

EXHIBIT "A"

DESCRIPTION OF A BUS STOP EASEMENT (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF LOT 10, LYING EAST OF U.S. HIGHWAY NO. 1, OF BLOCK 4, SECTION 1, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, OF PLAT NO. 1, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 473 FEET AND THE EAST 54 FEET OF SAID LOT 10 AND ALSO LESS THE SOUTH 40 FEET OF SAID SECTION 1, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT BEING THE INTERSECTION OF THE WEST LINE OF THE EAST 54 FEET OF SAID LOT 10 WITH THE SOUTH LINE OF THE NORTH 473 FEET OF SAID LOT 10; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 10 SOUTH 00°14'50" WEST, FOR A DISTANCE OF 150.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SECTION 1; THENCE ALONG SAID PARALLEL LINE SOUTH 89°36'02" WEST, FOR A DISTANCE OF 82.72 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE, SOUTH 89°36'02" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 00°23'58" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°36'02" EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°23'58" EAST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTH 473 FEET OF LOT 10 BLOCK 4, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 1, PAGE 35, AS BEING NORTH 89°38'33" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A BUS STOP.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
JUNE 19, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 06/19/2025	DRAWN PO	PROJECT FLB240164.00	SEC. 1 TWP. 37 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "A"

SKETCH OF A BUS STOP EASEMENT (NOT A SURVEY)



NORTH PORTION OF
LOT 10, BLOCK 4
PB 1, PG 35

PIN: 3414-501-3810-000-0

SOUTH LINE
OF THE NORTH
473' OF LOT 10

(BASIS BEARING)
N89°38'33"E

P.O.C.

WEST LINE OF
EAST 54' OF LOT 10

A PORTION OF LOT 10, BLOCK 4
PLAT NO.1 ST. LUCIE GARDENS
PB 1, PG 35

PIN: 3414-501-3810-100-1

S00°14'50"W 150.51'

EAST 54'
OF LOT 10

EAST LINE OF
LOT 10

BUS STOP EASEMENT

PARALLEL WITH AND 40' NORTH
OF THE SOUTH LINE OF SECTION 1

N00°23'58"W 10.00'

N89°36'02"E 20.00'

S00°23'58"E 10.00'

S89°36'02"W 82.72'

P.O.B.

S89°36'02"W 20.00'

LESS THE SOUTH 40'
OF SECTION 1

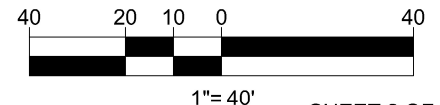
S.E. JENNINGS ROAD

SOUTH LINE OF SECTION 1

90' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
ORB 743, PG 1154; ORB 730, PG 2034
FDOT SECTION 94010-2533

LEGEND

N	NORTH	RNG.	RANGE	PB	PLAT BOOK
W	WEST	P.O.B.	POINT OF BEGINNING	PG	PAGE
S	SOUTH	P.O.C.	POINT OF COMMENCEMENT	ORB	OFFICIAL RECORDS BOOK
E	EAST	TWN.	TOWNSHIP	PIN	PROPERTY IDENTIFICATION
SEC.	SECTION	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION



SHEET 2 OF 2

SCALE: 1"=40'	DATE 06/19/2025	DRAWN PO	PROJECT FLB240164.00	SEC. 1 TWP. 37 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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