

**DESCRIPTION:**

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTIONS 29, 30, 31, AND 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL NUMBER C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3d/6 AND V.3d/7, DATED FEBRUARY 1, 1950 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 3776.32 FEET TO THE **POINT OF BEGINNING**; THENCE S.40°22'55" E., A DISTANCE OF 2499.07 FEET; THENCE S.46°45'48" E., A DISTANCE OF 1035.02 FEET; THENCE S.84°25'35" E., A DISTANCE OF 446.22 FEET; THENCE S.03°36'07" E., A DISTANCE OF 837.27 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 927.20 FEET, AND A RADIAL BEARING OF S.21°02'02" W. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°49'03", A DISTANCE OF 903.28 FEET TO A POINT OF TANGENCY; THENCE S.13°08'55" E., A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 290.66 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 342.74 FEET, AND A RADIAL BEARING OF S.67°02'02" W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A NON-TANGENT INTERSECTION; THENCE S.01°21'59" E., A DISTANCE OF 145.05 FEET; THENCE S.84°38'39" W., A DISTANCE OF 348.46 FEET; THENCE S.84°38'39" W., A DISTANCE OF 384.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1381.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE S.01°37'10" W., A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1500.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2

**CDD 4  
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>	
				<b>SURVEYOR'S CERTIFICATE</b> This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: SWM Check: GAR		Date: 2/17/21 P.C.: ~~~		Data File: ~~~~~ Field Book: ~~~~~	
Sections: 5 & 6 Twn. 37S Rng. 39E / 29, 30, 31 & 32 Twn. 36S Rng. 39E Job #: S&D_CDD4					

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DWG NAME: W:\RANO\SURVEY\CDD BOUNDARY REVISIONS & D\_CDD BOUNDARIES&D\_CDD4.DWG PLOTTED BY: SERGIO MACHADO ON: 2/22/2021 4:17 PM LAST SAVED BY: SERGIOM ON: 2/22/2021 4:17 PM

CONTINUED FROM SHEET 1

THENCE S.15°59'34" E., A DISTANCE OF 1409.94 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.15°17'24" W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'16", A DISTANCE OF 3868.39 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.84°34'10" W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'50", A DISTANCE OF 324.59 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40" W., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2268.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF TANGENCY; THENCE N.01°58'48" W., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2038.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'58", A DISTANCE OF 1462.50 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2206.67 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°40'25" E., ALONG SAID NORTH LINE, A DISTANCE OF 312.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 31; THENCE N.04°13'20" W., ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 258.80 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1292.56 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 34,514,556 SQUARE FEET OR 792.345 ACRES, MORE OR LESS.

### LEGEND

- P.O.B.* -- Point of Beginning
- O.S.T.* -- Open Space Tract
- O.R.B.* -- Official Records Book
- PG(s).* -- Page(s)
- R/W* -- Right-of-Way
- R* -- Radius
- L* -- Arc Length
- D* -- Delta-Central Angle
- P.U.D.* -- Planned Unit Development
- PSLUSD* -- Port St. Lucie Utility Services Department
- FPL* -- Florida Power & Light
- Sec.-Twn.-Rng.* -- Section-Township-Range
- S.F.W.M.D.* -- South Florida Water Management District
-  -- Section Corner

### **CDD 4 SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING							
No.	Date	Description	Dwn.	<b>Last Date of Field Survey: N/A</b>							
				<div style="text-align: center;"> <h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p> <p style="font-size: small; margin: 5px 0 0 0;">4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p style="font-size: small; margin: 0 0 0 150px;">Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>Drawn: SWM</td> <td>Date: 2/17/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: ~~~~</td> <td>Field Book: ~~~~</td> </tr> </table> <p style="font-size: x-small; margin: 5px 0 0 0;">Sections: 5 &amp; 6 Twn. 37S Rng. 39E / 29, 30, 31 &amp; 32 Twn. 36S Rng. 39E    Job #: S&amp;D_CDD4</p> </div>		Drawn: SWM	Date: 2/17/21	Data File: ~~~~	Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Drawn: SWM	Date: 2/17/21	Data File: ~~~~									
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<b>Sheet No. 2 of 5 Sheets</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER							

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**POINT OF COMMENCEMENT**

INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

S.F.W.M.D. CANAL C-24

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACK CORRECTION REVISION DATED 4/28/67.

P.O.B.

EAST LINE OF SEC. 30, TWP 36 S, RGE 39 E

NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

S 44°46'01" W  
3776.32'

EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JAN. 1965.

SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

GLADES CUT-OFF ROAD

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

40' PSLUSD (O.R.B. 3933, PG. 1908)

200' FPL (O.R.B. 767, PG. 2676)

PROPOSED 80' R/W

P.U.D.G

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

**NOTE: (SEE SHEETS 4 & 5 FOR SKETCH)**

10' FPL (O.R.B. 710, PG. 101)

(O.R.B. 1536, PG. 1754)

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

STATE ROAD S-609 (RANGE LINE ROAD)

PROPOSED WEST VIRGINIA EXTENSION (O.R.B. 2186, PG. 548)

CROSTOWN PARKWAY

**CDD 4 SKETCH AND DESCRIPTION**

REVISIONS

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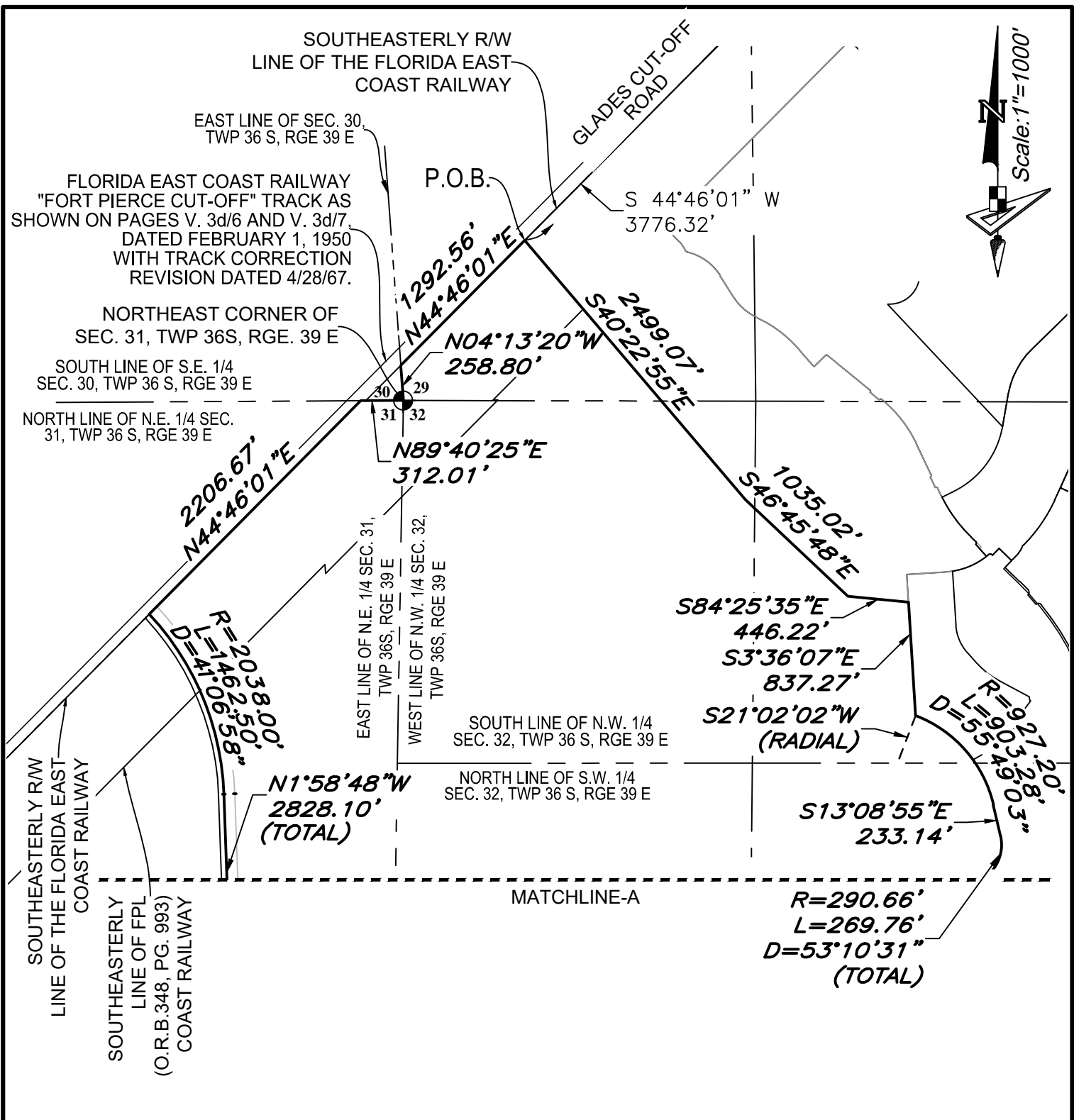
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Sheet No. 3 of 5 Sheets

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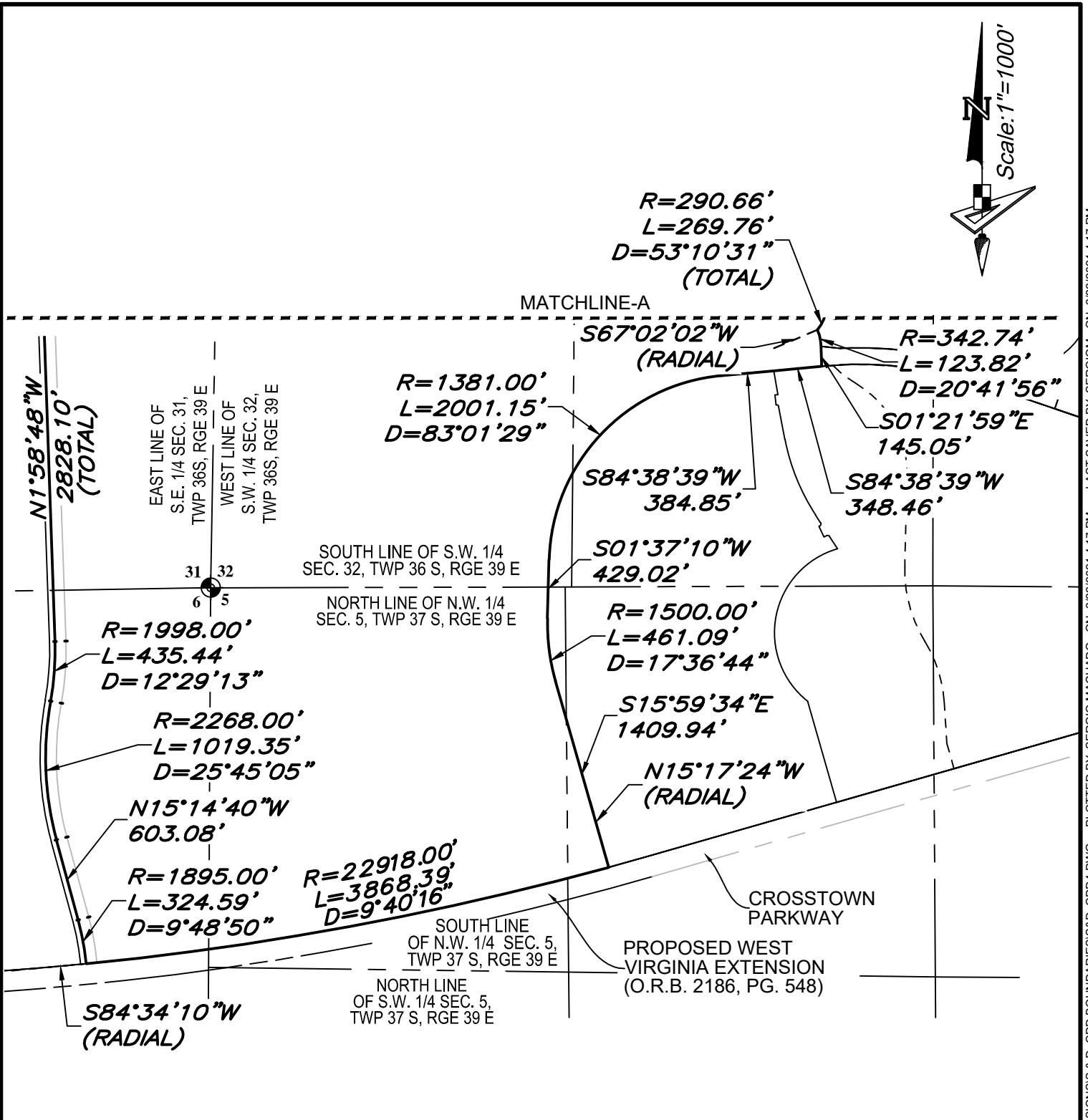
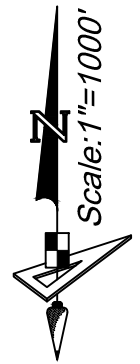


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