

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 NORTH 89°52'22" EAST AS A BASE LINE BEING ALONG SAID NORTH RIGHT—OF WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 005°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 006°09' EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 28, 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.

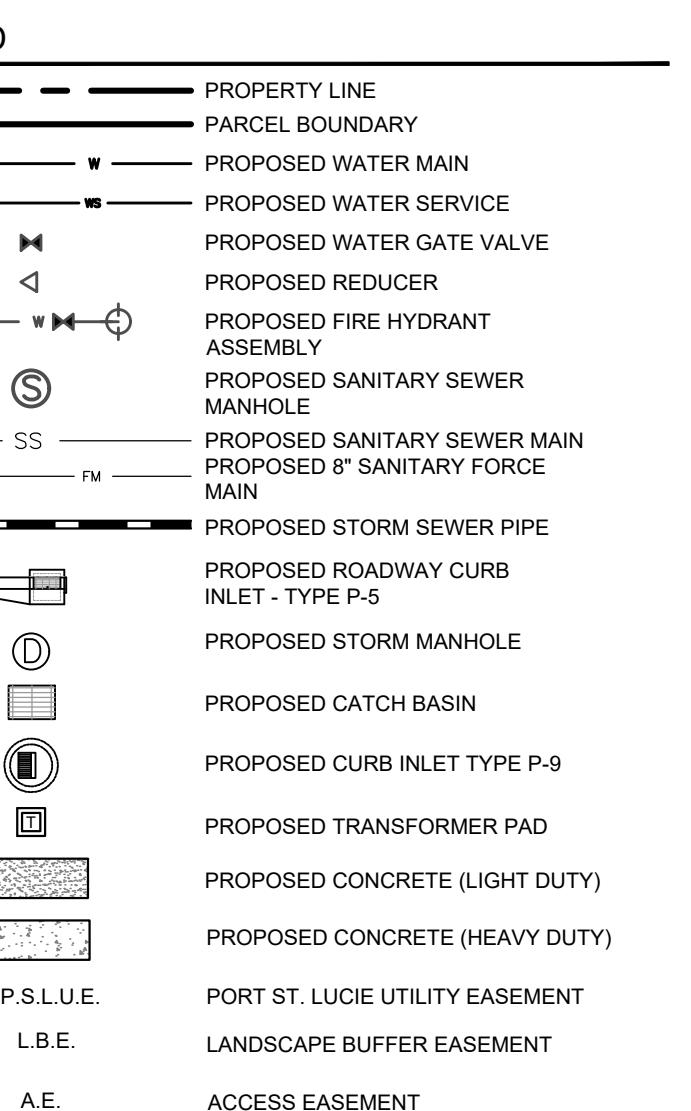
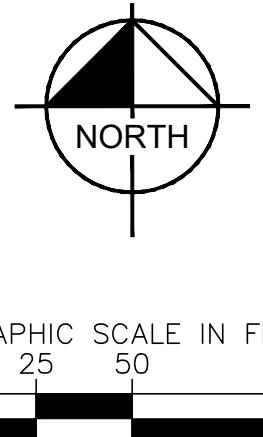
PARCEL 3: LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY WITH THE LINE OF PORT ST. LUCIE SECTION THIRTY THREE, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE CONTINUE NORTH 005°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°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT ON THE SOUTHWEST RIGHT—OF WAY LINE OF PORT ST. LUCIE SECTION THIRTY THREE, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE CONTINUE NORTH 005°23' WEST ALONG SAID WEST RIGHT—OF WAY LINE A DISTANCE OF 14.98 FEET; THENCE SOUTH 005°23' EAST PARALLEL TO SAID WEST RIGHT—OF WAY LINE A DISTANCE OF 114.39 FEET; THENCE SOUTH 005°43'37" 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 408.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 005°23' EAST ALONG SAID NORTH RIGHT—OF WAY LINE 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 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY WITH THE LINE OF PORT ST. LUCIE SECTION THIRTY THREE, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 005°23' WEST ALONG SAID WEST RIGHT—OF WAY LINE A DISTANCE OF 159.91 FEET; THENCE SOUTH 005°23' WEST DEPARTING SAID WEST RIGHT—OF WAY LINE, A DISTANCE OF 1400 FEET; THENCE SOUTH 005°23' EAST PARALLEL TO SAID WEST RIGHT—OF WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 005°43'37" WEST DEPARTING SAID WEST RIGHT—OF WAY LINE OF BECKER ROAD, A DISTANCE OF 327.20 FEET; THENCE SOUTH 005°04'1" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 005°23' EAST PARALLEL TO SAID WEST RIGHT—OF WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 005°23' EAST ALONG SAID NORTH RIGHT—OF WAY LINE OF BECKER ROAD, A DISTANCE OF 374.55 FEET; THENCE SOUTH 005°23' EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

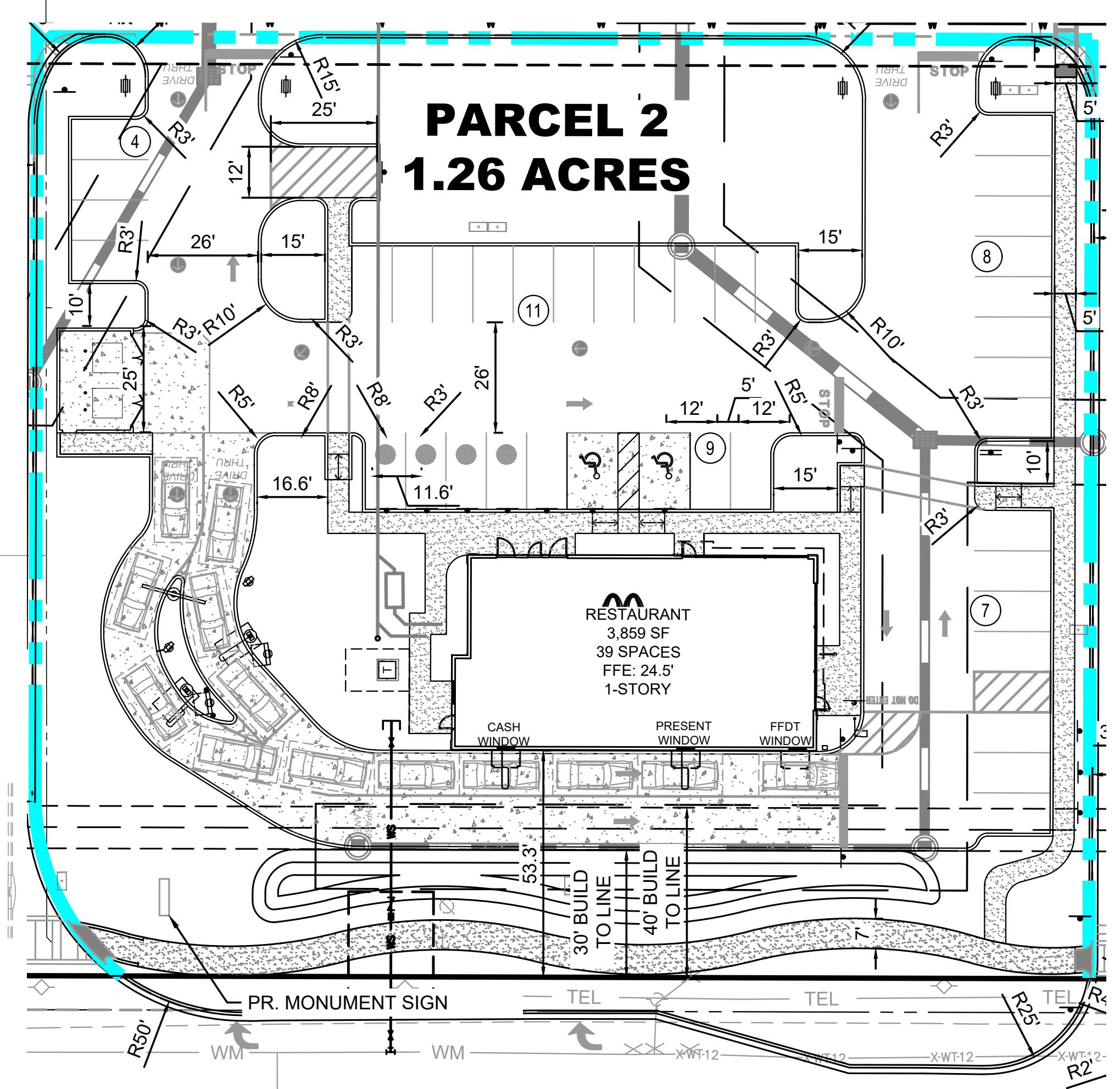
SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MCDONALDS DRIVE THRU SEU  
PREPARED FOR THE MORGAN COMPANIES  
FLORIDA  
CITY OF PORT ST. LUCIE  
CONCEPT PLAN  
SHEET NUMBER CSP-1



CITY OF PORT ST. LUCIE PROJECT #  
P25-138  
PSLUSD PROJECT #  
11-952-02