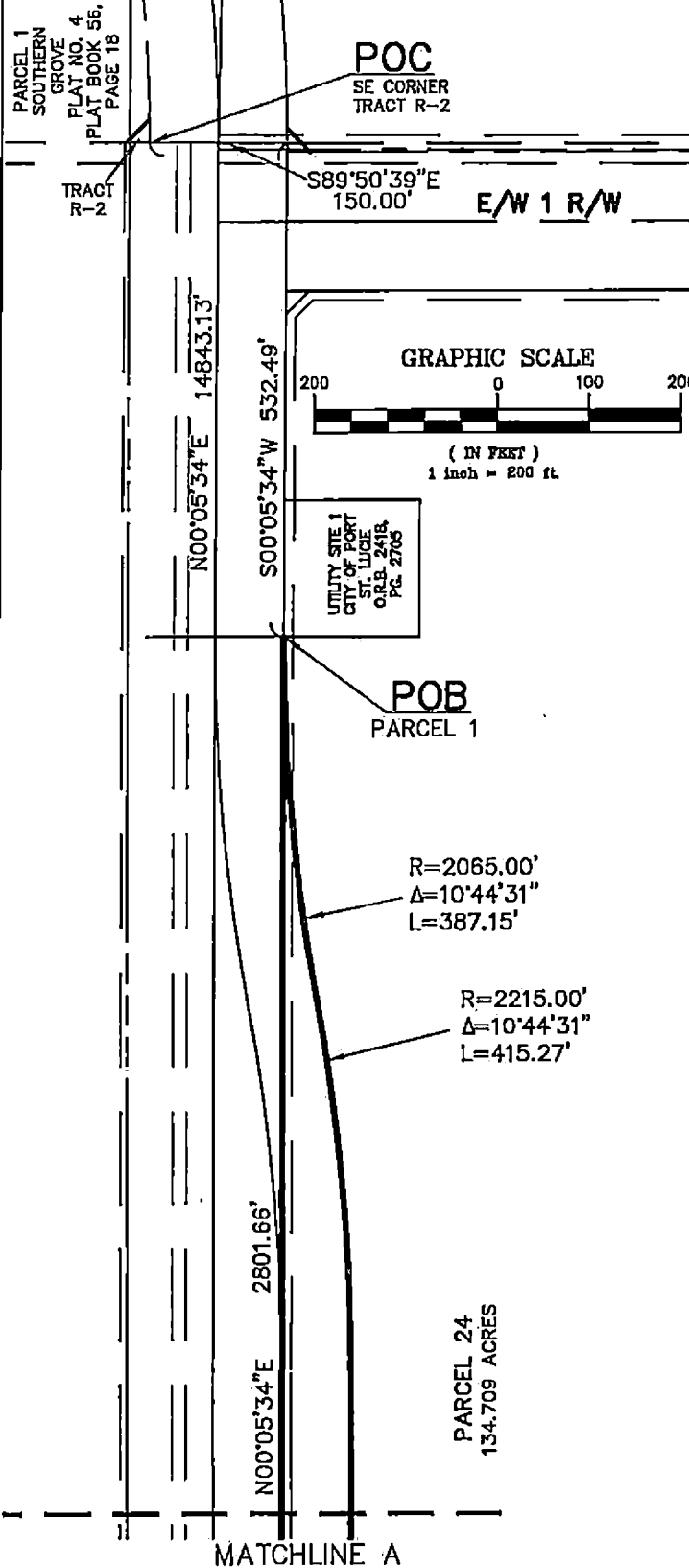


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PHONE 772-464-3537 FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
CENTERLINE OF COMMUNITY BOULEVARD HAVING A  
BEARING OF S00°05'34"W



- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- C = CHORD BEARING & DISTANCE

## SKETCH OF DESCRIPTION OF COMMUNITY BOULEVARD REALIGNMENT

File: 08-260wa62  
s&d realign.dwg  
Date: 5-10-2012  
Checked: TPK  
Tech: GLM



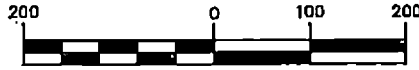
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

GRAPHIC SCALE



MATCHLINE B

( IN FEET )  
1 inch = 200 ft.  
**POINT A**  
COMMENCEMENT  
PARCEL 2  
S90°00'00"W  
75.00'

E/W 2 R/W

N00°05'34"E 2073.76'

N00°05'34"E 2073.76'

N90°00'00"E  
75.00'

**POB**  
PARCEL 2

S00°05'34"W 1276.15'

1/4 SECTION LINE

Δ = DELTA  
R = RADIUS  
L = ARC LENGTH  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
C = CHORD BEARING & DISTANCE

MATCHLINE C

MATCHLINE C

**POINT B**  
COMMENCEMENT  
PARCEL 3

COMMUNITY BOULEVARD

N00°05'34"E 2073.76'

14843.13'  
N00°05'34"E

250.85'  
S00°05'34"W

727.53'

N00°05'34"E

N00°05'34"E

MATCHLINE D

R=2215.00'  
Δ=10°44'31"  
L=415.27'

PARCEL 25  
228.239 ACRES

R=2065.00'  
Δ=10°44'31"  
L=387.15'

WETLAND  
W440  
AREA 0.355  
ACRES

CONSERVATION  
TRACT NO. 14  
5.65 ACRES ±

**POB**  
PARCEL 3

R=2065.00'  
Δ=10°44'31"  
L=387.15'

UTILITY SITE #  
CITY OF  
PORT ST. LUCIE  
URL# 2416  
Pg. 2705

Sheet 4 of 7

## SKETCH OF DESCRIPTION OF COMMUNITY BOULEVARD REALIGNMENT

File: 08-260wa62  
s&d realign.dwg  
Date: 5-10-2012

Checked: TPK  
Tech: GLM



CULPEPPER & TERPENING, INC

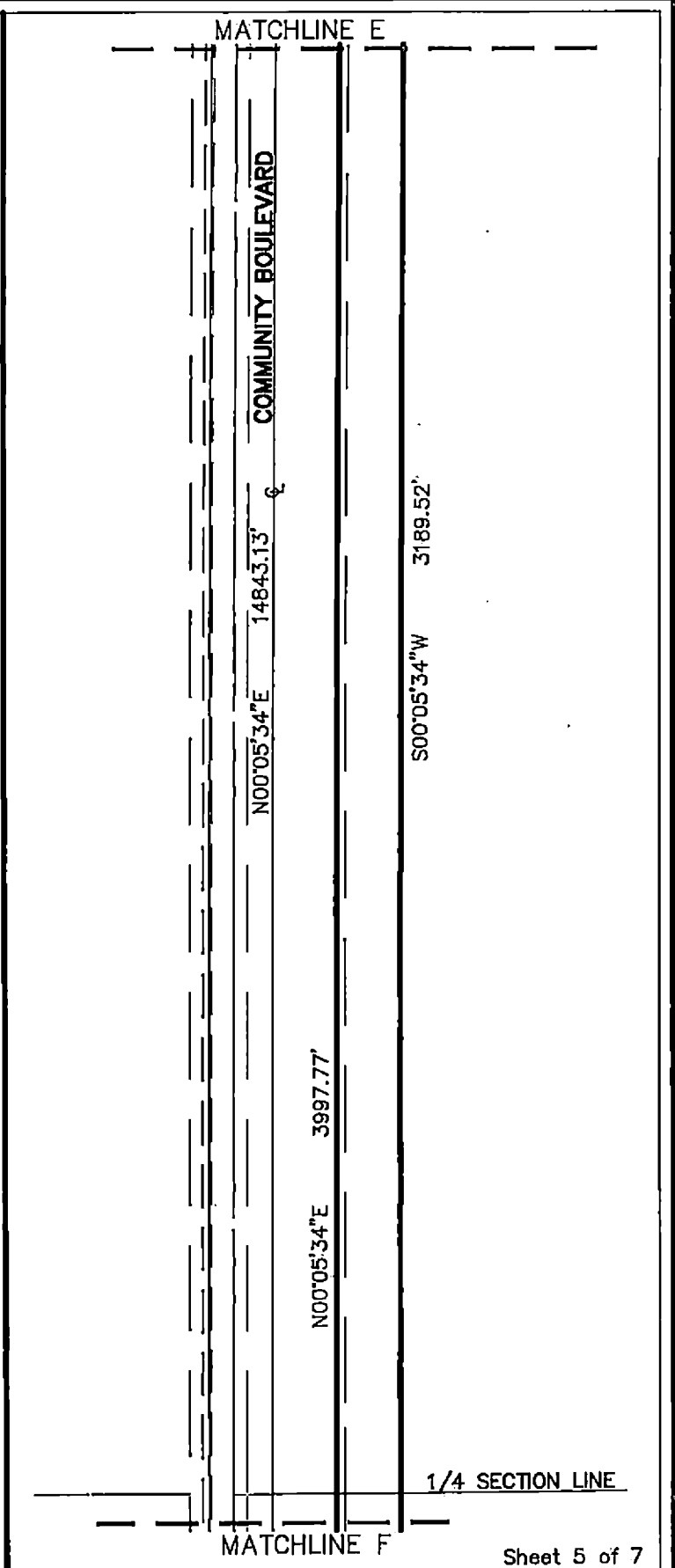
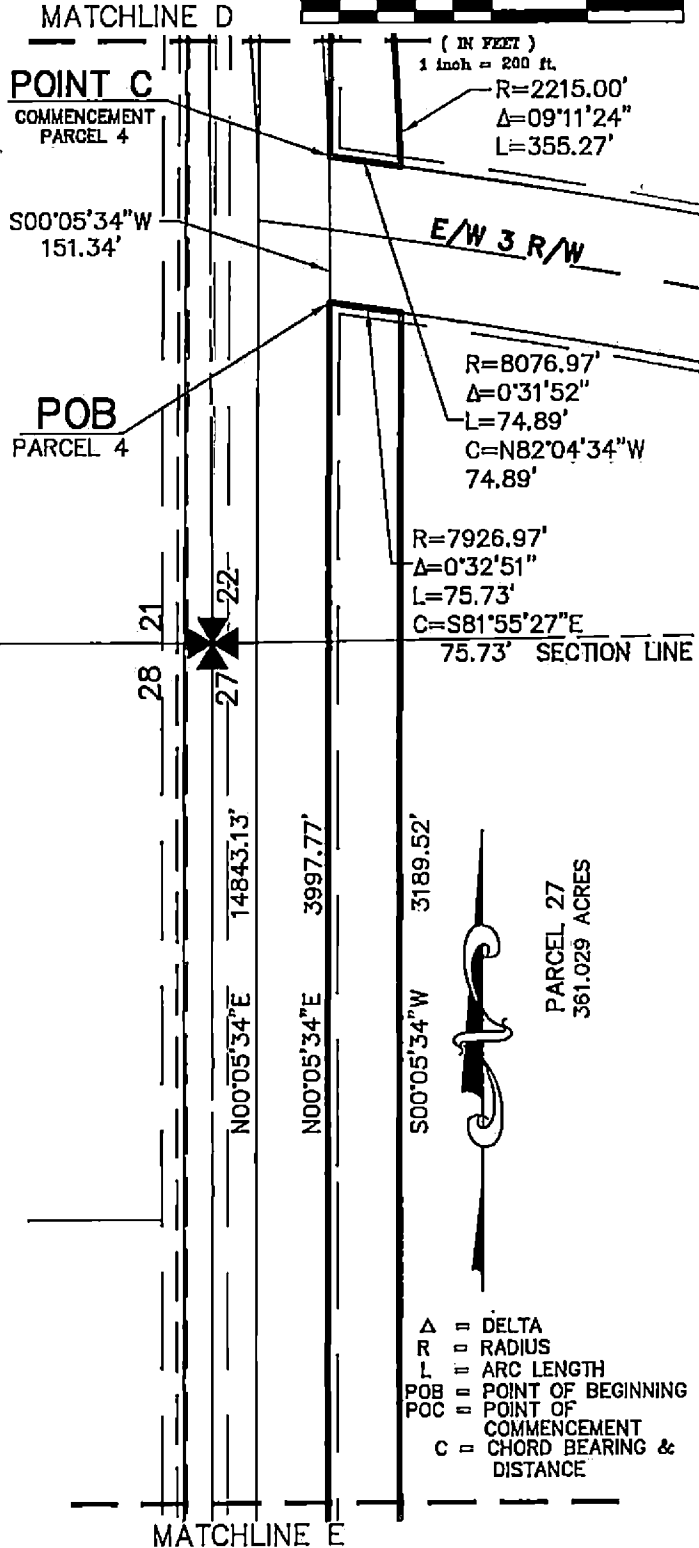
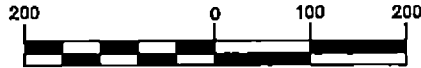
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 FAX 772-464-9497  
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STATE OF FLORIDA CERTIFICATION No. LB 4286

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

GRAPHIC SCALE



Sheet 5 of 7

## SKETCH OF DESCRIPTION OF COMMUNITY BOULEVARD REALIGNMENT

File: 08-260wa62  
s&d realign.dwg  
Date: 5-10-2012  
Checked: TPK  
Tech: GLM



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

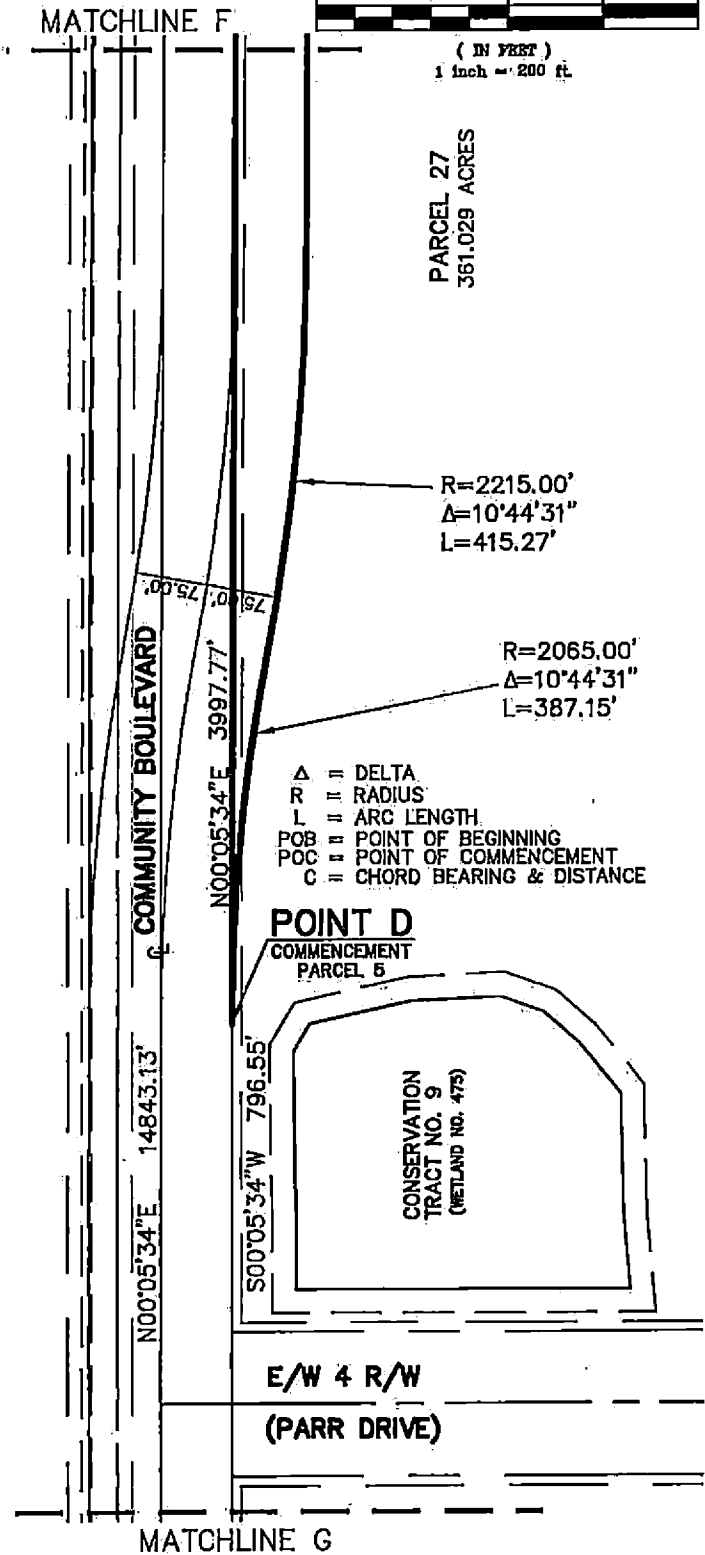
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THIS IS NOT A SURVEY

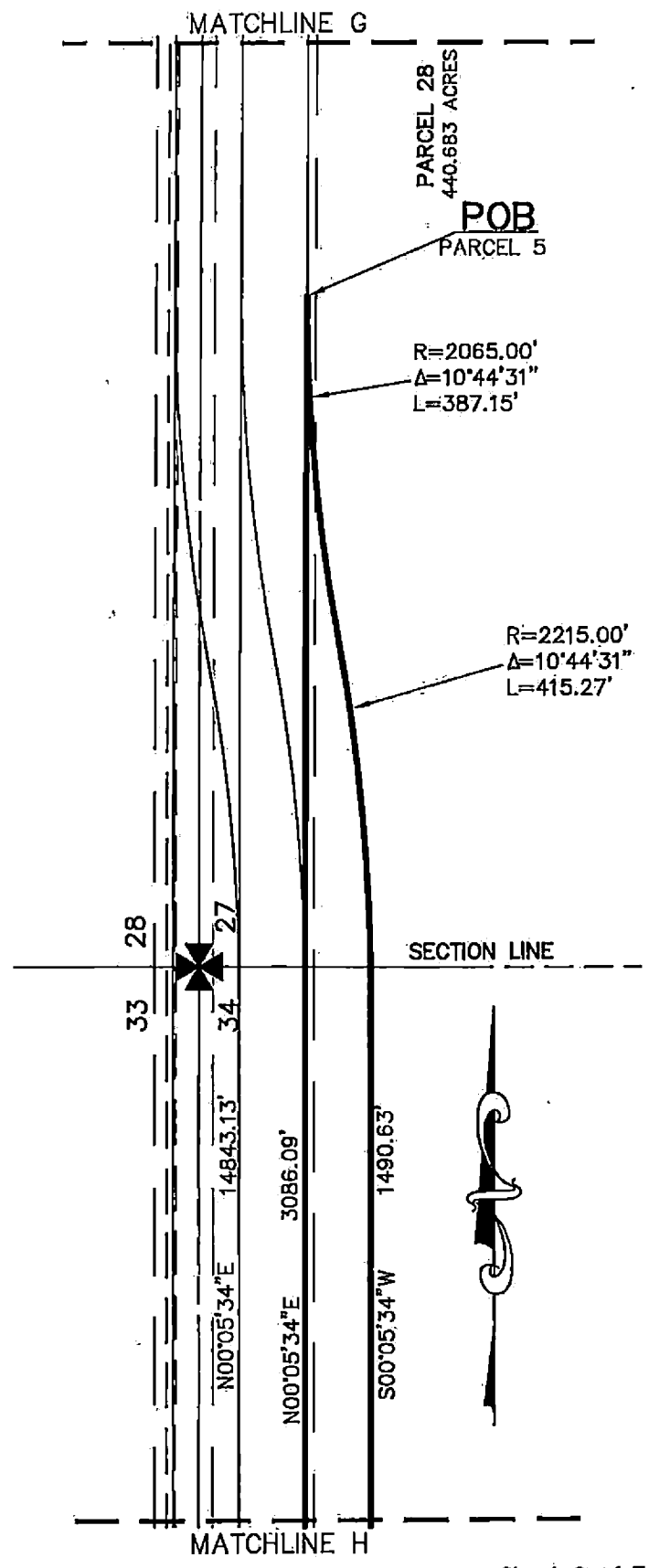
GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- C = CHORD BEARING & DISTANCE



Sheet 6 of 7

P:\Proj-2008\08-260 Southern Groves\Survey\WA-62\08-260-wa62 s&d realign3.dwg, 6/22/2016 4:04:38 PM

## SKETCH OF DESCRIPTION OF COMMUNITY BOULEVARD REALIGNMENT

File: 08-260wa62  
s&d realign.dwg  
Date: 5-10-2012

Checked: TPK  
Tech: GLM

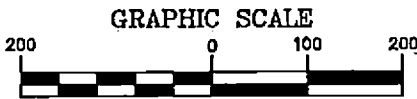


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FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 FAX 772-464-9497  
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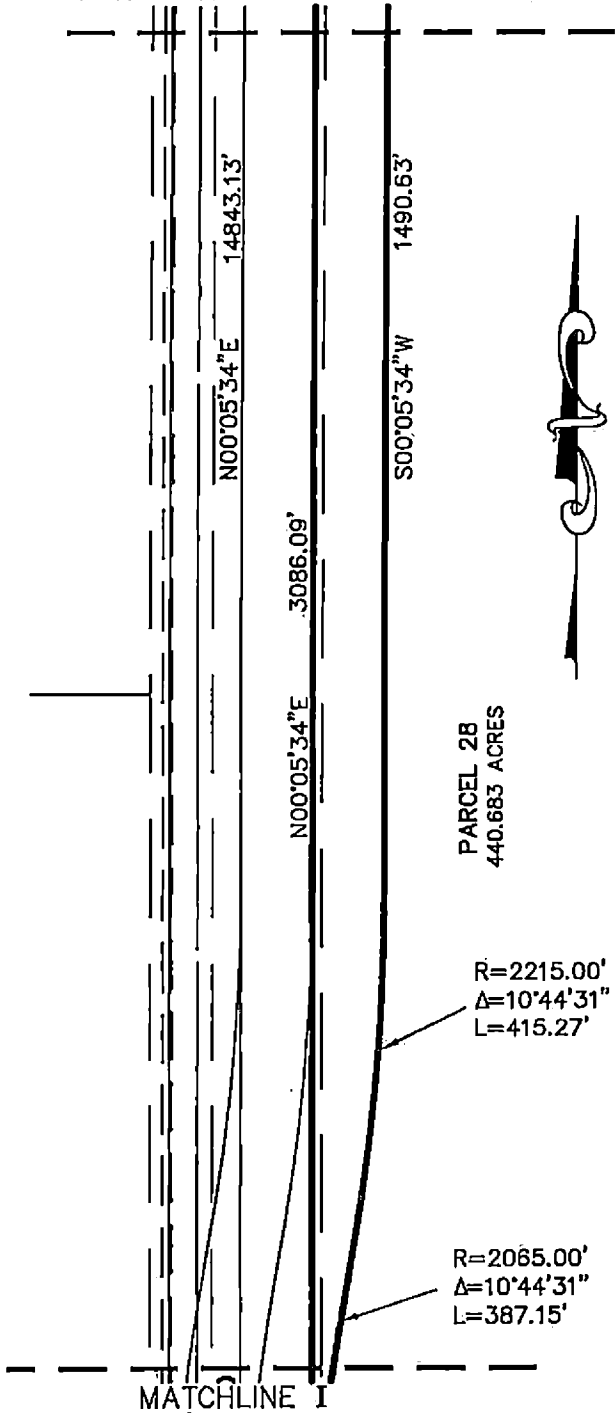
STATE OF FLORIDA CERTIFICATION No. LB 4286

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



MATCHLINE H



PARCEL 2B  
440.683 ACRES

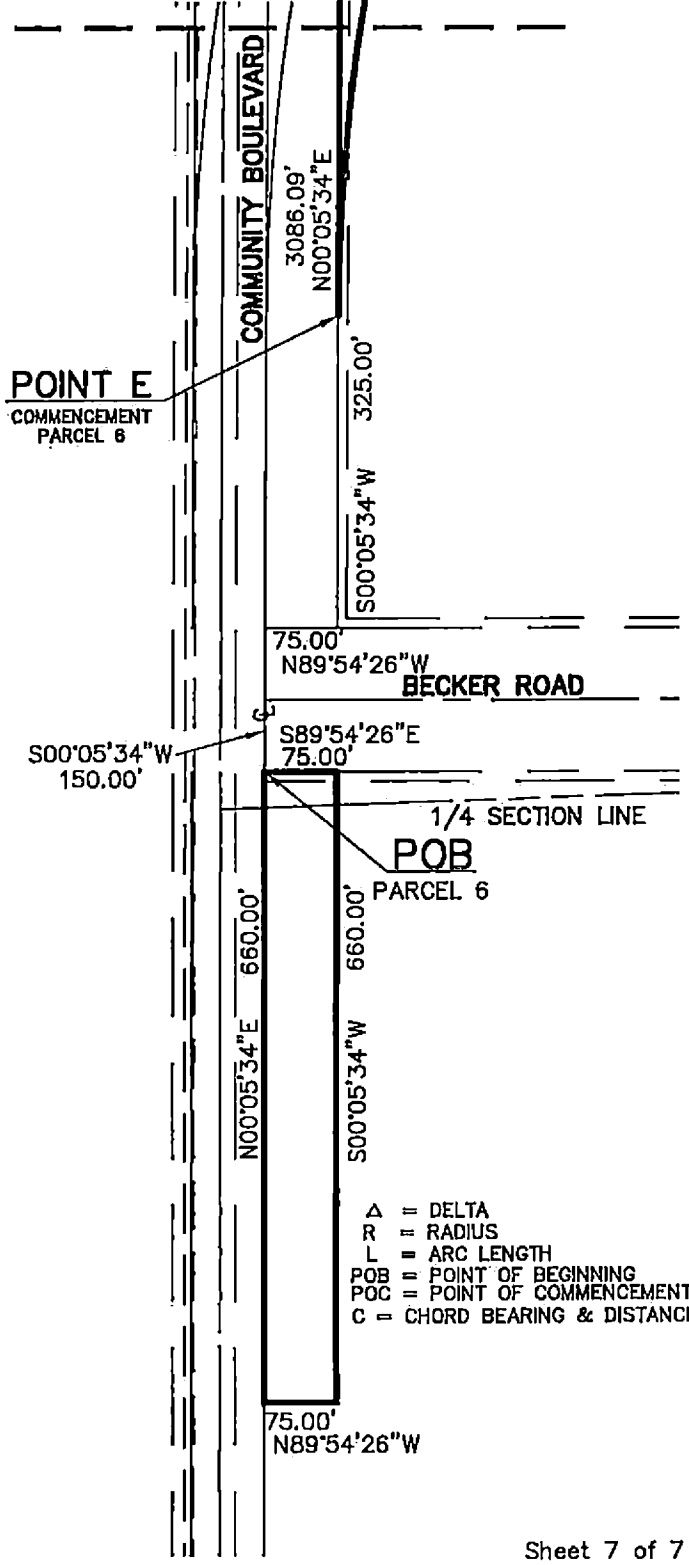
R=2215.00'  
Δ=10°44'31\"/>

R=2065.00'  
Δ=10°44'31\"/>



MATCHLINE I

MATCHLINE I



POINT E  
COMMENCEMENT  
PARCEL 6

BECKER ROAD

1/4 SECTION LINE  
POB  
PARCEL 6

- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- C = CHORD BEARING & DISTANCE

Sheet 7 of 7

## SKETCH OF DESCRIPTION OF COMMUNITY BOULEVARD REALIGNMENT

File: 08-260wa62  
s&d realign.dwg  
Date: 5-10-2012

Checked: TPK  
Tech: GLM



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STATE OF FLORIDA CERTIFICATION No. I.B 4286

**EXHIBIT "B"**  
**Legal Description of the Property**

"New/Relocated" E/W No. 2 road right-of-way

[See: Attached Pages 12 Through 14, Inclusive]



## LEGAL DESCRIPTION

Being a Parcel of land lying in a portion of Parcel 25, 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, being more particularly described as follows;

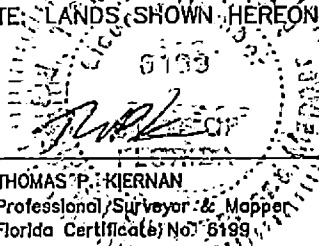
Commence at the Northwest corner of said Parcel 25; thence North 90°00'00" East, along the South right-of-way of E/W 2 R/W (a 100.00 foot wide right-of-way), a distance of 75.00 feet to the POINT OF BEGINNING of the following described parcel;

Thence North 00°05'34" East, a distance of 125.00 feet; thence South 44°57'13" East, a distance of 35.33 feet; thence North 90°00'00" East, a distance of 285.32 feet to a point of curve to the right having a radius of 950.00 feet, a central angle of 44°08'59"; thence easterly along the arc a distance of 732.03 feet; thence South 45°51'01" East, a distance of 109.97 feet to the intersection with a non tangent curve concave to the southwest, having a radius of 135.00 feet, the chord of which bears South 45°51'01" East, 250.80 feet; thence southeasterly along the arc of said curve, a distance of 321.67 feet through a central angle of 136°31'23"; thence South 45°51'01" East, a distance of 41.90 feet to a point of curve to the left having a radius of 1,550.00 feet, a central angle of 49°17'14"; thence easterly along the arc a distance of 1,333.35 feet; thence North 84°51'45" East, a distance of 52.95 feet; thence North 40°19'25" East, a distance of 35.64 feet to the West right-of-way of Village Parkway (a 150.00 foot wide right-of-way) and to an intersection with a non tangent curve concave to the east, having a radius of 3,897.00 feet, the chord of which bears South 05°08'03" East, 149.99 feet; thence southerly along the arc of said curve, and along said West right-of-way of Village Parkway, a distance of 150.00 feet through a central angle of 02°12'20"; thence North 50°35'43" West, a distance of 35.64 feet; thence South 84°51'45" West, a distance of 52.95 feet to a point of curve to the right having a radius of 1,650.00 feet, a central angle of 49°17'14"; thence westerly along the arc a distance of 1,419.37 feet; thence North 45°51'01" West, a distance of 41.90 feet to the intersection with a non tangent curve concave to the northeast, having a radius of 135.00 feet, the chord of which bears North 45°51'01" West, 250.80 feet; thence northwesterly along the arc of said curve, a distance of 321.67 feet through a central angle of 136°31'23"; thence North 45°51'01" West, a distance of 109.97 feet to a point of curve to the left having a radius of 850.00 feet, a central angle of 44°08'59"; thence westerly along the arc a distance of 654.97 feet; thence South 90°00'00" West, a distance of 285.48 feet; thence South 45°02'47" West, a distance of 35.38 feet; thence North 00°05'34" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 7.305 acres, 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.


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

7/1/16  
 DATE



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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-eng.com  
 STATE OF FLORIDA CERTIFICATION No. LB 4288

## LEGAL DESCRIPTION

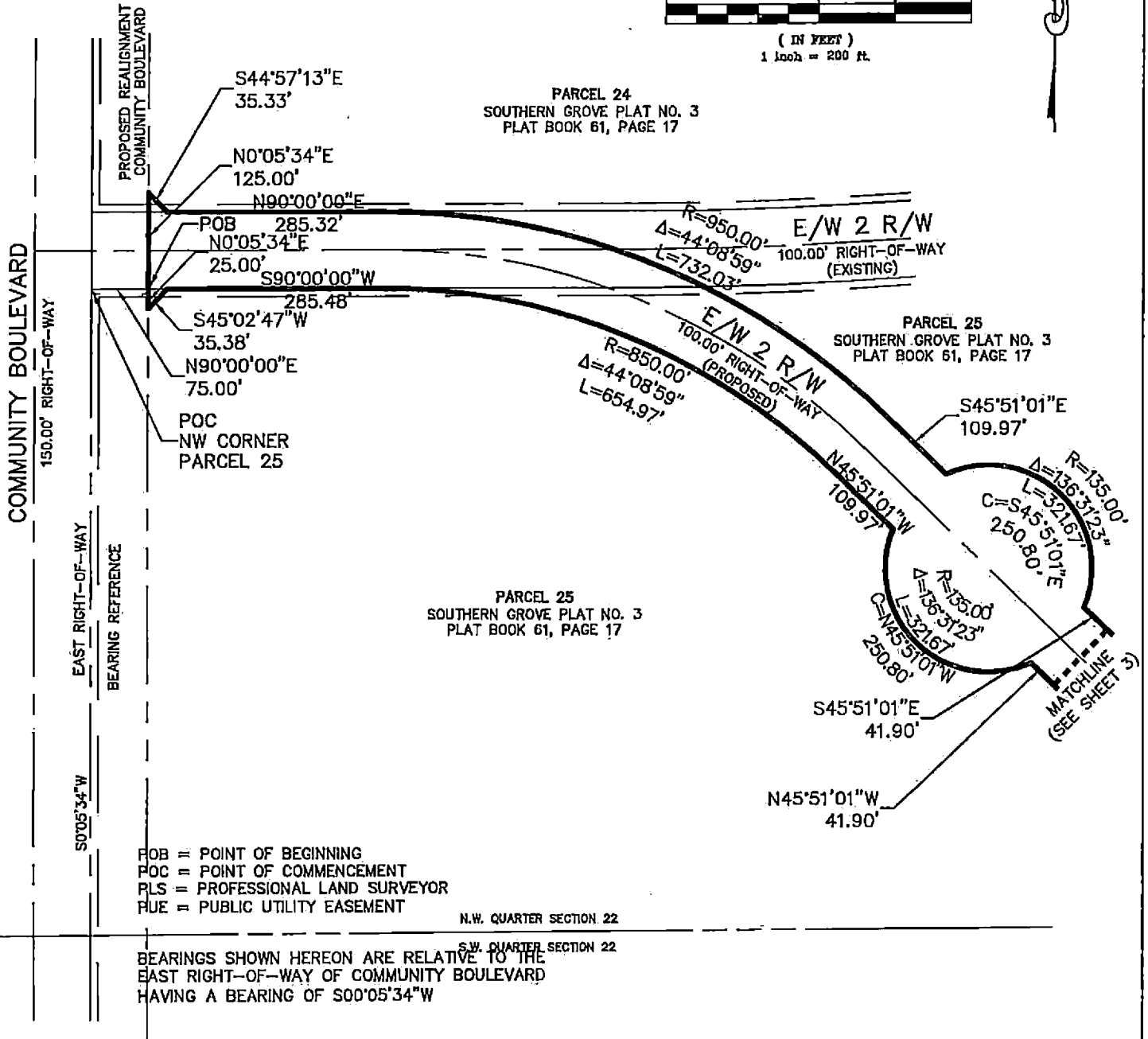
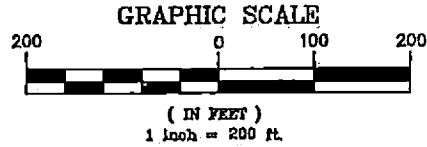
E/W 2 R/W

JOB NO: 15-030	SCALE: 1"=200'
FILE: 15-030 s&d EW2.dwg	DATE: 3-31-2016

P:\Projects\15-030 Utility Street Sketch & Desc\15-030 s&d ew2.dwg, 6/22/2016 3:51:56 PM

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



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STATE OF FLORIDA CERTIFICATION No. LB 4286

## SKETCH OF DESCRIPTION

E/W 2 R/W

JOB NO: 15-030

SCALE: 1"=100'

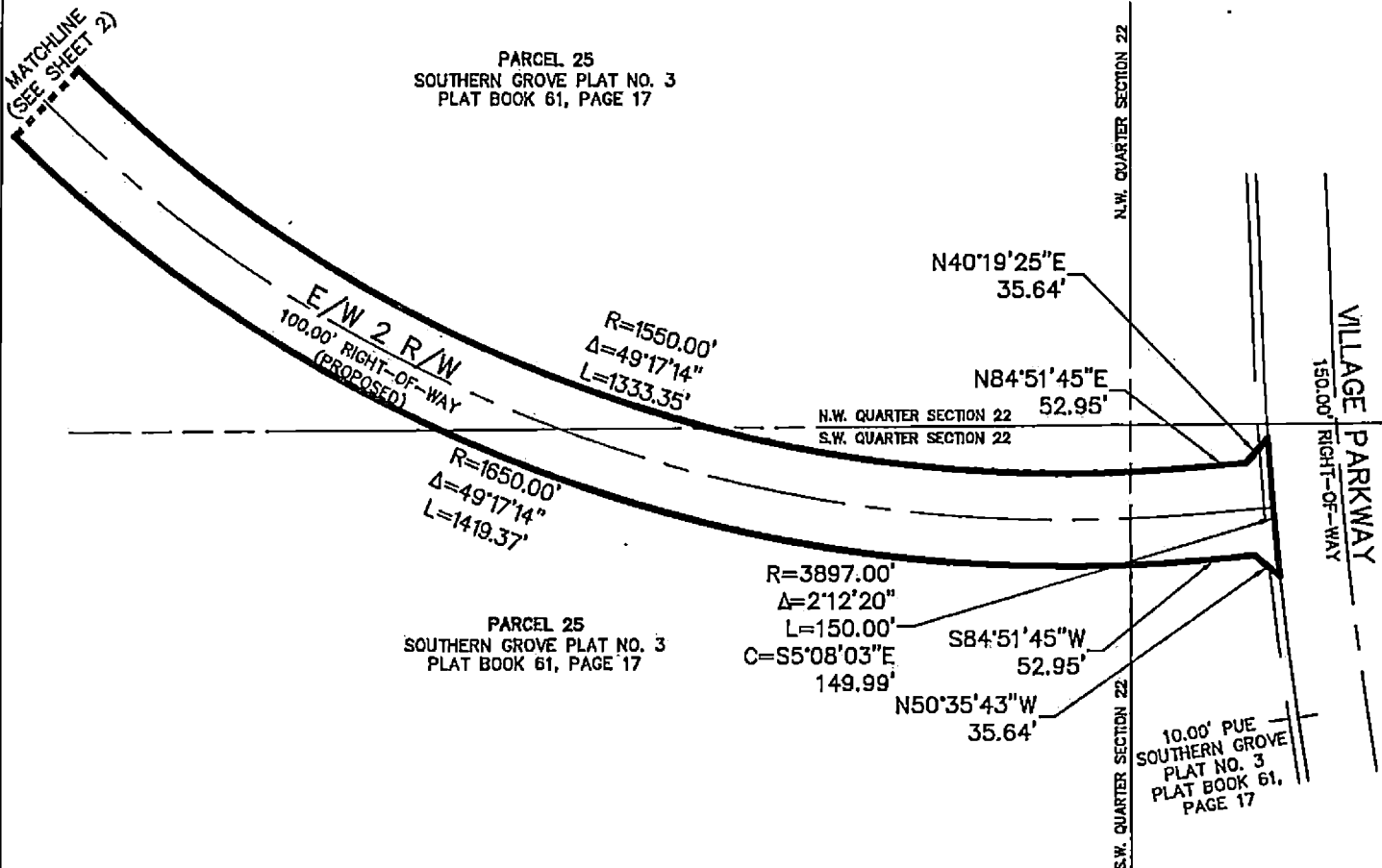
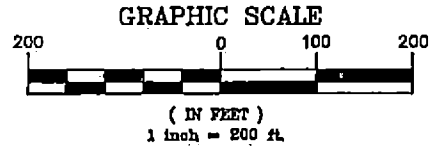
FILE: 15-030 s&d EW2.dwg

DATE: 3-31-2016

P:\Projects\15-030\Utility Sketch\sketch & pld\15-030 s&d ew2.dwg 7/5/2016 8:24:51 AM

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
PUE = PUBLIC UTILITY EASEMENT

BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
EAST RIGHT-OF-WAY OF COMMUNITY BOULEVARD  
HAVING A BEARING OF S00°05'34"W



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STATE OF FLORIDA CERTIFICATION No. LB-4286

## SKETCH OF DESCRIPTION

E/W 2 R/W

JOB NO: 15-030

SCALE: 1"=200'

FILE: 15-030 e&d EW2.dwg

DATE: 3-31-2016

**EXHIBIT "C"**  
**Legal Description of the Property**

"New/Relocated" Utility Sites 1, 4, 5 and 6

[See: Attached Pages 16 Through 23, Inclusive]

### LEGAL DESCRIPTION

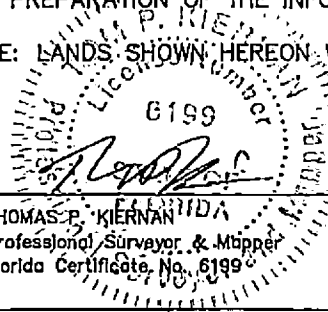
Being a Utility Site lying in a portion of Parcel 24, according to the plat of SOUTHERN GROVE PLAT NO. 3, as recorded in Plat Book 61, Page 17, Public Records of St. Lucie County, Florida, being more particularly described as follows;

Begin at the Northeast corner of Tract R-1 of said plat of SOUTHERN GROVE PLAT NO. 3; thence South 89°57'32" East, along the South right-of-way of E/W 1 R/W (a 150.00 foot wide right-of-way) a distance of 123.62 feet; thence South 00°05'12" West, a distance of 148.78 feet; thence North 89°54'26" West, a distance of 148.64 feet to the East right-of-way of Community Boulevard (a 150.00 foot wide right-of-way); thence North 00°05'34" East, along said East right-of-way of Community Boulevard, a distance of 123.64 feet; thence North 45°04'01" East, a distance of 35.37 feet to the South right-of-way of E/W 1 R/W and the POINT OF BEGINNING.

Containing 0.500 acres, 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.



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

8/25/16  
DATE

REVISION: CORRECTED BEARING REFERENCE GLM 8-08-2016

Page 1 of 2



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### LEGAL DESCRIPTION

#### UTILITY SITE 1

JOB NO: 15-030

SCALE: 1"=60'

FILE: 15-030 s&d site1.dwg

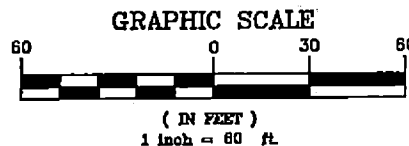
DATE: 3-31-2016

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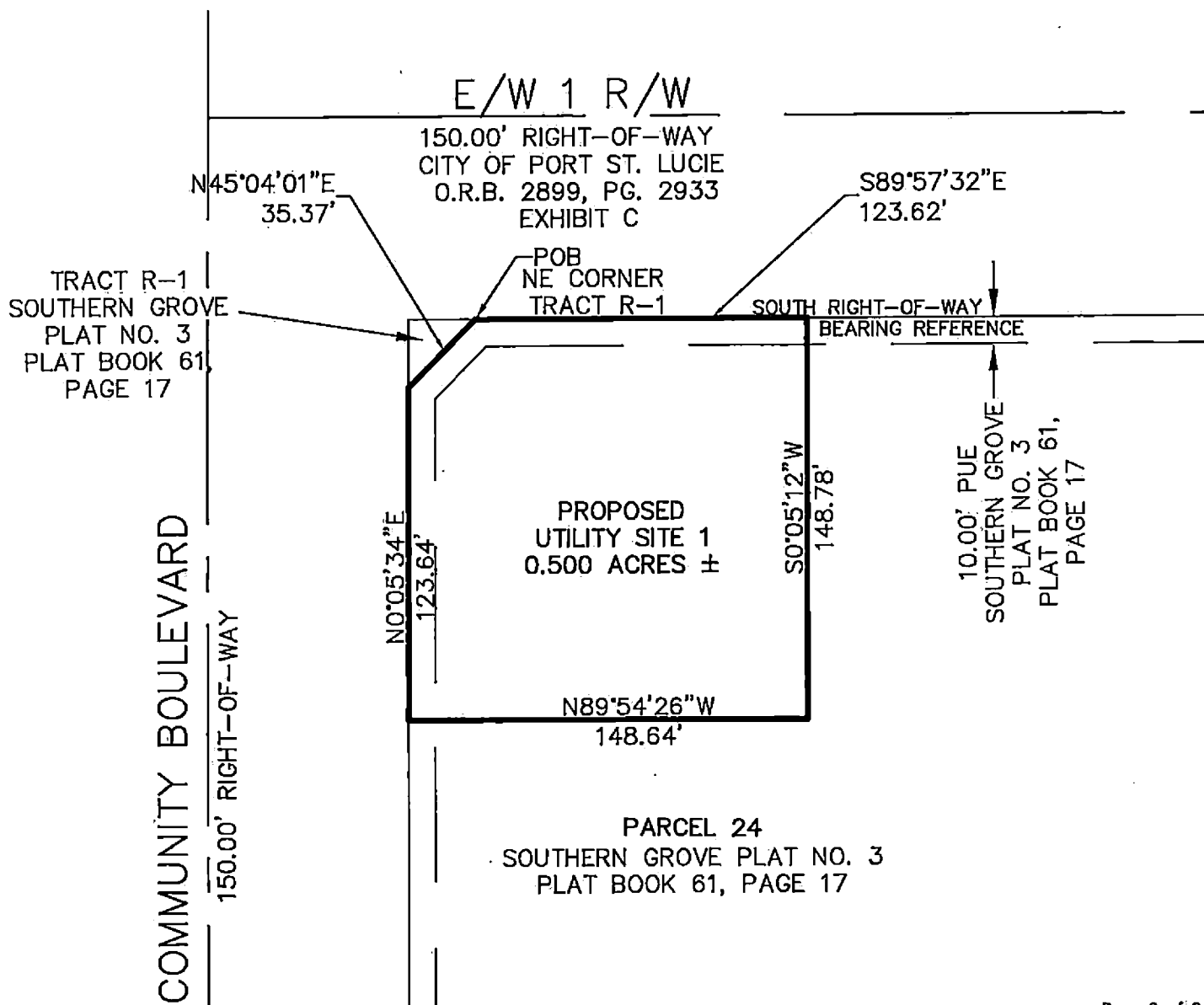
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
PUE = PUBLIC UTILITY EASEMENT



BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
SOUTH RIGHT-OF-WAY OF E/W 1 R/W HAVING A  
BEARING OF S89°57'32"E



P:\Proj-2015\15-030 Utility sites\sketch & desc\15-030 s&d site 1.dwg, 8/25/2016 9:13:05 AM



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## SKETCH OF DESCRIPTION UTILITY SITE 1

JOB NO: 15-030	SCALE: 1"=60'
FILE: 15-030 s&d site1.dwg	DATE: 3-31-2016

3

# LEGAL DESCRIPTION

Being a Utility Site lying in a portion of Lot 6, according to the plat of SOUTHERN GROVE PLAT NO. 14, as recorded in Plat Book 71, Page 35, Public Records of St. Lucie County, Florida, being more particularly described as follows;

Commence at the Southeast corner of said Lot 6; thence South 89°33'50" West, along the North right-of-way of E/W 3 R/W (a 150.00 foot wide right-of-way), a distance of 605.49 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue South 89°33'50" West, along said North right-of-way of E/W 3 R/W, a distance of 147.82 feet; thence North 00°00'00" West, a distance of 147.34 feet; thence North 89°33'50" East, a distance of 147.82 feet; thence South 00°00'00" East, a distance of 147.34 feet to the North right-of-way of E/W 3 R/W and the POINT OF BEGINNING.

Containing 0.500 acres, 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.

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

DATE 3/1/16



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STATE OF FLORIDA CERTIFICATION No. LB 4286

## LEGAL DESCRIPTION

### UTILITY SITE 4

JOB NO: 15-030

SCALE: 1"=100'

FILE: 15-030 a&d elte4.dwg

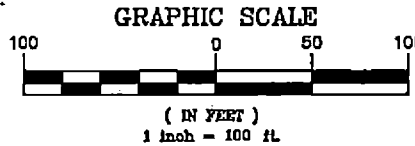
DATE: 3-31-2016

P:\Proj-2015\15-030 Utility sites\sketch & desc\15-030 s&d site 4.dwg, 6/22/2016 3:52:48 PM

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

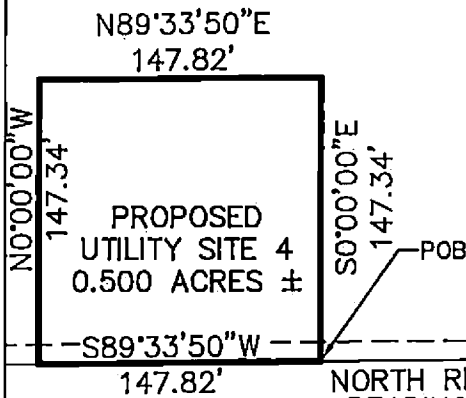
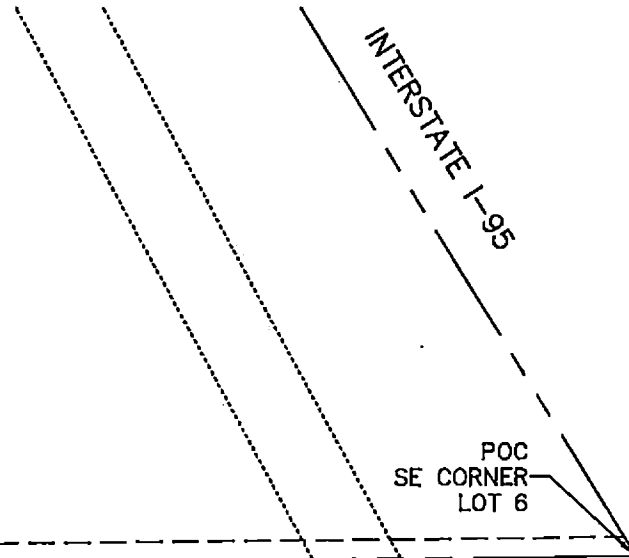
THIS IS NOT A SURVEY

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
PUE = PUBLIC UTILITY EASEMENT



BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
NORTH RIGHT-OF-WAY OF E/W 3 R/W HAVING A  
BEARING OF S89°33'50"W

**LOT 6**  
SOUTHERN GROVE PLAT NO. 14  
PLAT BOOK 71, PAGE 35  
PARCEL ENCUMBERED BY  
BLANKET FLOWAGE EASEMENT  
O.R.B. 2902, PAGE 1220  
EXHIBIT A



NORTH RIGHT-OF-WAY | S89°33'50"W 605.49'  
BEARING REFERENCE

E/W 3 R/W

150.00' RIGHT-OF-WAY  
(UNIMPROVED)

SECTION LINE SECTION 23  
SECTION LINE SECTION 26

O.R.B. 241B,  
PAGE 2680

**PARCEL 31**  
SOUTHERN GROVE PLAT NO. 3  
PLAT BOOK 61, PAGE 17  
PARCEL ENCUMBERED BY  
BLANKET FLOWAGE EASEMENT  
O.R.B. 2902, PAGE 1220  
EXHIBIT B



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## SKETCH OF DESCRIPTION

UTILITY SITE 4

JOB NO: 15-030

SCALE: 1"=100'

FILE: 15-030 s&d elto4.dwg

DATE: 3-31-2016



## LEGAL DESCRIPTION

Being a Utility Site lying in a portion of Lot 6, according to the plat of SOUTHERN GROVE PLAT NO. 14, as recorded in Plat Book 71, Page 35, Public Records of St. Lucie County, Florida, being more particularly described as follows;

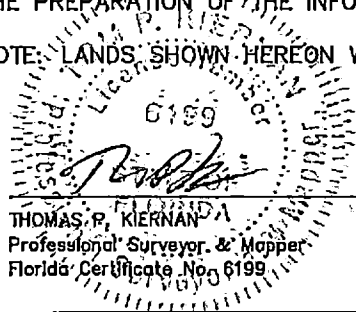
Commence at the Southwest corner of said Lot 6; thence North 25°57'22" West, along the Easterly right-of-way of Village Parkway (a 150.00 foot wide right-of-way), a distance of 1204.23 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue North 25°57'22" West, along said Easterly right-of-way of Village Parkway, a distance of 147.58 feet; thence North 64°03'05" East, a distance of 147.58 feet; thence South 25°57'22" East, a distance of 147.58 feet; thence South 64°03'05" West, a distance of 147.58 feet to the Easterly right-of-way of Village Parkway and the POINT OF BEGINNING.

Containing 0.500 acres, 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.



8/25/16

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

DATE

REVISION: CORRECTED BEARING REFERENCE GLM 8-08-2016

Page 1 of 2



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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

### DESCRIPTION

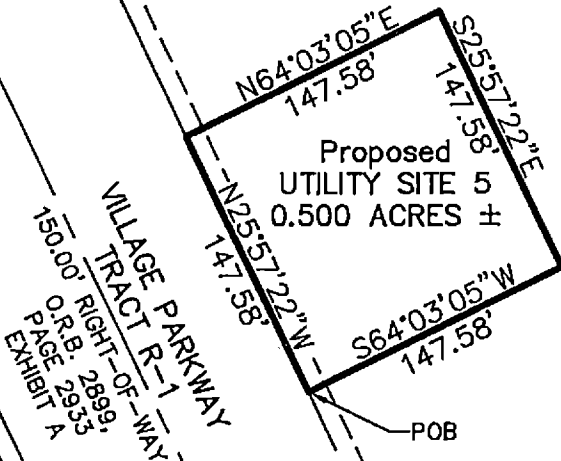
#### UTILITY SITE 5

JOB NO: 15-030	SCALE:
FILE: 15-030 s&d site5.dwg	DATE: 3-31-2016

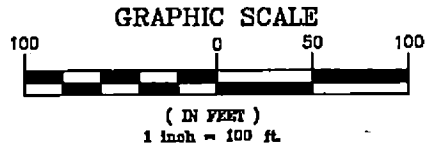
P:\Proj-2015\15-030 Utility sites\sketch & desc\15-030 s&d site 5.dwg, 8/25/2016 9:12:42 AM

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



VILLAGE PARKWAY  
TRACT R-1  
150.00' RIGHT-OF-WAY  
O.R.B. 2899,  
PAGE 2933  
EXHIBIT A



LOT 6  
SOUTHERN GROVE PLAT NO. 14  
PLAT BOOK 71, PAGE 35  
PARCEL ENCUMBERED BY  
BLANKET FLOWAGE EASEMENT  
O.R.B. 2902, PAGE 1220  
EXHIBIT A

N25°57'22\"W 1204.23'

10.00' PUE  
SOUTHERN GROVE  
PLAT NO. 3  
PLAT BOOK 61,  
PAGE 17

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PLS = PROFESSIONAL LAND SURVEYOR  
PUE = PUBLIC UTILITY EASEMENT

BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY  
HAVING A BEARING OF N25°57'22\"W

EASTERLY  
RIGHT-OF-WAY  
BEARING REFERENCE

POC  
SW CORNER  
LOT 6

E/W 3 R/W  
150.00' RIGHT-OF-WAY  
(UNIMPROVED)  
O.R.B. 2418,  
PAGE 2880

SECTION LINE SECTION 22  
SECTION LINE SECTION 27

P:\Proj-2015\15-030 Utility sites\sketch & desc\15-030 s&d site 5.dwg, 8/25/2016 9:12:48 AM



**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
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-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 4286

## SKETCH OF DESCRIPTION

### UTILITY SITE 5

JOB NO: 15-030	SCALE:
FILE: 15-030 s&d site5.dwg	DATE: 3-31-2016

## LEGAL DESCRIPTION

Being a Utility Site lying in a portion of Parcel 25, 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, being more particularly described as follows;

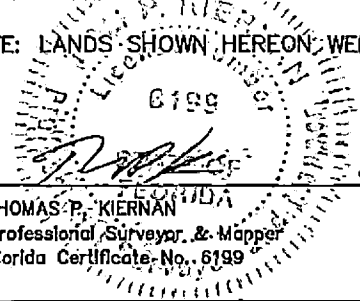
Commence at the Southwest corner of said Parcel 25 and the beginning of a curve to the right, of which the radius point lies South 07°39'30" West, a radial distance of 8,076.97 feet and having a chord bearing of South 82°04'34" East, 74.89 feet; thence easterly along the arc, and along the North right-of-way of E/W 3 R/W (a 150.00 foot wide right-of-way), through a central angle of 00°31'52", a distance of 74.89 feet to the POINT OF BEGINNING of the following described parcel;

To the intersection with a non tangent curve concave to the west, having a radius of 2,215.00 feet, the chord of which bears North 03°17'00" West, 141.00 feet; thence northerly along the arc of said curve, a distance of 141.03 feet through a central angle of 03°38'53"; thence North 90°00'00" East, a distance of 148.95 feet; thence South 00°00'00" East, a distance of 162.32 feet to the intersection with a non tangent curve concave to the south, having a radius of 8,076.97 feet, the chord of which bears North 81°18'18" West, 142.51 feet; thence westerly along the arc of said curve, a distance of 142.51 feet through a central angle of 01°00'39" to the POINT OF BEGINNING.

Containing 0.500 acres, 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.

  
 THOMAS P. KIERNAN  
 Professional Surveyor & Mapper  
 Florida Certificate No. 6199  
 DATE 8/25/16

REVISION: REVISED CURVE DATA AND LEGAL DESCRIPTION GLM 8-08-2016 Page 1 of 2



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## LEGAL DESCRIPTION

### UTILITY SITE 6

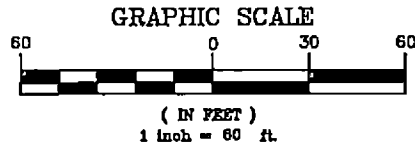
JOB NO: 15-030	SCALE: 1"=60'
FILE: 15-030 s&d site6.dwg	DATE: 3-31-2016

P:\Proj-2015\15-030 Utility sites\sketch & desc\15-030 s&d site 6.dwg, 8/25/2016 9:13:10 AM

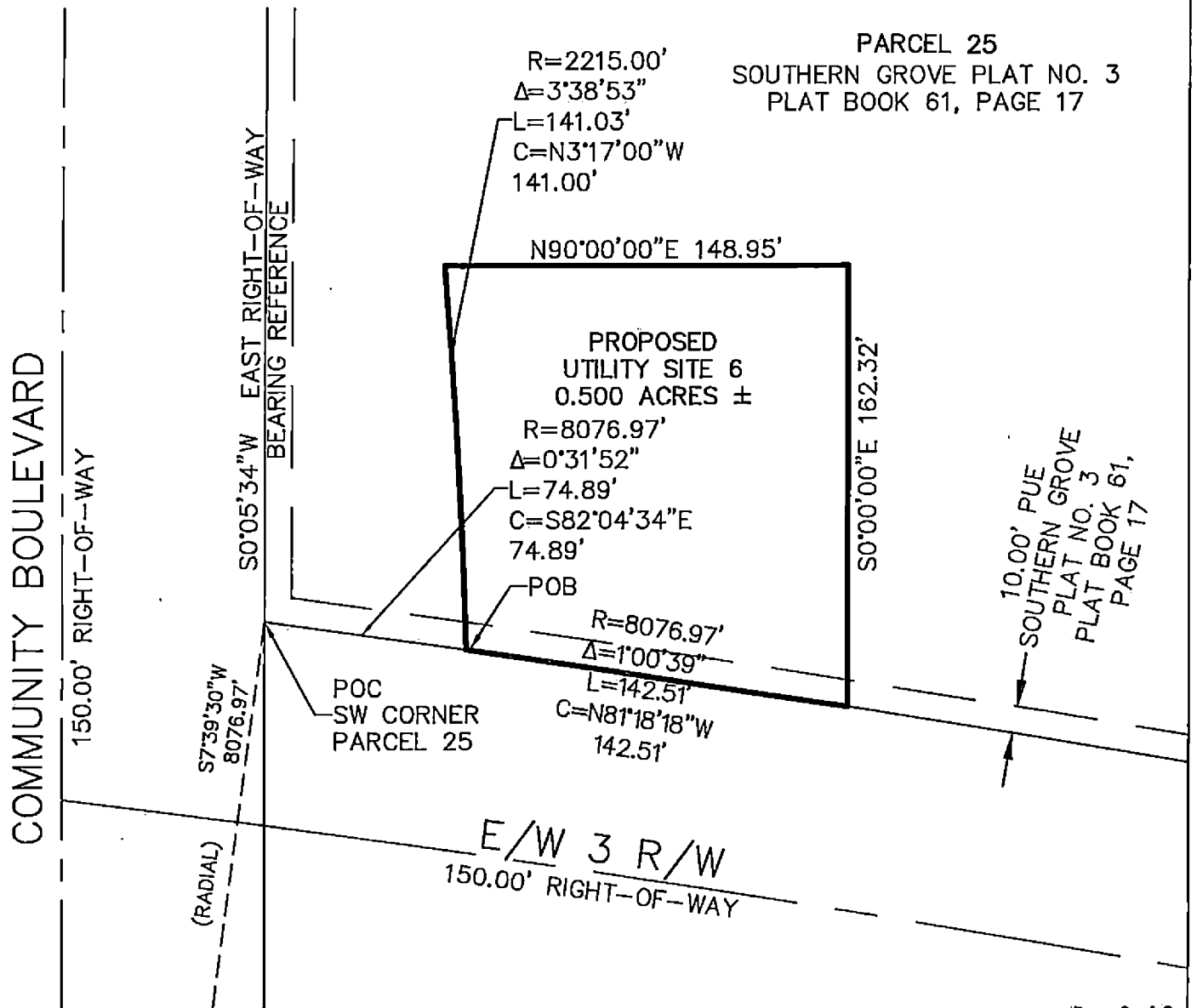
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PLS = PROFESSIONAL LAND SURVEYOR  
 PUE = PUBLIC UTILITY EASEMENT



BEARINGS SHOWN HEREON ARE RELATIVE TO THE  
 EAST RIGHT-OF-WAY OF COMMUNITY BOULEVARD  
 HAVING A BEARING OF S00°05'34"W



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

## SKETCH OF DESCRIPTION UTILITY SITE 6

JOB NO: 15-030

SCALE: 1"=60'

FILE: 15-030 s&d site6.dwg

DATE: 3-31-2016

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Nelson Mullins Riley & Scarborough LLP  
1905 NW Corporate Blvd., Suite 310  
Boca Raton, FL 33431  
Attn: Christopher Staller, Esq.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on this 19 day of December 2023 by MATTAMY PALM BEACH LLC, a Florida limited liability company, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, FL 34984 (the "Grantor") and the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (the "Grantee").

(whenever used herein the terms Grantor and Grantee shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of legal entities, whenever the context so admits or requires)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the real property situate in St. Lucie County, Florida, described as follows (the "Property") more particularly described in Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes and assessments for the year 2024 and all subsequent years not yet due or payable;
2. Easements, restrictions, and all other matters of record (it not being the intent to reimpose same); and
3. Any matter created by or through Grantee.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR for the Property, hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its property officers thereunto duly authorized the day and year first above written.

[SIGNATURE BLOCK ON FOLLOWING PAGE]

Witnesses:

Signature: [Handwritten Signature]

Print name: Karel Albeitor  
Address: 2500 Quantum Lakes Blvd  
Boynton Beach, FL 33426

Signature: [Handwritten Signature]

Print name: Betty Bollinger  
Address: 121 Sunset St. Melbourne  
Pal St, Melbourne FL 32983

STATE OF Florida

COUNTY OF \_\_\_\_\_

GRANTOR:

MATTAMY PALM BEACH LLC,  
a Florida limited liability company

By: [Handwritten Signature]  
Print Name: DAN GROSSWALD  
Title: Vice President

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization on Dec 19, 2023 by Dan Grosswald as  
Vice President Mattamy Palm Beach LLC, a Florida limited liability company,  
who is  personally known to me or  has produced PLDL as  
identification.



[Handwritten Signature]  
Notary Public, State of Florida

SEAL

## EXHIBIT A

### LEGAL DESCRIPTION

A PORTION OF TRACT A1, KENLY SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGE 16, TOGETHER WITH A PORTION OF TRACT C, BELTERRA, PHASE 1, PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL I**

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A1 OF SAID KENLEY SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TRACT A1, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 44°54'26" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A1; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'26" WEST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING.

TOGETHER WITH:

**PARCEL II**

BEGINNING AT THE NORTHWEST CORNER OF TRACT C OF SAID BELTERRA PHASE 1 PLAT 1; THENCE ALONG THE NORTH LINE OF SAID TRACT C, SOUTH 89°54'26" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 45°05'34" WEST, A DISTANCE OF 49.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT C; THENCE ALONG SAID WEST LINE, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 1,225sq.ft. 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 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:  
 2023.11.28  
 16:53:34 -05'00'

THOMAS P. KIERNAN  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 2



### **CULPEPPER & TERPENING INC**

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 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

Becker @ Community  
 East Corner Clips

**DESCRIPTION**

DATE: 11/28/23	DRAWN JDJ
SCALE: N/A	JOB No. 21-063

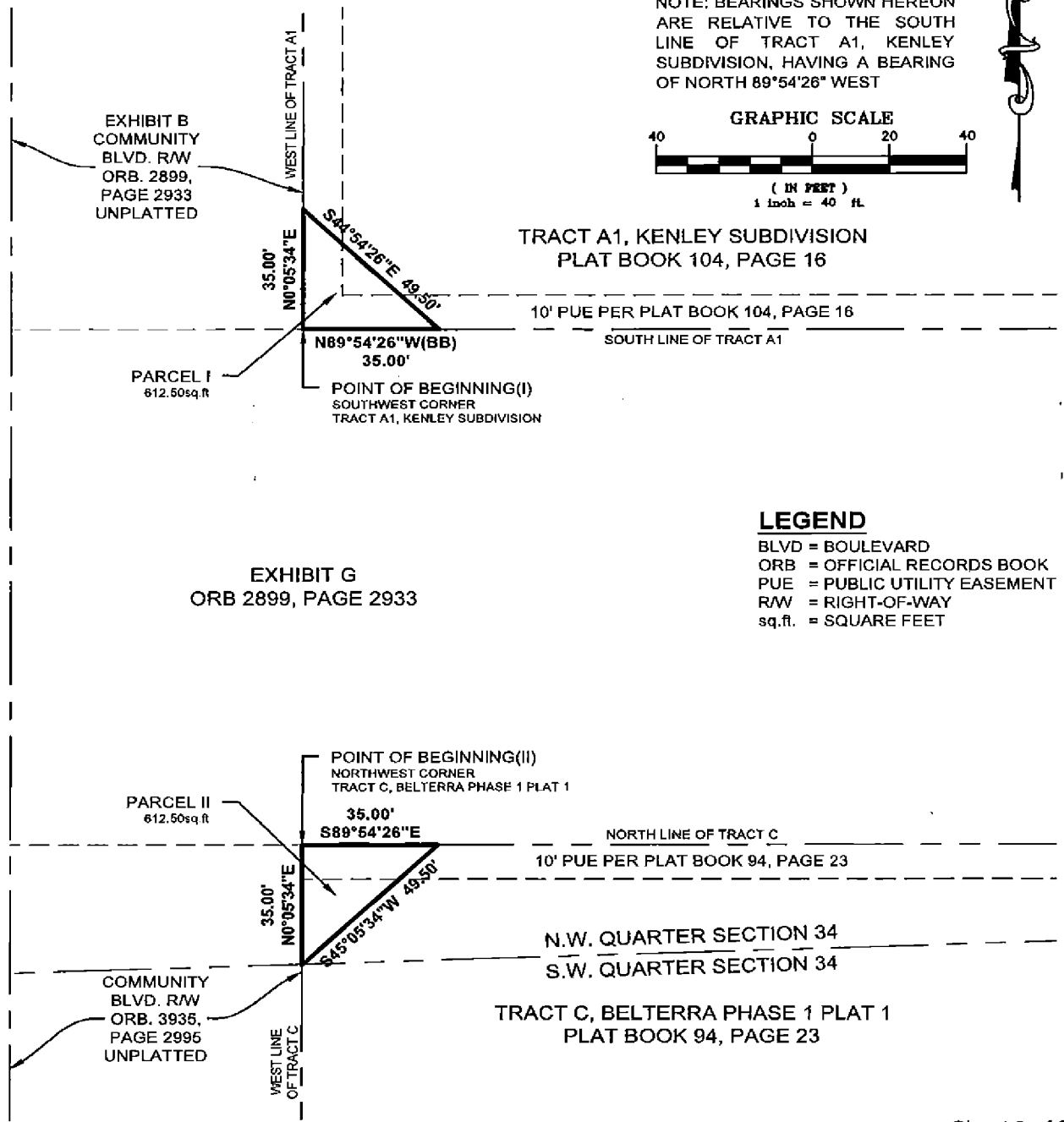
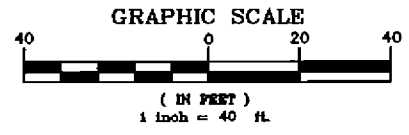


## EXHIBIT A

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT A1, KENLEY SUBDIVISION, HAVING A BEARING OF NORTH 89°54'26" WEST



**LEGEND**  
BLVD = BOULEVARD  
ORB = OFFICIAL RECORDS BOOK  
PUE = PUBLIC UTILITY EASEMENT  
R.W. = RIGHT-OF-WAY  
sq.ft. = SQUARE FEET

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

Becker @ Community East Corner Clips	
SKETCH OF DESCRIPTION	
DATE: 11/28/23	DRAWN JDJ
SCALE: 1"=40'	JOB No. 21-063

P:\Proj\2021\21-063 Becker Road West Phase 2 Design\Survey\S&D\21-063 S&D Corner Clips.dwg Plotted: 11/28/23 By: JONATHAN JONES Layout: SKETCH