

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17  
 AND SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST,  
 ST. LUCIE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

ALL THAT PART OF BEST STREET RIGHT-OF-WAY ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION EIGHTEEN RECORDED IN PLAT BOOK 13, PAGE 17, OF THE SAINT LUCIE COUNTY, FLORIDA PUBLIC RECORDS, ALSO BEING IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 688 OF SAID PLAT OF PORT ST. LUCIE SECTION EIGHTEEN, BEING ON THE WEST RIGHT-OF-WAY LINE OF BEST STREET;

THENCE, NORTH 00°15'41" EAST ALONG THE EAST LINE OF SAID BLOCK 688 AND SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 741.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'01" AND A CHORD BEARING AND DISTANCE OF NORTH 44°45'19" WEST, 35.37 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 39.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THANKSGIVING AVENUE AND THE NORTHEAST CORNER OF LOT 11 OF SAID BLOCK 688;

THENCE, SOUTH 89°46'20" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 110.00 FEET TO A NORTHWEST CORNER OF LOT 9, BLOCK 689 OF SAID PLAT OF PORT ST. LUCIE SECTION EIGHTEEN AND THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'59" AND A CHORD BEARING AND DISTANCE OF SOUTH 45°14'41" WEST, 35.34 FEET;


THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID BEST STREET AND THE WEST LINE OF SAID BLOCK 689;

THENCE, SOUTH 00°15'41" WEST ALONG SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE A DISTANCE OF 741.39 FEET TO THE INTERSECTION OF THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 3;

THENCE, NORTH 89°44'19" WEST ALONG SAID EASTERLY PROJECTION A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1.062 ACRES MORE OR LESS

**LEGEND**

- CH = CHORD BEARING AND DISTANCE
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LTD. = LIMITED
- (P) = PLAT DATA
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- Δ = CENTRAL ANGLE
-  = PORTION OF BEST STREET

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**SURVEYOR'S NOTES**

1. THE BASIS OF BEARING REFERS TO A BEARING OF NORTH 00°15'41" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF BEST STREET, ALSO BEING THE EAST LINE OF BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

\_\_\_\_\_  
 RICHARD E. BARNES, JR. DATE OF SIGNATURE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. LS - 5173  
 BOWMAN CONSULTING GROUP, LTD., INC.  
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# Bowman

## CONSULTING

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 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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 Professional Surveyors and Mapper Business Certificate # LB 8030

## A PORTION OF BEST STREET RIGHT-OF-WAY

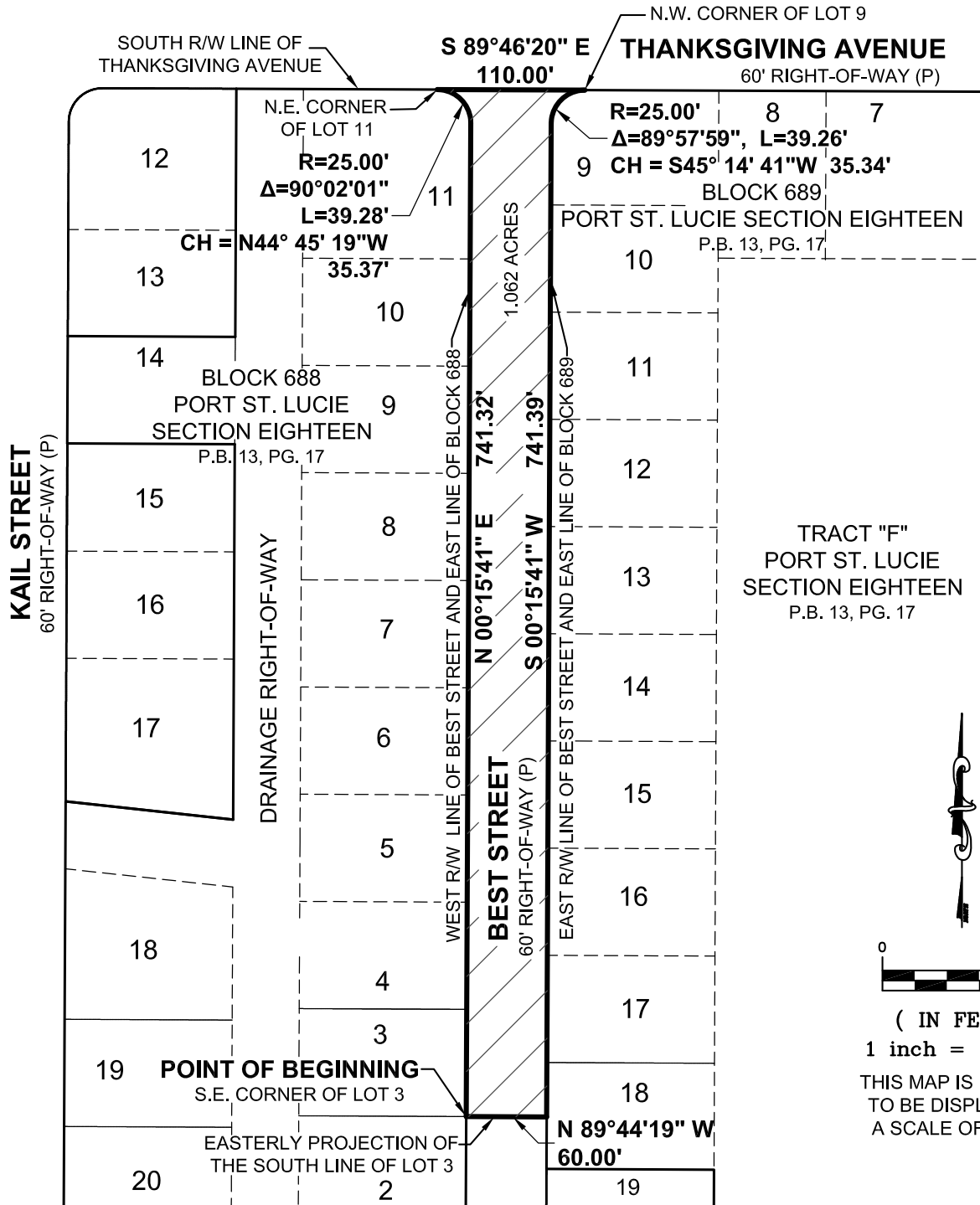
ST. LUCIE COUNTY FLORIDA

PATH: P:\New Projects\011121-01-001\Survey\Topo Boundary

PROJECT NO. 011121-01-001	REVISED DATE: AUG. 18, 2022	DATE: JULY 26, 2022
CADD FILE: 011121 BEST ST SKT REV	SCALE: N/A	SHEET 1 OF 2

**EXHIBIT "A"**  
**SKETCH OF DESCRIPTION**

LYING IN PORT ST. LUCIE SECTION EIGHTEEN, RECORDED IN PLAT BOOK 13, PAGE 17  
AND SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST,  
ST. LUCIE COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

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**A PORTION OF  
BEST STREET RIGHT-OF-WAY**

**ST. LUCIE COUNTY**

**FLORIDA**

PATH: P:\New Projects\011121-01-001\Survey\Topo Boundary

PROJECT NO. 011121-01-001

REVISED DATE: AUG. 18, 2022

DATE: JULY 26, 2022

CADD FILE: 011121 BEST ST SKT REV

SCALE: 1"=120'

SHEET 2 OF 2