

THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT 50.00-FOOT-WIDE STORM WATER FLOWAGE EASEMENT (RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 2618 AND OFFICIAL RECORDS BOOK 3040, PAGE 477 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA) LYING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWESTERLY MOST CORNER OF PLAT OF SOUTHBEND BOULEVARD, RECORDED IN PLAT BOOK 44, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF S.E. BECKER ROAD (A 150-FOOT WIDE PUBLIC RIGHT OF WAY), THENCE SOUTH 65°41'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 107.03 FEET TO THE POINT OF BEGINNING

THENCE CONTINUE SOUTH 65°41'48" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 24°17'21" WEST, A DISTANCE OF 427.10 FEET; THENCE SOUTH 65°43'02" WEST A DISTANCE OF 273.31 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST LYING 25.00 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT "N" OF THE PLAT OF TESORO PLAT NO. 1 AS RECORDED IN PLAT BOOK 40, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A RADIUS OF 1327.38 FEET AND A CHORD BEARING NORTH 38°11'03" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'25" AN ARC DISTANCE OF 51.51 FEET; THENCE NORTH 65°43'02" EAST, A DISTANCE OF 335.68 FEET; THENCE SOUTH 24°17'21" EAST, A DISTANCE OF 477.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES, MORE OR LESS.

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.

REFERENCED TESORO PLAT NO. 1, AS RECORDED IN PLAT BOOK 40, PAGE 29, PLAT OF SOUTHBEND BOULEVARD AS RECORDED IN PLAT BOOK 44, PAGE 10, AND OFFICIAL RECORDS BOOK 4747, PAGE 1821 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

SIGNATURE DATE

SKETCH & DESCRIPTION OF: STORM WATER EASEMENT

PREPARED FOR:

TESORO COMMERCIAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
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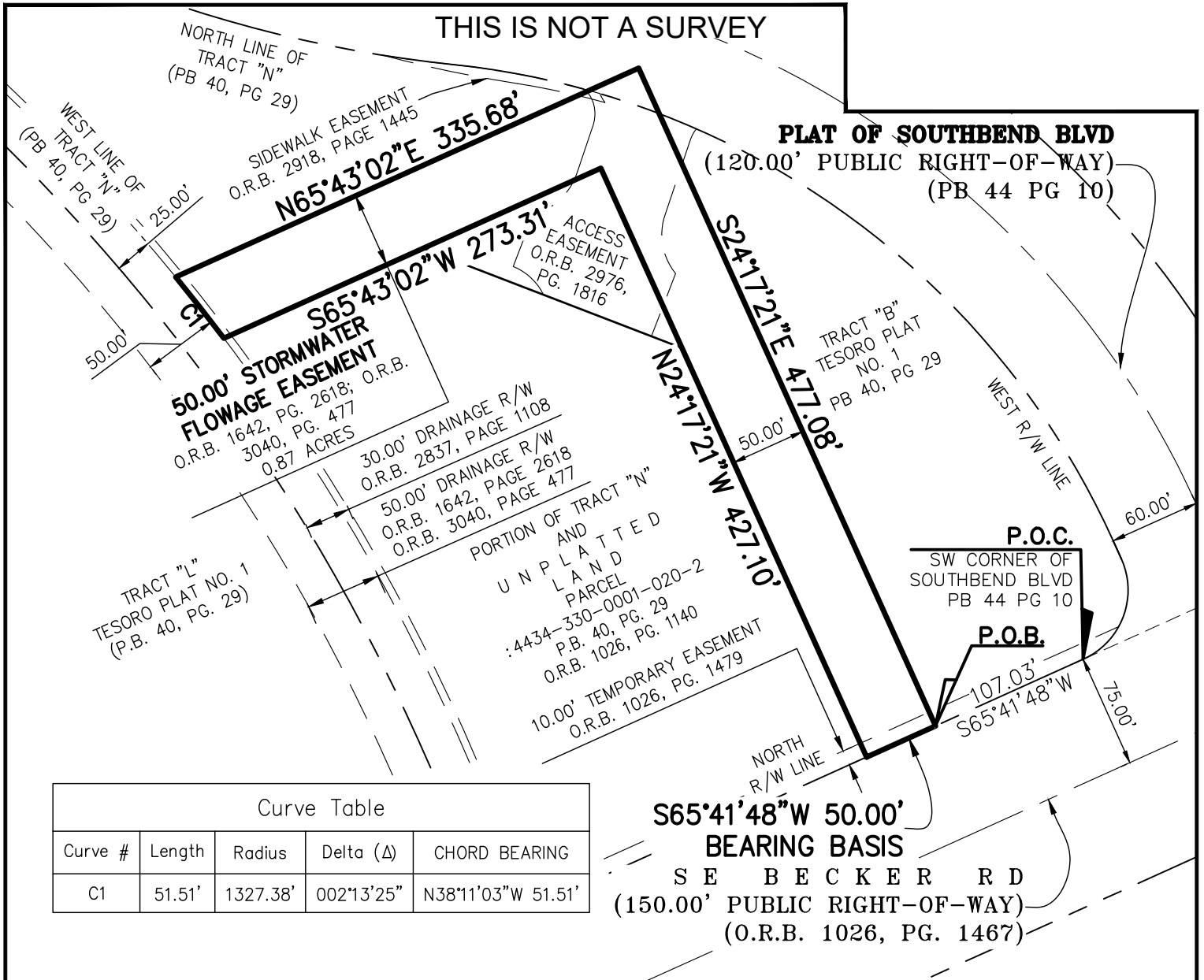


REVISIONS CITY COMMENTS - 12/30/24 - ATR

PROJ. #: 20-345 DATE: 12/30/2024 DRAWN BY: NS CHECKED BY: MTO SCALE: AS SHOWN CAD FILE: 20-345 S&D rev1.dwg
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SHEET
1 OF 2

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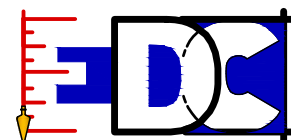


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772-462-2455
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**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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