

Return to:
City of Port St. Lucie
City Attorney's Office
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 873-6321

PROJECT:

**FLOWAGE EASEMENT
[MXD Parcel]**

THIS EASEMENT, granted this 30 day of October, 2007, by **HORIZONS ST. LUCIE DEVELOPMENT, LLC**, a Florida limited liability company, whose mailing address is 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987, as "Grantor" to the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a perpetual easement for surface water drainage, on the following described lands located in St. Lucie County, Florida, to wit (the "Easement Area"):

See attached Exhibit "A" through Exhibit "C", inclusive, which are incorporated herein by reference.

Subject to easements, restrictions, and reservations of record.

Grantor shall maintain this Easement at its sole cost and expense. If flowage is obstructed, Grantee shall have the right to take action in compliance with applicable laws necessary to maintain the Easement in the event Grantor shall fail to maintain the easement upon thirty (30) days written notice to Grantor (or such shorter period of time as is necessary in the event of an emergency).

Notwithstanding anything contained herein to the contrary, Grantor may relocate the location of the easement granted herein from time to time with the written consent of Grantee.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall burden the land described above.

(signature page follows)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

HORIZONS ST. LUCIE
DEVELOPMENT, LLC

J. Paul Fanning
(Print Name) J. Paul Fanning
Mary Christine Moore
(Print Name) Mary Christine Moore

By: [Signature]
Title: Vice President
Name: Michael L. Arnold

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument, as acknowledged before me this 18th day of October, 2007, by Michael L. Arnold as Vice President of Horizons St. Lucie Development, LLC, a Florida limited liability company, who is personally known to me, or who has produced _____ as identification.



Mary Christine Moore
Notary Public, State of
(Print Name) Mary Christine Moore

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

ATTEST:

BY: Karen A. Phillips
Karen A. Phillips, City Clerk

CITY OF PORT ST. LUCIE

Patricia P. Christensen
Patricia P. Christensen, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: Roger B. Orr
Roger B. Orr, City Attorney

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF SAINT LUCIE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Patricia P. Christensen, the Mayor and the _____ of CITY OF PORT SAINT LUCIE, a Florida municipal corporation. He/she is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of October, 2007.

Notary Public Margaret McGrath
Margaret McGrath
Typed, printed or stamped name of Notary Public

My Commission Expires:



MARGARET MCGRATH
MY COMMISSION # DD 405363
EXPIRES: July 9, 2009
Bonded Thru Budget Notary Services

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT 50.00 FEET IN WIDTH LYING OVER A PORTION OF OPEN SPACE TRACT "O.S.T.-1", WATER MANAGEMENT TRACTS "W.M.T.-1 AND W.M.T.-2", OF SAID SOUTHERN GROVE PLAT NO. 4 AND LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 6. SAID CORNER BEING A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF SAID PARCEL 6, THRU A CENTRAL ANGLE OF 01°07'30", AN ARC DISTANCE OF 80.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°05'15" WEST); THENCE NORTH 60°57'40" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 512.11 FEET; THENCE SOUTH 82°28'10" EAST, A DISTANCE OF 60.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID "O.S.T.-1 AND THE POINT OF BEGINNING;

THENCE SOUTH 82°28'10" EAST, A DISTANCE OF 559.21 FEET; THENCE NORTH 63°46'39" EAST, A DISTANCE OF 1064.37 FEET; THENCE NORTH 46°27'47" EAST, A DISTANCE OF 170.90 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OF PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

CONTAINING 2.059 ACRES, MORE OR LESS.

NOTE:
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE 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.

Julian D. Morris 9-17-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

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<p>ARCADIS ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p> <p>Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: N/A	CHECKED BY MTK
	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JDM
	SHEET 1 OF 3		PROJECT NUMBER PL865SD01	DRAWING NUMBER PL865

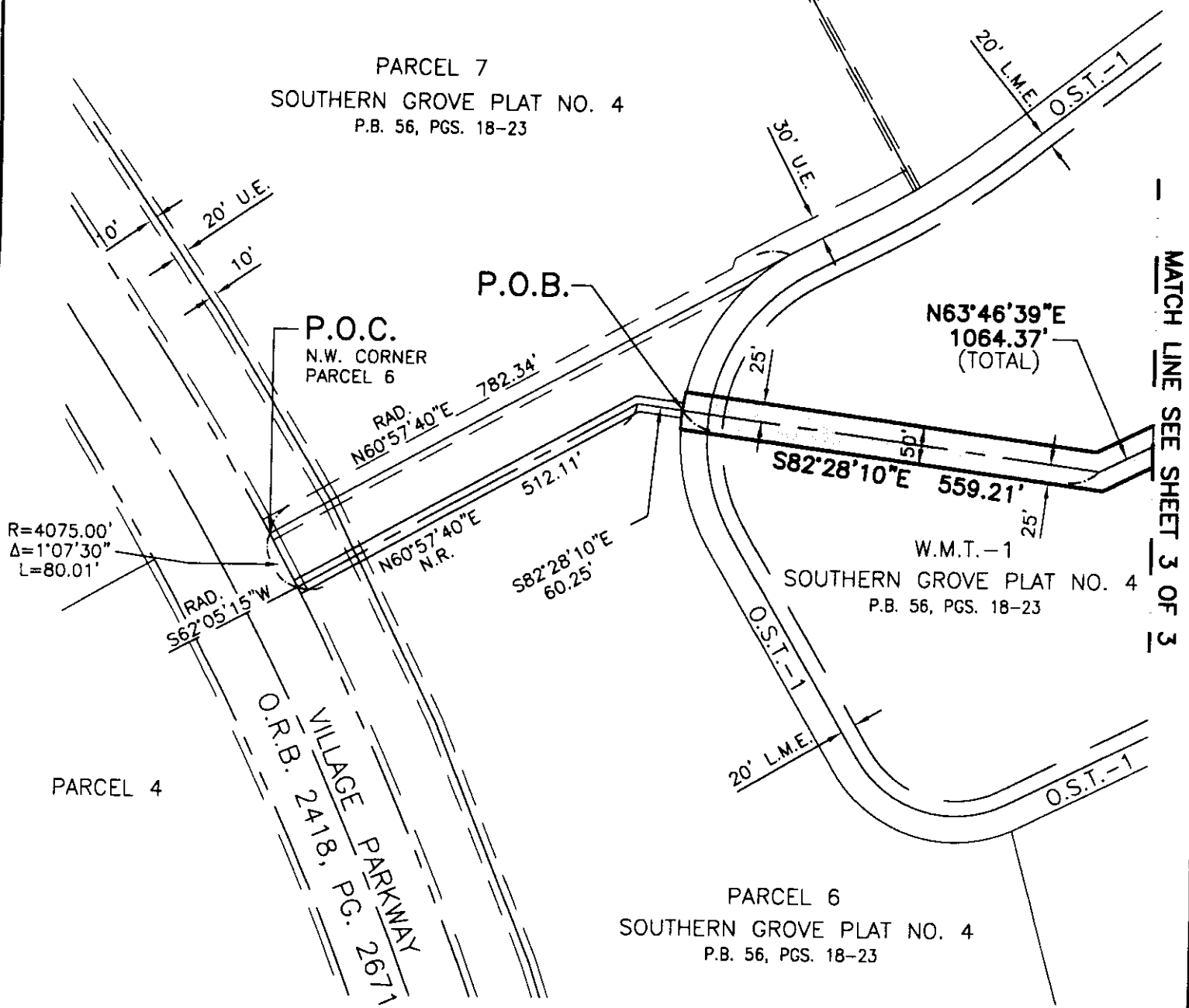
DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!

LEGEND


- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.S.T. = OPEN SPACE TRACT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT



SCALE: 1"=200'



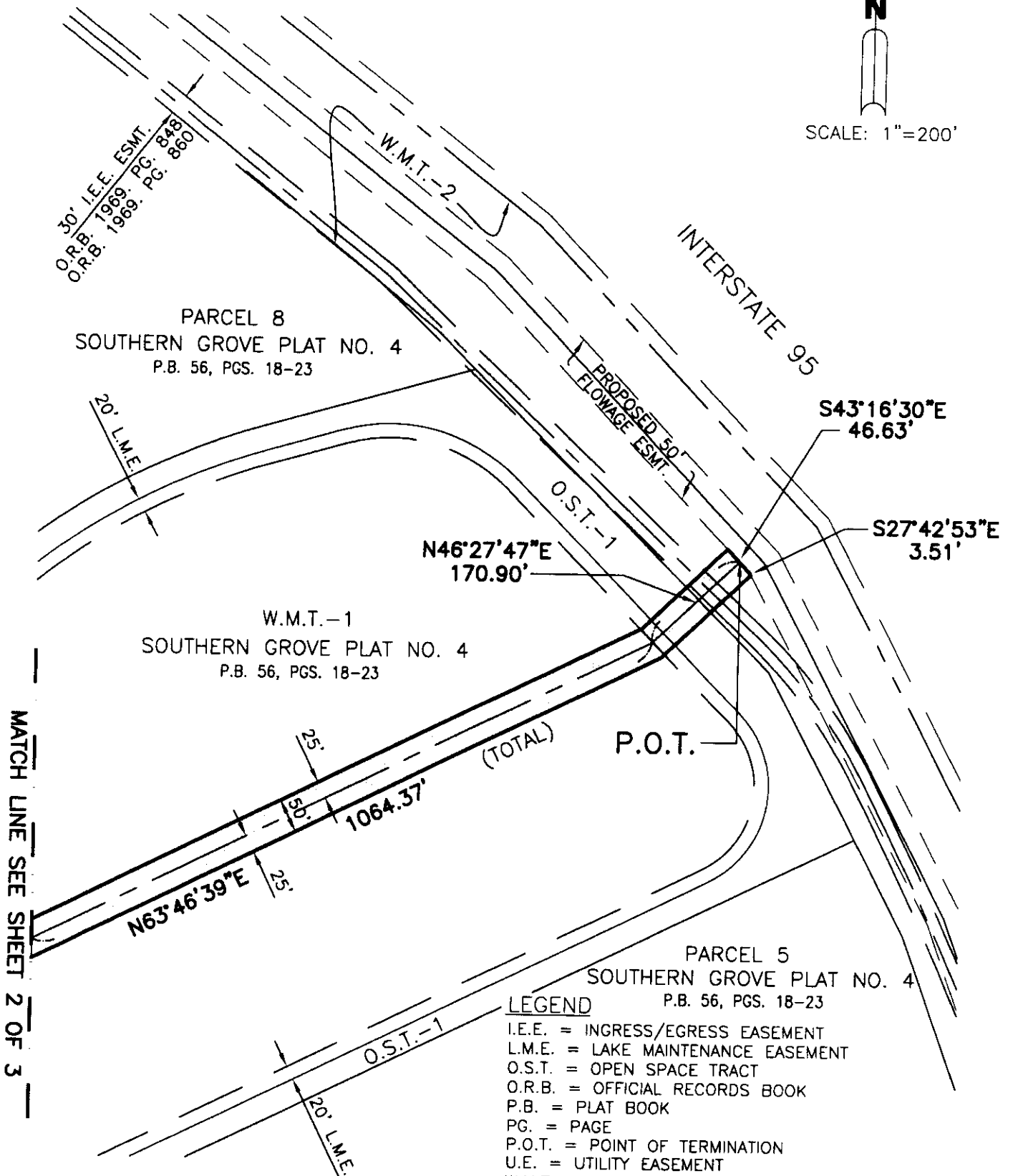
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	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JDM
	SHEET 2 OF 3		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'



LEGEND

- I.E.E. = INGRESS/EGRESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.S.T. = OPEN SPACE TRACT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.T. = POINT OF TERMINATION
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT

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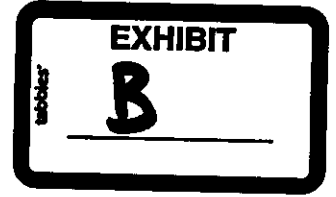
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JDM
SHEET 3 OF 3		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT 50.00 FEET IN WIDTH LYING OVER A PORTION OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID SOUTHERN GROVE PLAT NO. 4; THENCE TRAVERSING THE WEST LINE OF SAID PARCEL 2 BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'55" EAST, ALONG THE WEST LINE OF SAID PARCEL 2 AS A BASIS OF BEARINGS, A DISTANCE OF 428.71 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1507.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°23'21", AN ARC DISTANCE OF 352.16 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE NORTH 76°33'44" EAST, DEPARTING SAID WEST LINE OF PARCEL 2, A DISTANCE OF 126.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 76°33'44" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 13°26'16" WEST, A DISTANCE OF 22.81 FEET; THENCE NORTH 03°24'57" WEST, A DISTANCE OF 448.20 FEET TO REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH 10°58'31" EAST, A DISTANCE OF 45.63 FEET; THENCE NORTH 05°24'08" EAST, A DISTANCE OF 103.62 FEET; THENCE NORTH 62°01'25" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 648.75 FEET; THENCE SOUTH 32°47'05" EAST, A DISTANCE OF 366.84 FEET; THENCE NORTH 85°54'42" EAST, A DISTANCE OF 471.86 FEET; THENCE NORTH 06°28'51" EAST, A DISTANCE OF 85.12 FEET; THENCE NORTH 78°23'56" EAST, A DISTANCE OF 20.43 FEET TO A POINT OF INTERSECTION WITH THE EAST SIDE OF SAID PARCEL 2; SAID POINT ALSO BEING REFERENCE POINT "B" (FOR FUTURE REFERENCE) AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "B"; THENCE NORTH 78°23'56" EAST, A DISTANCE OF 153.13 FEET TO THE THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL 9 OF SAID SOUTHERN GROVE PLAT NO. 4; THENCE CONTINUE NORTH 78°23'56" EAST, A DISTANCE OF 101.90 FEET; THENCE NORTH 76°30'46" EAST, A DISTANCE OF 383.26 FEET; THENCE SOUTH 89°58'15" EAST, A DISTANCE OF 705.41 FEET; THENCE SOUTH 81°56'34" EAST, A DISTANCE OF 447.87 FEET; THENCE SOUTH 69°58'48" EAST, A DISTANCE OF 253.35 FEET; THENCE SOUTH 52°20'12" EAST, A DISTANCE OF 887.17 FEET; THENCE SOUTH 43°16'30" EAST, A DISTANCE OF 571.31 FEET; THENCE SOUTH 27°42'53" EAST, A DISTANCE OF 572.84 FEET; THENCE SOUTH 19°33'44" EAST, A DISTANCE OF 1352.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 4 AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OF PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES

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Julian D. Morris 9-11-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

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<p>ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p>	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: N/A	CHECKED BY MTK
	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
	SHEET 1 OF 7		PROJECT NUMBER PL865SD01	DRAWING NUMBER PL865

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 Continued.


TOGETHER WITH:

BEING AN EASEMENT LYING OVER A PORTION OF SAID PARCEL 2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE NORTH 86°13'13" WEST, A DISTANCE OF 25.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°01'29" WEST, A DISTANCE OF 32.75 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 84°45'50" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID, THRU A CENTRAL ANGLE OF 11°28'42", AN ARC DISTANCE OF 50.08 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°17'08" EAST); THENCE SOUTH 79°01'29" EAST ALONG SAID LINE, A DISTANCE OF 32.51 FEET; THENCE SOUTH 05°24'08" WEST, A DISTANCE OF 2.45 FEET; THENCE SOUTH 10°58'31" WEST, A DISTANCE OF 47.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.301 TOTAL ACRES, MORE OR LESS

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 ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: N/A	CHECKED BY MTK
	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
	SHEET 2 OF 7		PROJECT NUMBER PL865SD01	DRAWING NUMBER PL865

DESCRIPTION TO ACCOMPANY SKETCH.
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SCALE: 1"=200'

TRADITION PLAT NO. 6
P.B. 42, PGS. 5, 5A-5F

TRADITION PARKWAY
TRACT R-3

P.O.C.
N.W. CORNER PARCEL 2

S89°29'34"E 648.75'
(TOTAL)

N62°01'25"E 516.72'

N05°24'08"E 103.62'

N10°58'31"E 45.63'

PARCEL 2
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

N03°24'57"W 448.20'

N13°26'16"W 22.81'

N76°33'44"E 65.03'

P.O.B.

RAD.
N76°33'44"E
126.31'

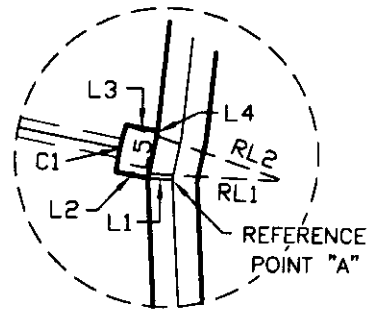
R=1890.85'
Δ=1°31'02"
L=50.07'

10' P.U.E.

500°02'55"E 428.71'
R=1507.00' Δ=1°3'23"21"
L=352.16'

COMMUNITY BOULEVARD
O.R.B. 2418, PG. 2671

TRADITION PLAT NO. 19
P.B. 47, PGS. 32-64



MATCH LINE SEE SHEET 4

RADIAL LINE TABLE	
LINE	BEARING
RL1	S84°45'50"E
RL2	S73°17'08"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°13'13"W	25.20'
L2	N79°01'29"W	32.75'
L3	S79°01'29"E	32.51'
L4	S05°24'08"W	2.45'
L5	S10°58'31"W	47.57'

LINE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	Δ = 11°28'42"	250.00'	50.08'

LEGEND

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- U.E. = UTILITY EASEMENT

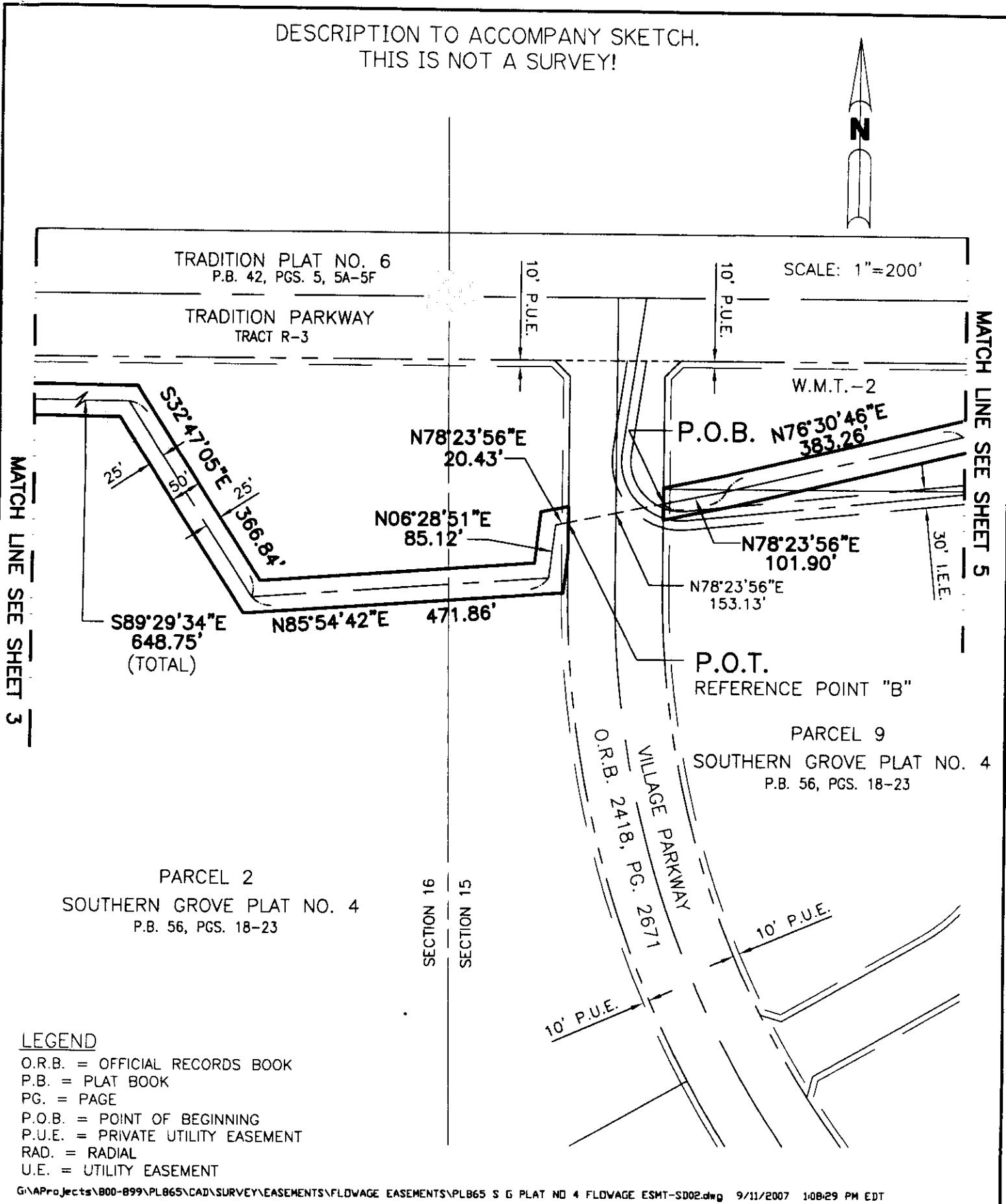
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

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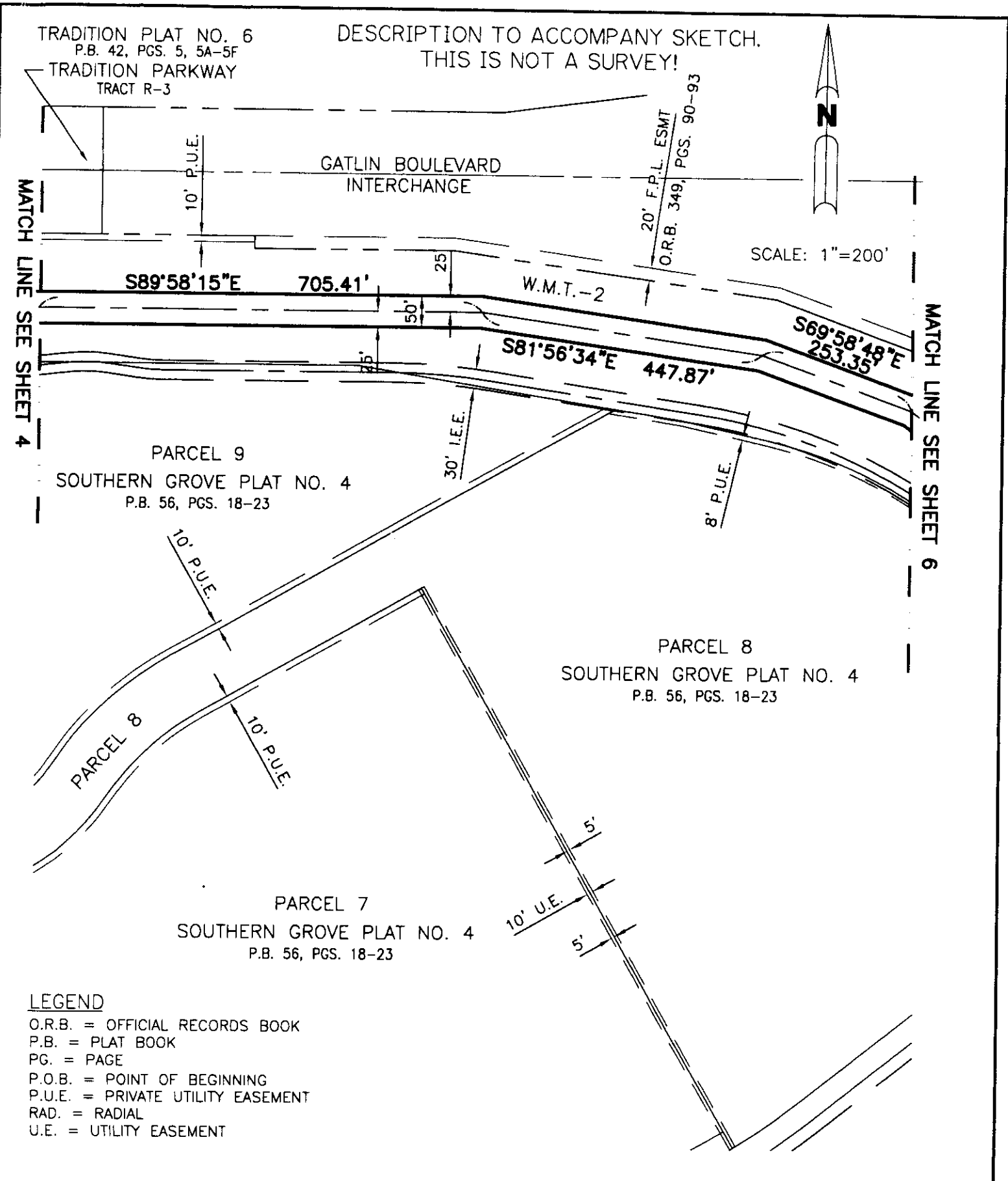
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 4 OF 7			



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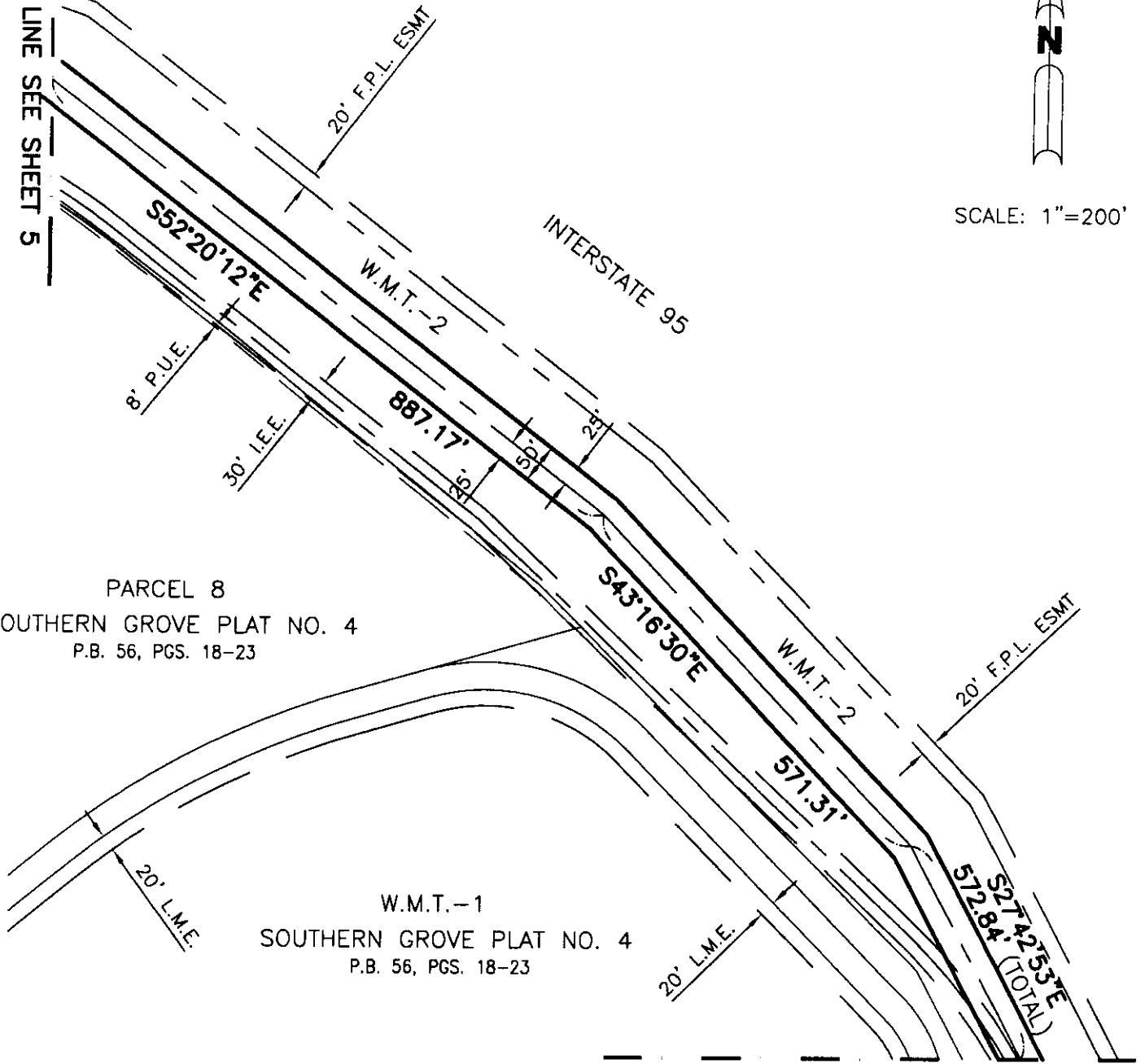
<p>ARCADIS ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p>	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK	
	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM	
	SHEET 5 OF 7		PROJECT NUMBER B865SD01	DRAWING NUMBER B865	
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DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 7

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PROJECT NUMBER B865SD01		DRAWING NUMBER B865	
SHEET 6 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'

MATCH LINE SEE SHEET 6

W.M.T.-1
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

INTERSTATE 95

20' L.M.E.

S27°42'53"E
572.84'
(TOTAL)

35' O.S.T.-1

W.M.T.-2

20' F.P.L. ESMT

S19°33'44"E

30' I.E.E.

25'

50'

25'

1352.34' W.M.T.-2

INTERSTATE 95

PARCEL 5
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

N79°27'11"E
50.63'

P.O.T.

LIMITS OF PLAT

10' P.U.E.

UNPLATTED

LEGEND

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- P.O.B. = POINT OF BEGINNING
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- RAD. = RADIAL
- U.E. = UTILITY EASEMENT

G:\Projects\800-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 FLOWAGE ESMT-SD05.dwg 9/11/2007 11:17:55 PM EDT

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PROJECT MANAGER PROJMGR	DEPARTMENT MANAGER DEPTMGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 7 OF 7			

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: 20' FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT LYING OVER A PORTION OF PARCEL 2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 00°02'55" EAST, ALONG THE WEST LINE OF SAID PARCEL 2, AS A BASIS OF BEARINGS, A DISTANCE OF 193.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°01'29" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 146.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 76°43'56" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 4°35'06", AN ARC DISTANCE OF 20.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°19'02" EAST); THENCE NORTH 79°01'29" WEST, ALONG SAID LINE, A DISTANCE OF 142.68 FEET TO REFERENCE POINT "A" (FOR FUTURE REFERENCE) AND A POINT OF INTERSECTION WITH SAID WEST LINE OF PARCEL 2; THENCE NORTH 00°02'55" WEST, ALONG SAID LINE, A DISTANCE OF 20.38 FEET TO TH POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE TRAVERSING THE WEST LINE OF SAID PARCEL 2 BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'55" EAST, A DISTANCE OF 215.11 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1507.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°00'32", AN ARC DISTANCE OF 342.16 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°56'33" EAST);

THENCE NORTH 76°33'44" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 126.82 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1890.85 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 79°46'42" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°36'25", AN ARC DISTANCE OF 20.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 79°10'17" EAST) THENCE SOUTH 76°33'44" WEST, ALONG SAID LINE, A DISTANCE OF 125.80 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE WEST LINE OF SAID PARCEL 2. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE HAVING A RADIUS OF 1507.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 76°10'56" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°45'37", AN ARC DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

NOTE:
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE 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.

Julian D. Morris 9-10-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

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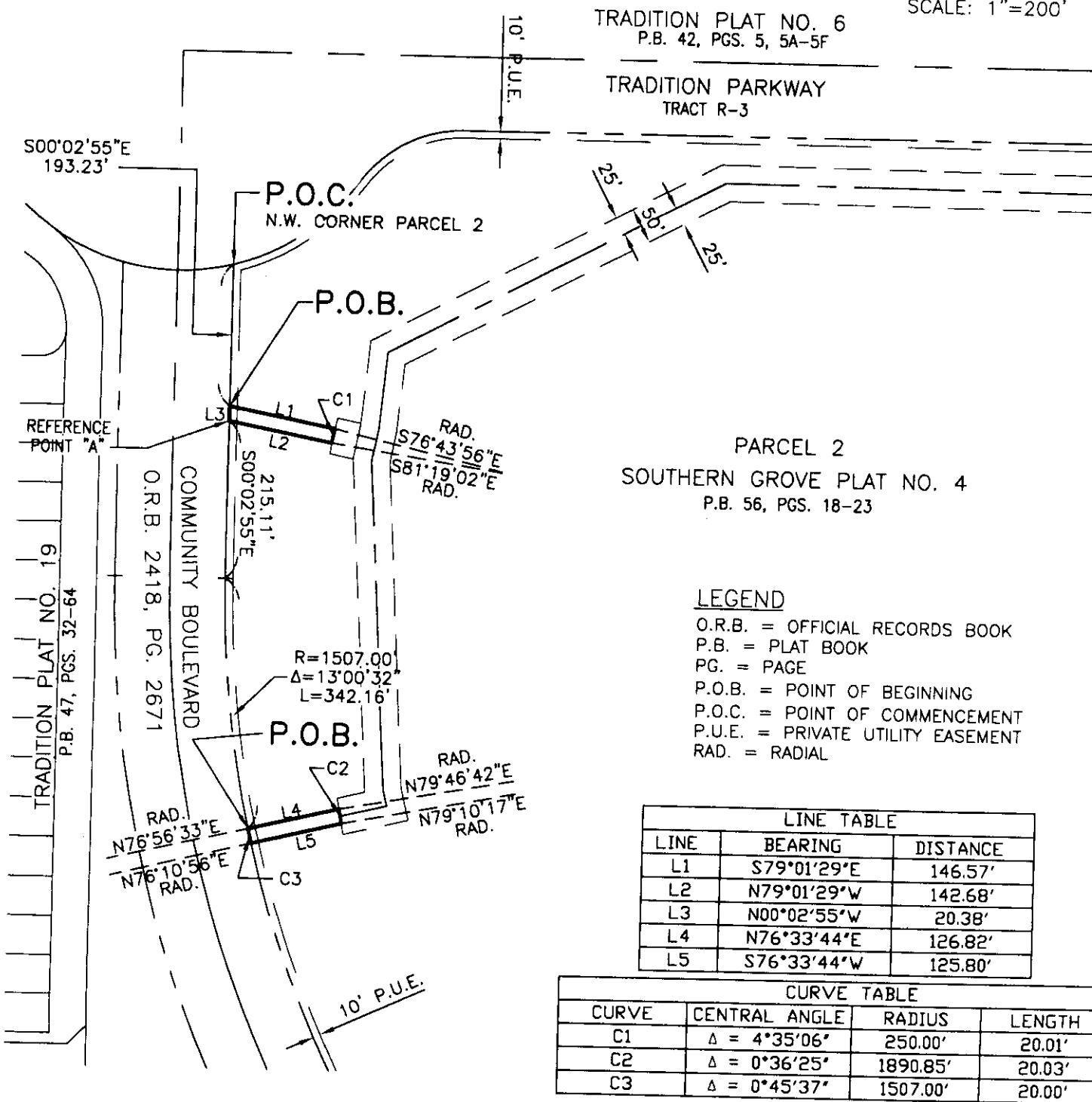
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: N/A	CHECKED BY MTK
SHEET TITLE 20' FLOWAGE EASEMENT FOR S.G. PLAT NO. 4		DATE: 9-10-07	DRAWN BY JDM
SHEET 1 OF 2		PROJECT NUMBER PL865SD01	DRAWING NUMBER PL865

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'



PARCEL 2
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79°01'29"E	146.57'
L2	N79°01'29"W	142.68'
L3	N00°02'55"W	20.38'
L4	N76°33'44"E	126.82'
L5	S76°33'44"W	125.80'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	Δ = 4°35'06"	250.00'	20.01'
C2	Δ = 0°36'25"	1890.85'	20.03'
C3	Δ = 0°45'37"	1507.00'	20.00'

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