

**DESCRIPTION:**

A PARCEL OF LAND LYING IN PARCEL 2, ACCORDING TO ST. LUCIE WEST PLAT 196 ST. LUCIE CENTER – REPLAT LOT 3A, AS RECORDED IN PLAT BOOK 76, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 88°59'23" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING 1; THENCE DEPARTING SAID SOUTH LINE NORTH 01°00'00" EAST, A DISTANCE OF 121.07 FEET; THENCE NORTH 89°00'00" WEST, A DISTANCE OF 26.00 FEET TO REFERENCE POINT "A"; THENCE SOUTH 01°00'00" WEST, A DISTANCE OF 121.06 FEET TO A POINT ON SAID SOUTH LINE OF PARCEL 2; THENCE SOUTH 88°59'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING 1.

CONTAINING 3,147.74 SQUARE FEET, MORE OR LESS.

**TOGETHER WITH:**

A PARCEL OF LAND LYING IN PARCEL 2, ACCORDING TO ST. LUCIE WEST PLAT 196 ST. LUCIE CENTER – REPLAT LOT 3A, AS RECORDED IN PLAT BOOK 76, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT REFERENCE POINT "A", FIRST DESCRIBED ABOVE; THENCE NORTH 89°00'00" WEST, A DISTANCE OF 34.20 FEET TO THE POINT OF BEGINNING 2; THENCE NORTH 01°00'00" EAST, A DISTANCE OF 5.40 FEET; THENCE NORTH 89°00'00" WEST, A DISTANCE OF 29.00 FEET; THENCE SOUTH 01°00'00" WEST, A DISTANCE OF 5.40 FEET; THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING 2.

CONTAINING 156.60 SQUARE FEET, MORE OR LESS.

TOGETHER CONTAINING 3,304.34 SQUARE FEET, MORE OR LESS.

**NOTE:**

DESCRIPTION NOT VALID WITHOUT SKETCH.

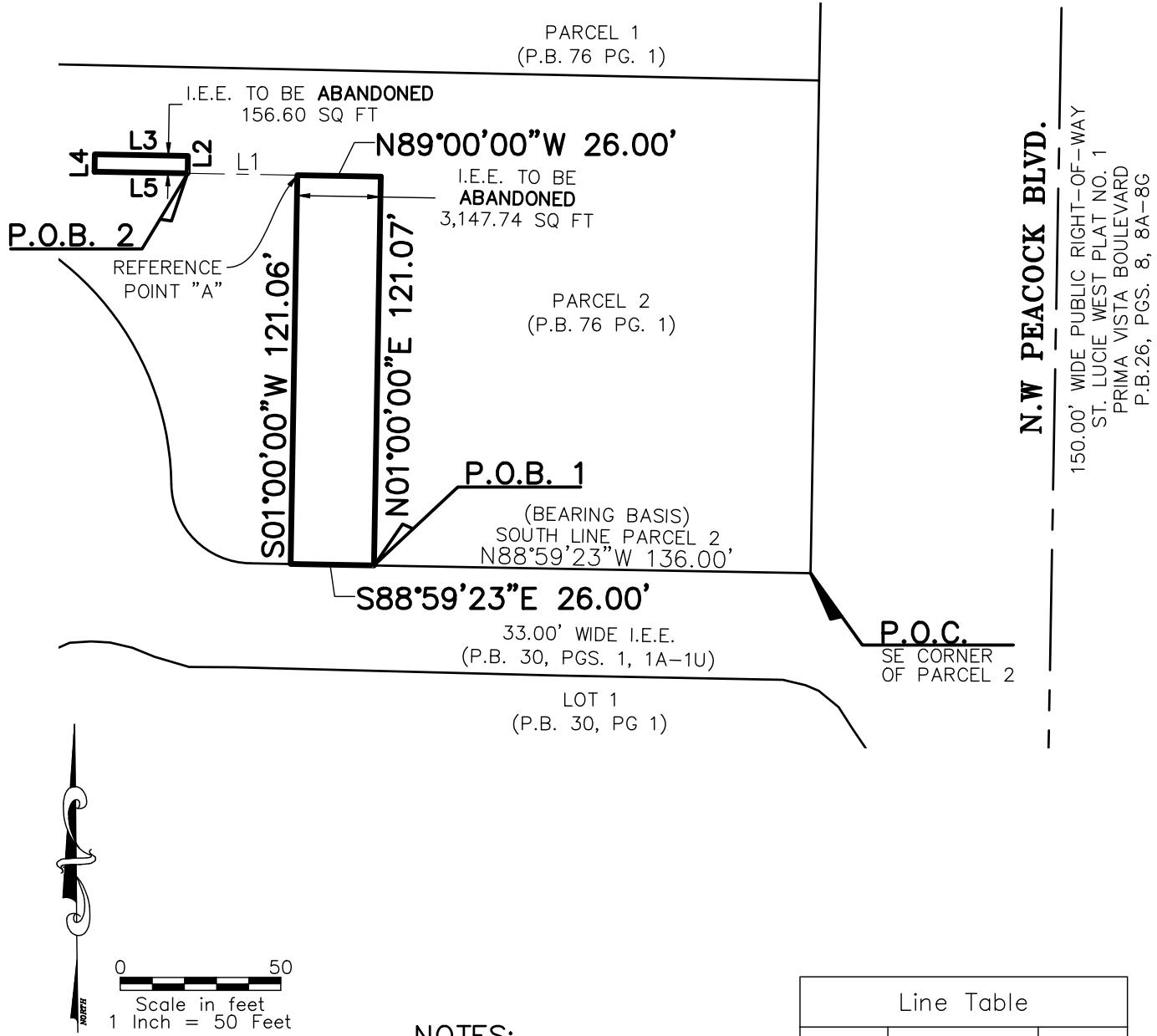
**Michael T Owen**

Digitally signed by Michael T Owen  
Date: 2025.09.11 11:15:41 -04'00'

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE

PROJECT <b>200 NW PEACOCK BLVD FOR: PURSUIT DEVELOPMENT</b>	JOB NO. <b>25-243</b>	BY CPS
TITLE <b>EASEMENT ABANDONMENT</b>	REV. DATE 09-10-2025	DATE 2025.05.06
	SCALE 1" = 50'	REV. COMMENTS
		SHEET 1 OF 2
		 A DIVISION OF HALEY WARD, INC.

ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.B. PLAT BOOK  
PG. PAGE  
I.E.E. INGRESS EGRESS EASEMENT

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL 2 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

Line Table		
Line #	Direction	Length
L1	N89°00'00"W	34.20'
L2	N01°00'00"E	5.40'
L3	N89°00'00"W	29.00'
L4	S01°00'00"W	5.40'
L5	S89°00'00"E	29.00'

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TITLE <b>EASEMENT ABANDONMENT</b>	REV. DATE 09-10-2025	REV. COMMENTS SHEET 2 OF 2