

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND, 30 FEET IN WIDTH, LYING IN TRACT W, BLOCK 2441, PORT ST. LUCIE SECTION THIRTY-FOUR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 9 AND 9A THROUGH 9W, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT W, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW RAD COURT, A 60 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, AS RECORDED IN SAID PORT ST. LUCIE SECTION THIRTY-FOUR, BEING ALSO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS 50.00 FEET; THE CHORD OF WHICH BEARS SOUTH 20°05'21" EAST, WITH A CHORD DISTANCE OF 13.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 15°35'12", A DISTANCE OF 13.60 FEET TO THE POINT OF COMPOUND CURVATURE AND THE POINT OF BEGINNING, SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 45°20'32" EAST, WITH A CHORD DISTANCE OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 34°55'08", A DISTANCE OF 30.47 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 99.01 FEET; THE CHORD OF WHICH BEARS SOUTH 58°58'35" WEST, A CHORD DISTANCE OF 46.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°15'17", A DISTANCE OF 47.10 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 384.20 FEET; THE CHORD OF WHICH BEARS SOUTH 79°58'22" WEST, WITH A CHORD DISTANCE OF 98.55 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'16", A DISTANCE OF 98.83 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,063.51 FEET; THE CHORD OF WHICH BEARS SOUTH 89°44'11" WEST, WITH A CHORD DISTANCE OF 88.88 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°47'24", A DISTANCE OF 88.91 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 73.18 FEET; THE CHORD OF WHICH BEARS NORTH 57°35'39" WEST, WITH A CHORD DISTANCE OF 73.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°32'55", A DISTANCE OF 77.34 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SW DUCK COURT BEING ALSO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THE CHORD OF WHICH BEARS NORTH 60°39'27" EAST, A CHORD DISTANCE OF 30.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°57'12", A DISTANCE OF 30.50 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 43.18 FEET; THE CHORD OF WHICH BEARS SOUTH 56°53'28" EAST, A CHORD DISTANCE OF 44.45 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°57'18", A DISTANCE OF 46.69 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,033.51 FEET; THE CHORD OF WHICH BEARS NORTH 89°44'11" EAST, WITH A CHORD DISTANCE OF 86.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°47'24", A DISTANCE OF 86.40 FEET TO A

(CONTINUED SHEET 2)

Sheet 1 of 4



CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

ACCESS EASEMENT

LEGAL DESCRIPTION

DATE: 10/8/2024	DRAWN JHY
SCALE: NONE	JOB No. 21-037.001

EXHIBIT A

LEGAL DESCRIPTION ONTINUED (FROM SHEET 1)

POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 354.20 FEET; THE CHORD OF WHICH BEARS NORTH 79°58'22" EAST, WITH A CHORD DISTANCE OF 90.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'16", A DISTANCE OF 91.11 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 69.01 FEET; THE CHORD OF WHICH BEARS NORTH 59°07'36" EAST, WITH A CHORD DISTANCE OF 32.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°57'15", A DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,440 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND /OR EASEMENTS OF RECORD

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 2 of 4



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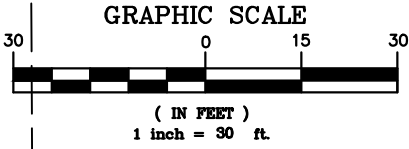
ACCESS EASMENT

LEGAL DESCRIPTION

DATE: 10/8/2024	DRAWN JHY
SCALE: NONE	JOB No. 21-037.001

EXHIBIT A SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



20' D.E.
(PB 15, PGS 9,
& 9A -9W)

PORT ST. LUCIE SECTION THIRTY FOUR
(PLAT BOOK 15, 9 & 9A THROUGH 9W)

**LOT 25
BLOCK 2441
(OCCUPIED)**

PID: 3420-665-2934-000-2
ROBERT JOHN SILVA
ORB 4184, PG 2760

**POINT OF
COMMENCEMENT**
NORTHEAST CORNER
OF TRACT "W"

R=50.00
 $\Delta=015^{\circ}35'12''$
L=13.60'
CB=S20 $^{\circ}05'21''$ E
CD=13.56'

WESTERLY RIGHT-OF-WAY LINE

**POINT OF
BEGINNING**

R=50.00
 $\Delta=034^{\circ}55'08''$
L=30.47'
CB=S45 $^{\circ}20'32''$ E
CD=30.00'

**LOT 26
BLOCK 2441
(VACANT)**

PID: 3420-665-2935-000-9
LATANNIA CAREY
ORB 1783, PG 2045

LEGEND

- R = RADIUS
- Δ = DELTA
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PCC = POINT OF COMPOUND CURVATURE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY

**8440 SQ. FT.
0.19 ACRES±**

**TRACT "W"
BLOCK 2441**
PID: 3420-665-0021-000-5
CITY OF PORT ST. LUCIE

PORT ST. LUCIE SECTION THIRTY FOUR
(PLAT BOOK 15, 9 & 9A THROUGH 9W)

MATCH LINE - SEE SHEET 4

NOTE: BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT "W" PORT ST. LUCIE SECTION THIRTY-FOUR PLAT BOOK 15, PAGES 9, & 9A THROUGH 9W, HAVING A BEARING OF NORTH 77°42'15" EAST.

Sheet 3 of 4



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ENGINEERS AUTHORIZATION NO. 4286

ACCESS EASEMENT

SKETCH OF DESCRIPTION

DATE: 10/8/2024

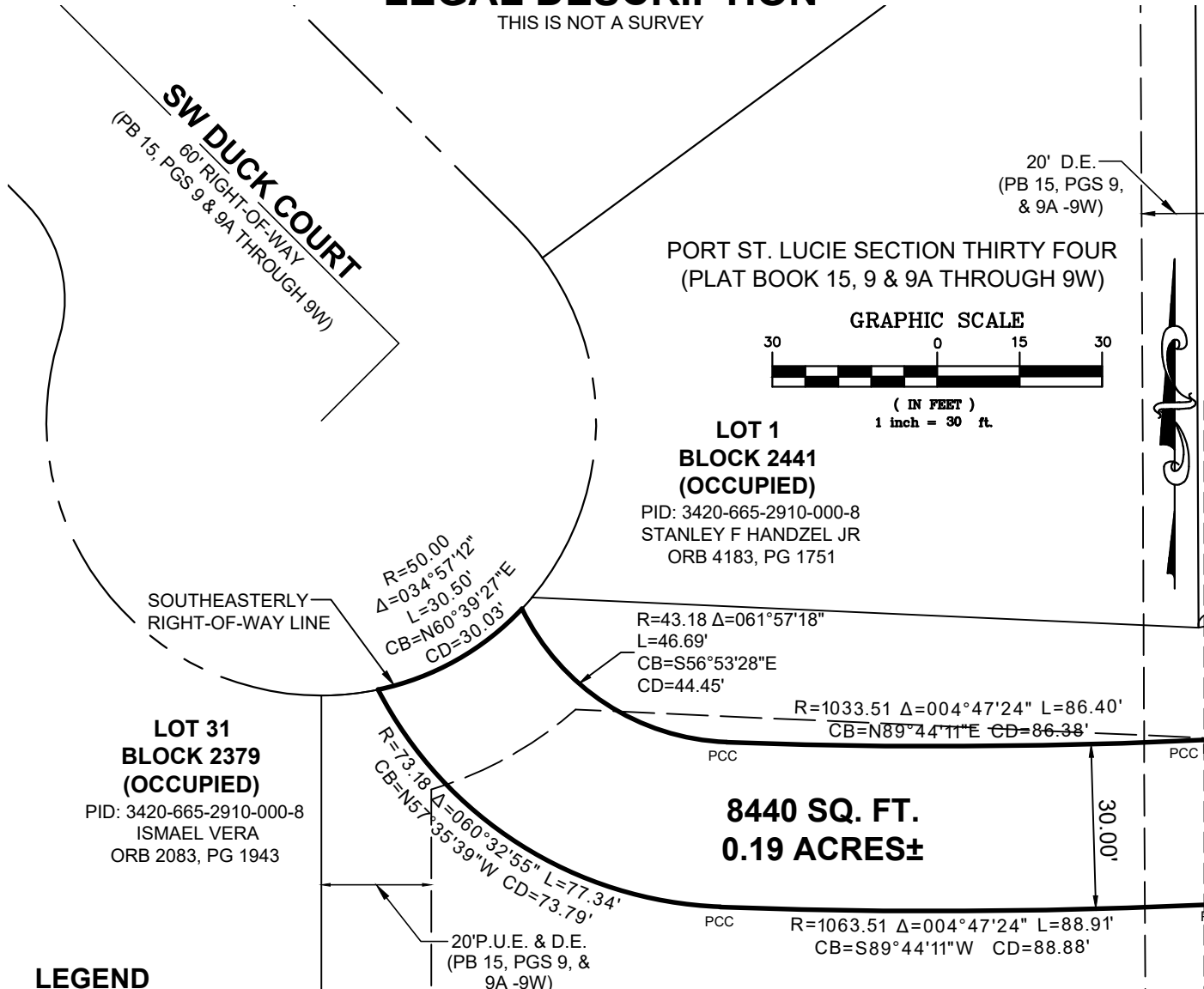
DRAWN JHY

SCALE: 1" = 30'

JOB No. 21-037.001

EXHIBIT A SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



MATCH LINE - SEE SHEET 3



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ACCESS EASEMENT

SKETCH OF DESCRIPTION

DATE: 10/8/2024	DRAWN: JHY
SCALE: 1" = 30'	JOB No. 21-037.001

P:\Proj-2021\21-037.001 CP5L - Duck Court Park Phase 2\Survey\21-037.002 S&D Duck Court Access Easmt.dwg Plotted: 10/9/24 By: JOHN YANCY Layout: SHEET 4