

LEGAL DESCRIPTION:

A PORTION OF THE 10' P.U.E., OF TRADITION PLAT NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 10' P.U.E. OF THE ABOVE-MENTIONED TRADITION PLAT NO. 17, THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 6.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 4.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01", A DISTANCE OF 6.28 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 225.96 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 229.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.053 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF THE 20' U.E., OF TRADITION PLAT NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 20' U.E. OF THE ABOVE-MENTIONED TRADITION PLAT NO. 17; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.009 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

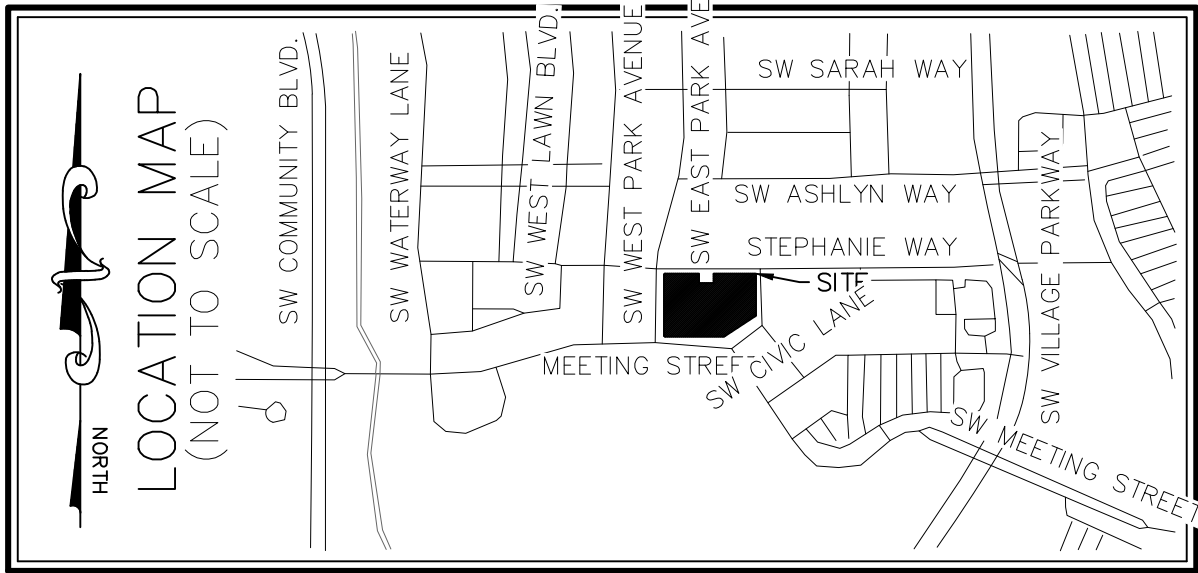
SHEET 1 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	08/03/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9901

**10' P.U.E./20' U.E. ABANDONMENT
SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N90°00'00"E ALONG THE NORTH LINE OF PARCEL I, OF TRADITION PLAT NO. 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 3, 2023.
 I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

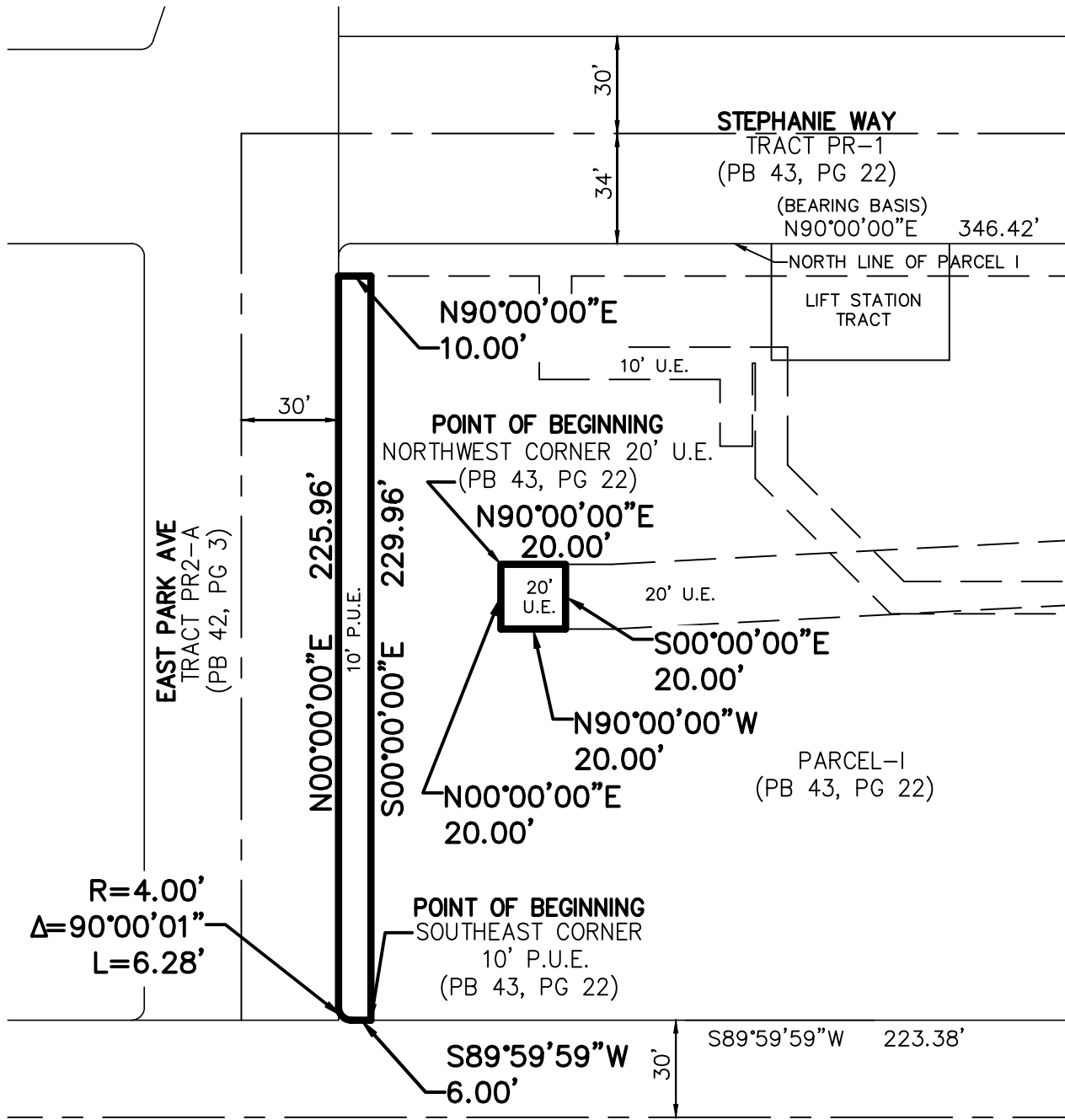
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RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR
 AND MAPPER LS6272
 STATE OF FLORIDA
 L.B. 3591

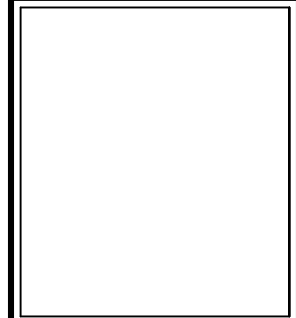
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