

**Sketch of Legal Description
for Sign Easement
at the Tommy Car Wash Site
St. Lucie County, Florida**

*Sheet 1 of 2
Not Valid Without All Sheets*

SURVEYORS NOTES

- 1) THE BEARING BASIS CENTERLINE OF BAYSHORE BOULEVARD, BEING N26°54'12"W.
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
Δ	DELTA
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGAL DESCRIPTION

A PORTION OF TRACT A, DHP PLAT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 41 AND 41A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PORT ST. LUCIE BOULEVARD (100.00 FOOT RIGHT OF WAY) AND THE CENTERLINE OF BAYSHORE BOULEVARD (100.00 FOOT RIGHT OF WAY); THENCE NORTH 26°54'12" WEST ALONG THE CENTERLINE OF BAYSHORE BOULEVARD A DISTANCE OF 60.32 FEET; THENCE NORTH 63°05'48" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY OF BAYSHORE BOULEVARD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED SIGN EASEMENT; THENCE NORTH 26°54'12" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 0.91 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY, NORTH 24°33'50" EAST A DISTANCE OF 22.27 FEET; THENCE SOUTH 65°26'10" EAST A DISTANCE OF 29.58 FEET; THENCE SOUTH 24°33'50" WEST, A DISTANCE OF 24.48 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PORT ST. LUCIE BOULEVARD AND THE POINT OF A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 70°40'22", FOR AN ARC DISTANCE OF 30.84 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 28.92 FEET THAT BEARS NORTH 62°11'19" WEST, TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 789.67 SQUARE FEET±.

SKETCH OF LEGAL DESCRIPTION
"This is NOT a Boundary Survey"

Drawn by: BMM
Checked by: DMT
File name: 7655

Date: 3/1/2021
State: FL
Drawing Name: 7655-sign-easement.dwg



Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

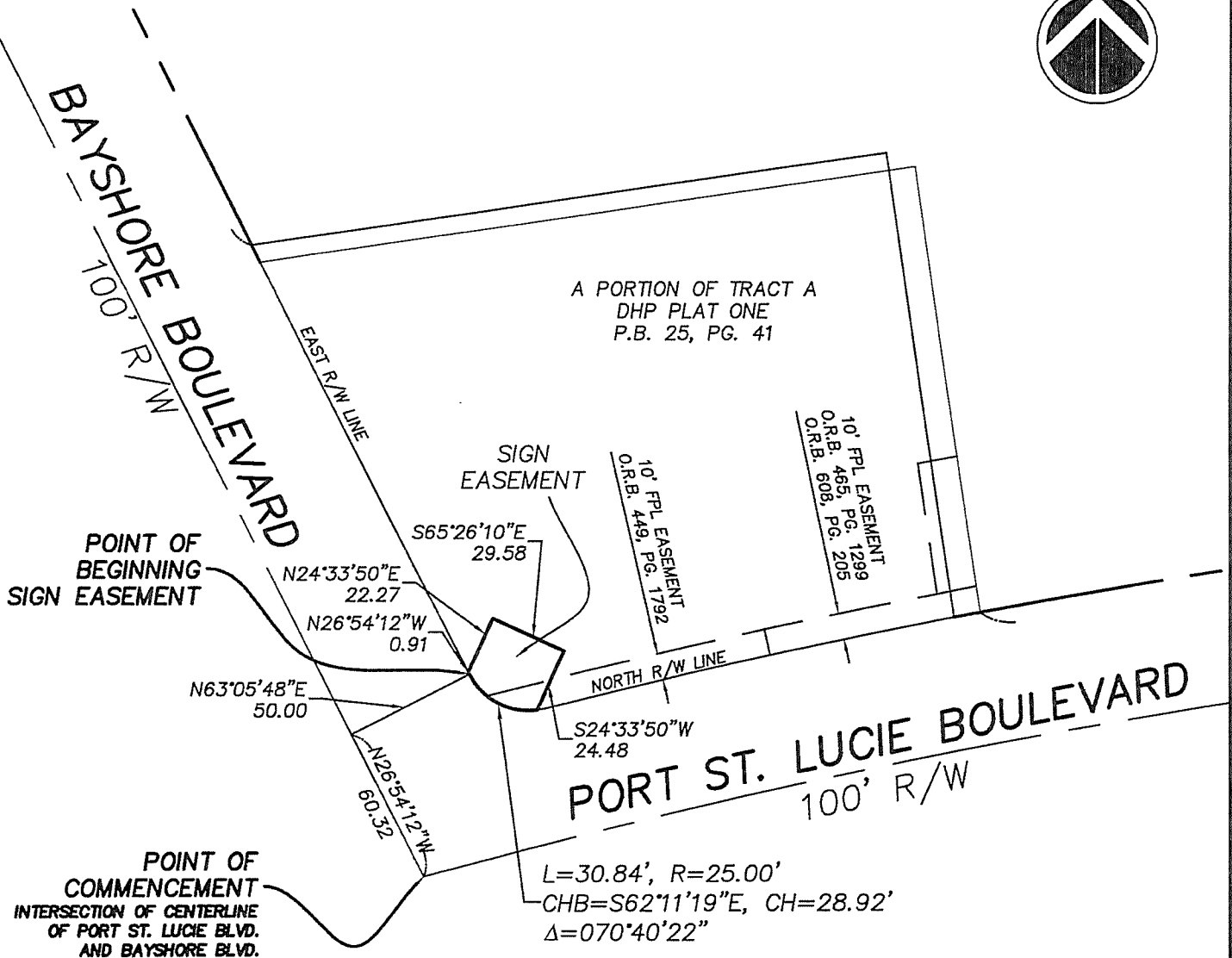
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

[Signature]
DAVID TAYLOR P.L.S. 06243
REGISTERED LAND SURVEYOR

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"This is NOT a Boundary Survey"

Drawn by:
BMM

Checked by:
DMT

File name
7655

Date
3/1/2021

Scale
1"=60'

Drawing Name
7655-sign-easement.dwg



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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

[Signature]
STATE OF FLORIDA
DAVID TAYLOR, P.L.S. 9243
RAISED LAND SURVEYOR'S SEAL