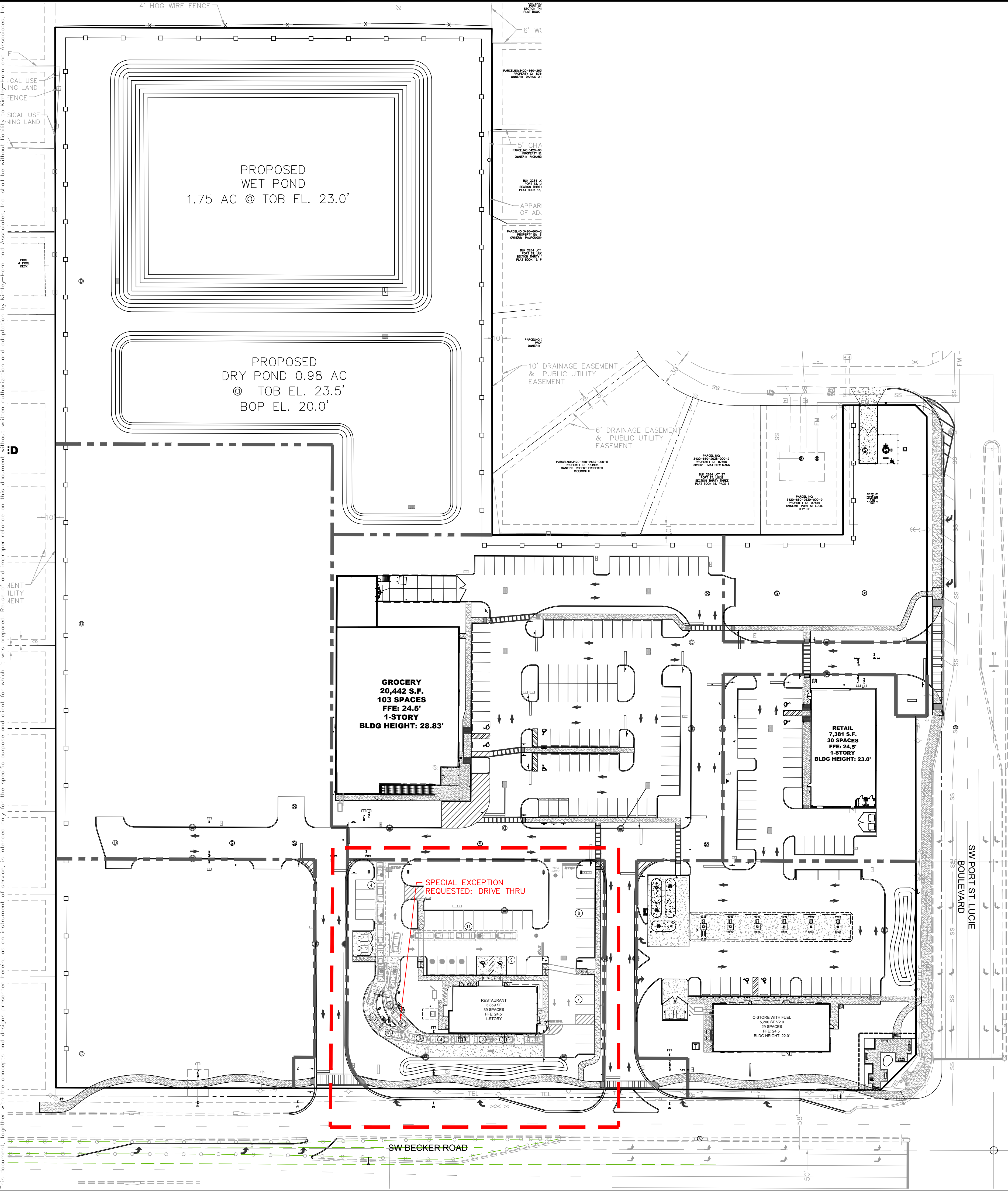


Plotted By: Cyron, Matt Sheet Set: 147944002 — Becker and PSL Blvd Layout: 100 OVERALL SITE PLAN November 03, 2025 10:03:04am K:\VRB-LDVA\147944002 — Becker and PSL Blvd\CAD\Plan\Sheets\CP-1 MCDONALDS SEU PLAN — 147944002.dwg
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LEGAL DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A STRIP OF LAND 8.00 FEET WIDE LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°05'23" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°52'22" WEST ALONG A LINE PARALLEL TO SAID NORTH RIGHT—OF—WAY OF BECKER ROAD, A DISTANCE OF 422.04 FEET; THENCE SOUTH 0°06'09" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 8, BLOCK 2285, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 830.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET TO THE SOUTHWEST CORNER OF LOT 29, BLOCK 2284, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT—OF—WAY LINE OF YAMADA DRIVE; THENCE SOUTH 45°02'04" EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 114.39 FEET; THENCE NORTH 89°54'37" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
TRACT M, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF TRACT "M" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE, RECORDED IN PLAT BOOK 15, PAGE 1, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'22" EAST ALONG SAID NORTH RIGHT—OF—WAY A DISTANCE OF 408.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET; THENCE SOUTH 89°54'37" WEST DEPARTING SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 140.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 89°54'37", A DISTANCE OF 11.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 45°00'41" WEST, A DISTANCE OF 4863 FEET; THENCE NORTH 89°52'22" WEST PARALLEL TO SAID NORTH RIGHT—OF—WAY LINE OF BECKER ROAD, A DISTANCE OF 374.53 FEET; THENCE SOUTH 0°05'23" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 47 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.

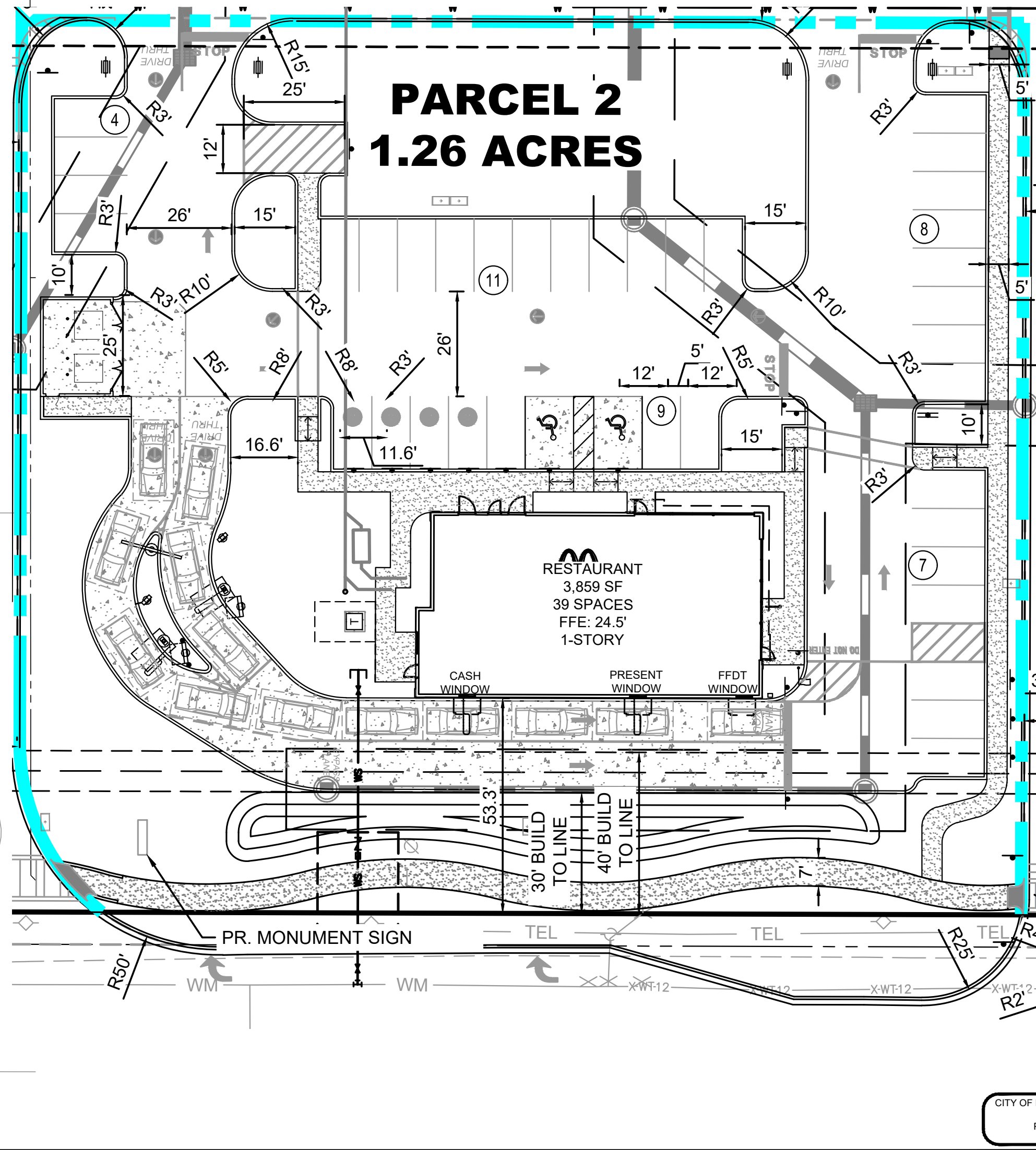
LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED WATER GATE VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED 8" SANITARY FORCE MAIN
- PROPOSED STORM SEWER PIPE
- PROPOSED ROADWAY CURB INLET - TYPE P-5
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET TYPE P-9
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE (LIGHT DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- P.S.L.U.E.
- L.B.E.
- A.E.
- PORT ST. LUCIE UTILITY EASEMENT
- LANDSCAPE BUFFER EASEMENT
- ACCESS EASEMENT

GRAPHIC SCALE IN FEET

0 25 50 100

NORTH



CITY OF PORT ST. LUCIE PROJECT # P25-138
PSLUSD PROJECT # 11-652-02

MCDONALDS DRIVE

THRU SEU

PREPARED FOR

THE MORGAN COMPANIES

FLORIDA

CITY OF PORT ST. LUCIE

CONCEPT PLAN

SHEET NUMBER

CSP-1

KHA PROJECT 147944002

DATE 9/19/2025

SCALE AS SHOWN

DESIGNED BY DFD

DRAWN BY DFD

CHECKED BY C/H

LICENSED PROFESSIONAL

CHRISTOPHER J. HOLLEN, P.E.

FLORIDA LICENSE NUMBER 74685

DATE:

Kimley»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

REVISIONS

No.	DATE	BY