

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 1 OF 2

DESCRIPTION :

A PORTION OF A PLATTED DRAINAGE AND UTILITY EASEMENT AS LOCATED WITHIN BLOCK 1463, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 6, 6A, THROUGH 6E, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 1463 OF SAID PLAT; PROCEED ALONG THE SOUTH LINE OF SAID LOT 22 N89°56'25"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°56'25"W A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID PLATTED 20 FEET WIDE DRAINAGE AND UTILITY EASEMENT; THENCE PROCEED N00°03'35"E ALONG SAID WEST EASEMENT LINE A DISTANCE OF 339 FEET TO THE SOUTH LINE OF A PLATTED 6 FEET WIDE DRAINAGE AND UTILITY EASEMENT; THENCE PROCEED S89°56'25"E ALONG THE EASTERLY PROJECTION OF THE SAID SOUTH LINE OF SAID 6 FEET WIDE EASEMENT 10.00 FEET; THENCE PROCEED S00°03'35"W ALONG A LINE 10 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF 20 FEET WIDE EASEMENT A DISTANCE OF 339.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 22, SAID POINT BEING THE POINT OF BEGINNING. CONTAINING 3,390 SQUARE FEET±.

SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA

ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.

2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.

3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.

4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.

5. **NOTE ON COORDINATES, BEARINGS AND DISTANCES:**

COORDINATES SHOWN ARE GRID.

DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST.

LINEAR FOOT IS US SURVEY FOOT.

COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GRID UNLESS NOTED OTHERWISE.

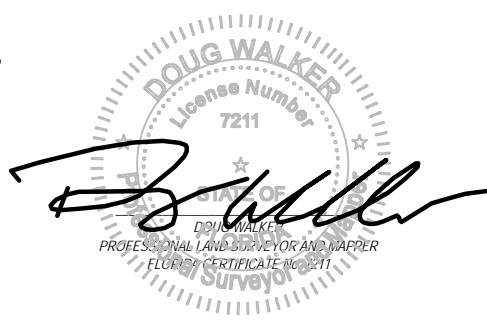
BEARINGS SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

JOB#S22-682



DATE: 05-15-25

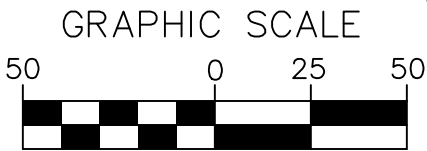
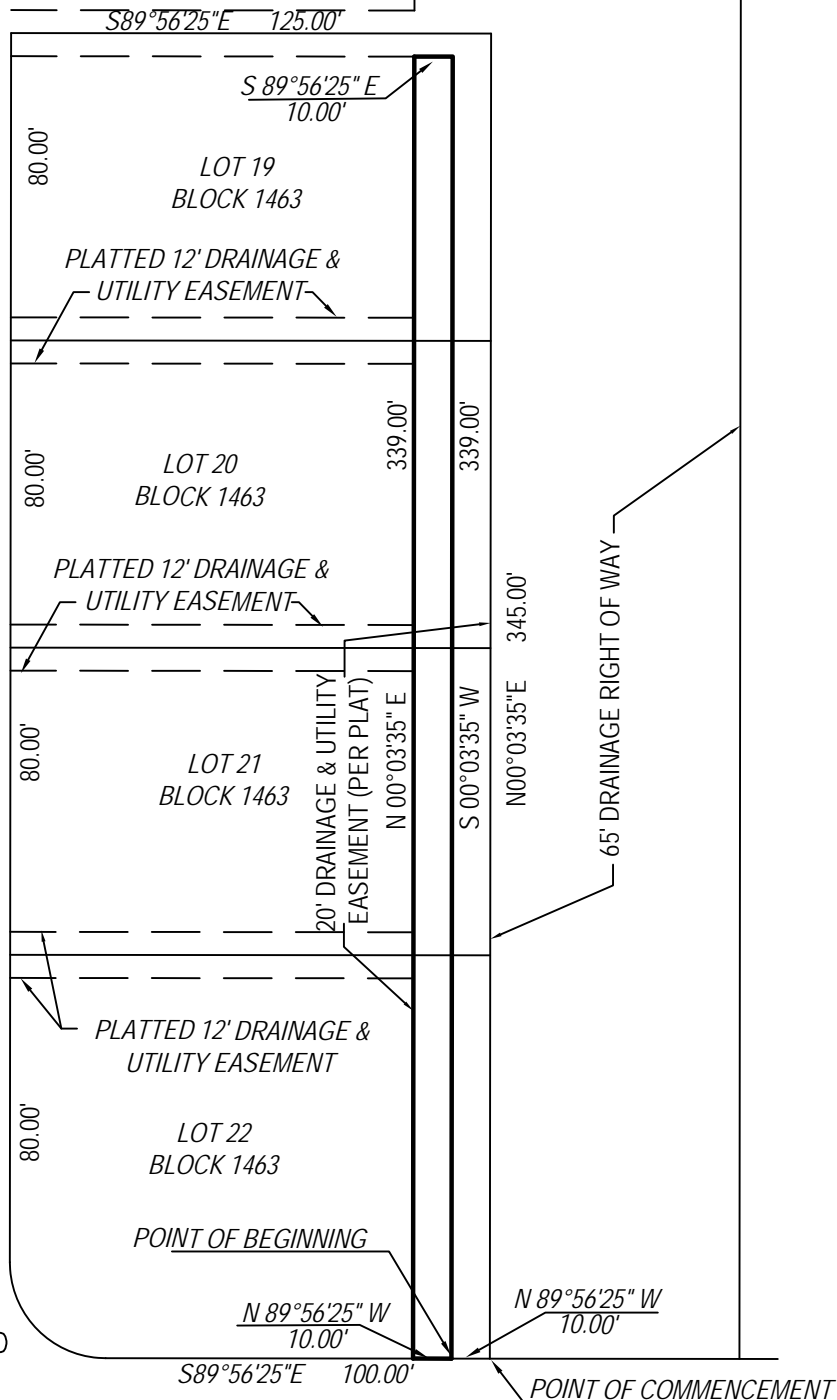
EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

LOT 18
 BLOCK 1463

PAGE 2 OF 2



SW PORT ST. LUCIE BOULEVARD



1 INCH = 50 FT.



**PRINCIPAL
 MERIDIAN
 SURVEYING INC.**

4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 PHONE 833.478.7764 / FAX 561.478.1094
 WWW.PMSURVEYING.NET

JOB#S22-682



DATE: 05-15-25