

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
MID-FLORIDA EVENT SIGN  
F.P.&L. EASEMENT**

# EXHIBIT "A"

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE LANDSCAPE BUFFER EASEMENT AND THE ROADWAY ACCESS EASEMENT OF THE CITY CENTER 1ST REPLAT, PER PLAT BOOK 60 AT PAGE 16 AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID PARCEL BEING LOCATED IN SECTION 35, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE SQUARE DRIVE, THENCE SOUTH 27°55'31" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.05 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 62°04'29" EAST, A DISTANCE OF 43.50 FEET;

THENCE SOUTH 27°55'31" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 62°04'29" WEST, A DISTANCE OF 33.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET NORTHEASTERLY OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1;

THENCE SOUTH 27°55'31" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 605.34 FEET;

THENCE SOUTH 62°04'29" WEST, A DISTANCE OF 10.00 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1;

THENCE NORTH 27°55'31" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 620.34 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN ST. LUCIE COUNTY, FLORIDA CONTAINING 0.154 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
STATE OF FLORIDA



**BSM**  
& ASSOCIATES  
LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974  
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SKETCH AND LEGAL DESCRIPTION (THIS IS NOT A SURVEY) MID-FLORIDA EVENT SIGN F.P.&L. EASEMENT ST. LUCIE COUNTY, FLORIDA	SCALE: N/A	PROJECT NO: 23-215	REVISION:
	DATE: 05/23/23	CAD FILE: 23-215	SHEET: 1 OF 2

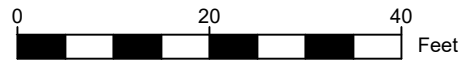
**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- C/L = CENTERLINE

NOT VALID WITHOUT SHEET 1 OF 2

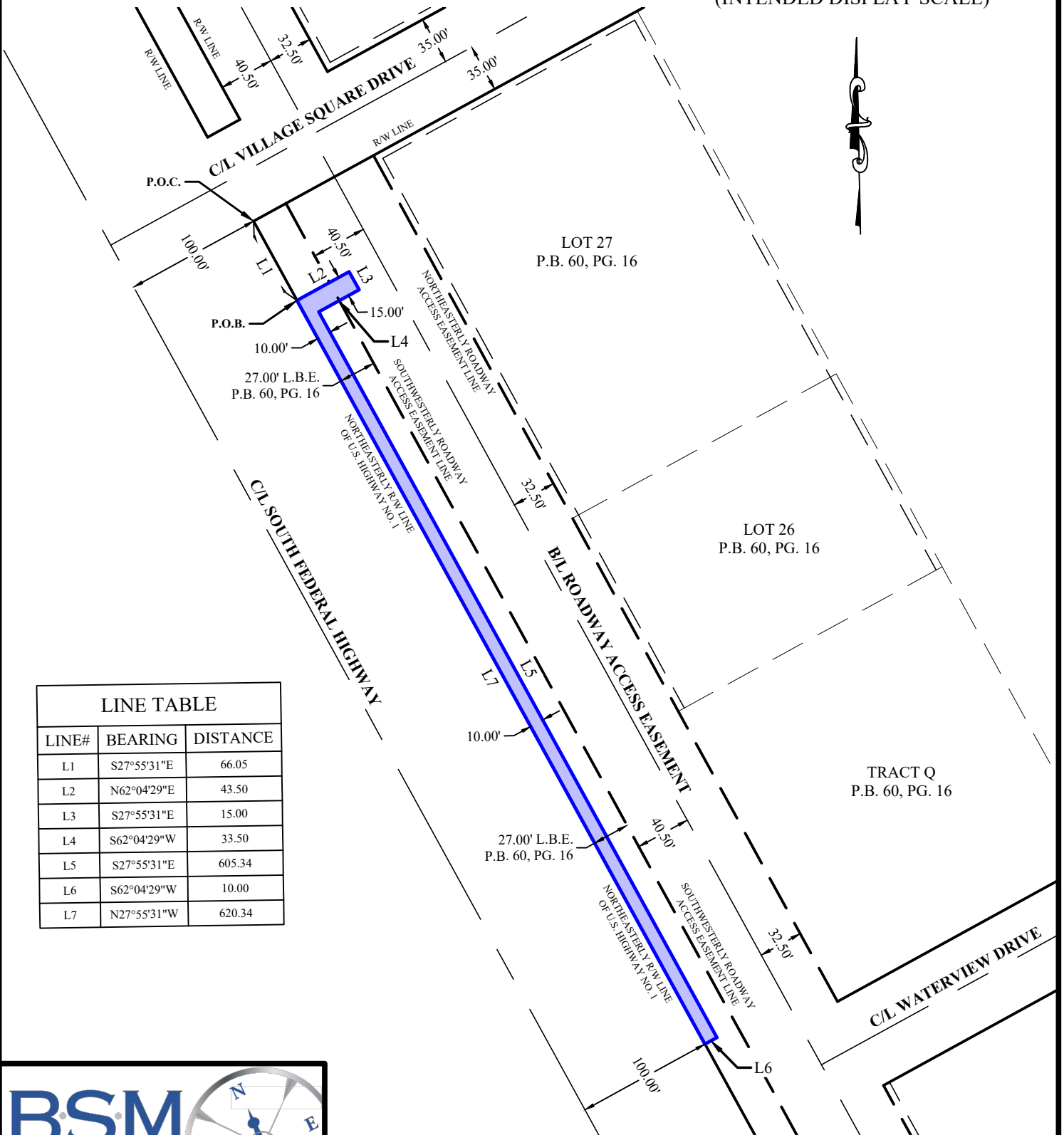
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GRAPHIC SCALE



1 INCH = 100 FT.  
(INTENDED DISPLAY SCALE)

- L.B.E. = LANDSCAPE BUFFER EASEMENT
- B/L = BASELINE
- F.P.&L. = FLORIDA POWER & LIGHT



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S27°55'31"E	66.05
L2	N62°04'29"E	43.50
L3	S27°55'31"E	15.00
L4	S62°04'29"W	33.50
L5	S27°55'31"E	605.34
L6	S62°04'29"W	10.00
L7	N27°55'31"W	620.34

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