

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN TRACT L1, DEL WEBB AT TRADITION NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT OF DEL WEBB AT TRADITION NO. 2 , SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD, A 150 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, WITH THE NORTH LINE OF SAID PLAT AND BEING THE NORTH LINE OF SAID TRACT L1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 7926.97 FEET, THE CHORD OF WHICH BEARS SOUTH 81°31'26" EAST, WITH A CHORD DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 0°15'11", A DISTANCE OF 35.00 FEET; THENCE SOUTH 49°17'04" WEST, A DISTANCE OF 45.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 606 SQUARE FEET OR 0.01 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

06/24/2025

THOMAS W. GRITTON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 7347

SIGNATURE DATE

Sheet 1 of 2



**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

CORNER CLIP

LEGAL DESCRIPTION

DATE: 6/23/2025

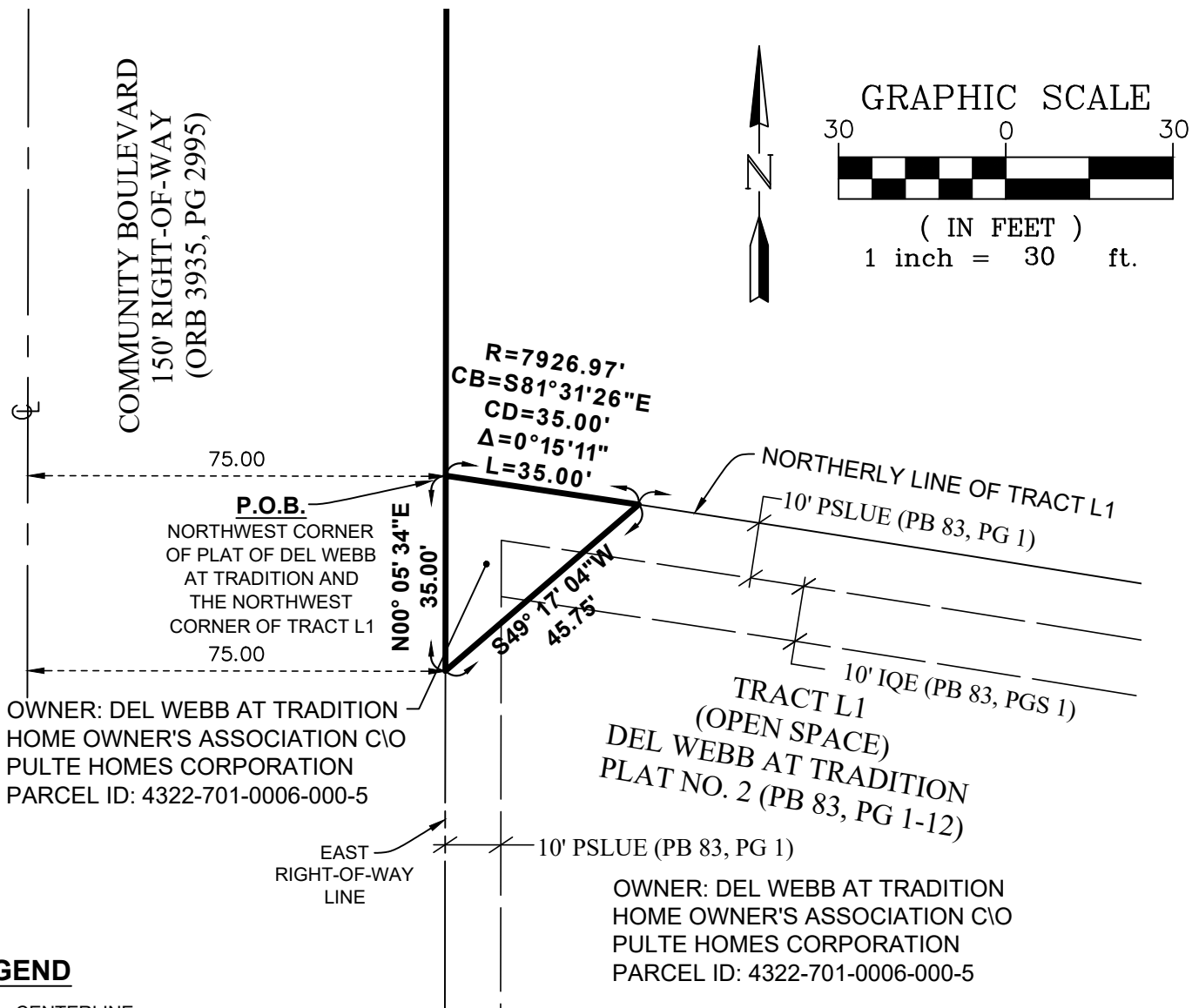
DRAWN JHY

SCALE: NONE

JOB No. **22-083**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



LEGEND

- \bigcirc = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- HOA = HOME OWNERS ASSOCIATION
- IQE = IRRIGATION QUALITY EASEMENT
- L = ARC LENGTH
- ORB = OFFICIAL RECORDS BOOK
- PID = PARCEL IDENTIFICATION (NUMBER)
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSLUE = PORT ST. LUCIE UTILITY EASEMENT
- R = RADIUS
- WMAE = WATER MANAGEMENT ACCESS EASEMENT

NOTE: BEARINGS SHOWN HEREON
ARE RELATIVE TO THE EAST
RIGHT-OF-WAY LINE OF COMMUNITY
BOULEVARD AS DESCRIBED IN
OFFICIAL RECORDS BOOK 3935, PG
2995 HAVING A BEARING OF NORTH
 $00^{\circ}05'34''$ EAST

Sheet 2 of 2



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CORNER CLIP

SKETCH OF DESCRIPTION

DATE: 9/11/2023	DRAWN JHY
SCALE: 1"=30'	JOB No. 22-083