

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'

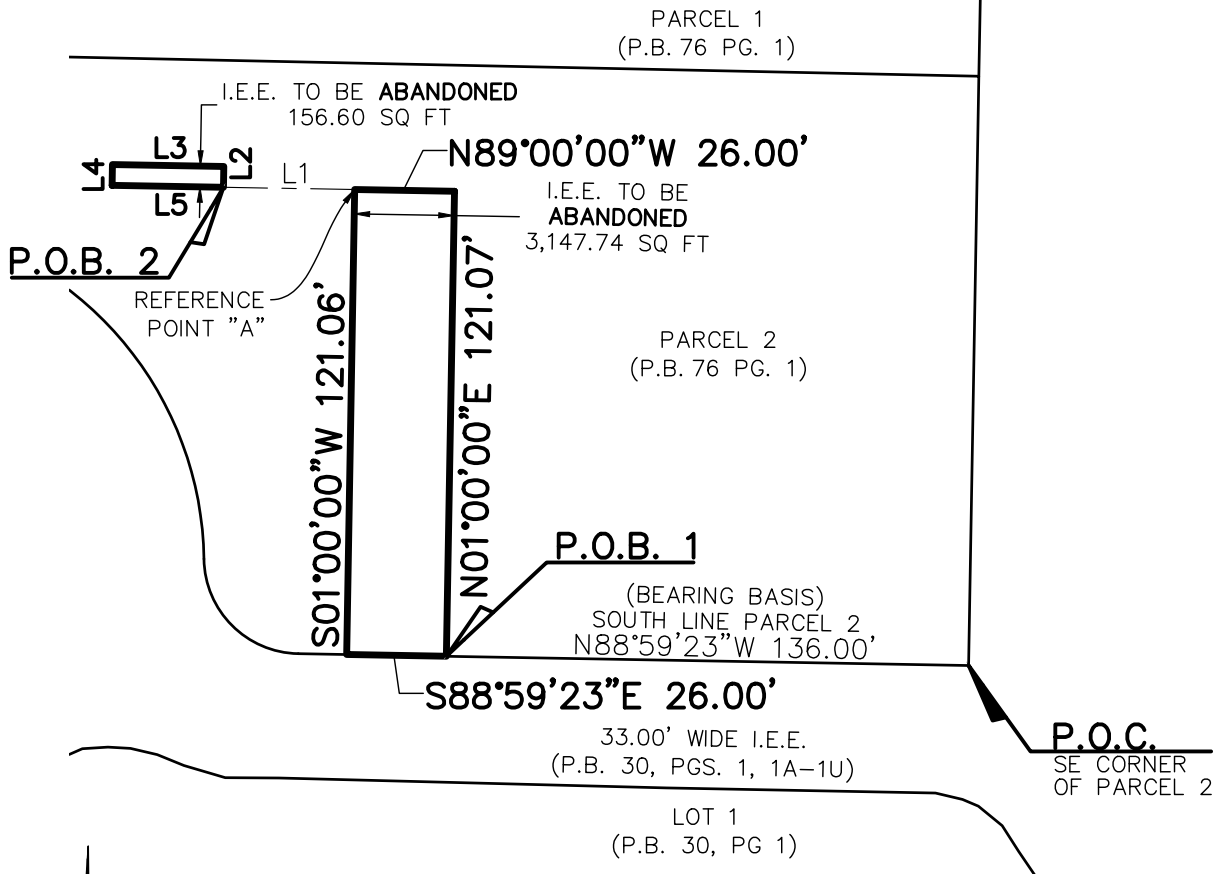
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

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

THIS IS NOT A FIELD SURVEY

"Exhibit A"



N.W PEACOCK BLVD.

150.00' WIDE PUBLIC RIGHT-OF-WAY
ST. LUCIE WEST PLAT NO. 1
PRIMA VISTA BOULEVARD
P.B.26, PGS. 8, 8A-8G



0 50
Scale in feet
1 Inch = 50 Feet

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:

- 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.
- 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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