

## LEGAL DESCRIPTION:

A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRADITION PARKWAY, EXHIBIT "E" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311 OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°09'21" EAST, A DISTANCE OF 176.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY ALSO BEING A POINT ON OF NON-RADIAL CURVE TO LEFT, HAVING A RADIUS OF 1595.00 FEET; THE CHORD OF WHICH BEARS NORTH 54°50'30" WEST, A DISTANCE OF 289.39 FEET, THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'35", A DISTANCE OF 289.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1595.00 FEET; THE CHORD OF WHICH BEARS NORTH 62°54'20" WEST, A DISTANCE OF 158.77 FEET, THENCE CONTINUE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'20", A DISTANCE OF 158.83 FEET TO A POINT OF TANGENCY, THENCE NORTH 65°45'30" WEST, A DISTANCE OF 126.56 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°06'29", A DISTANCE OF 49.71 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°30'11", A DISTANCE OF 48.79 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 61°56'43" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, TO THE LEFT HAVING A RADIUS OF 58.00 FEE, THE CHORD OF WHICH BEARS SOUTH 01°14'10" EAST, A DISTANCE OF 56.75 FEET, THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°04'14", A DISTANCE OF 38.73 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°37'27", A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.137 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**SHEET 1 OF 3**



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**TRADITION PARKWAY ABANDONMENT  
SKETCH OF DESCRIPTION**

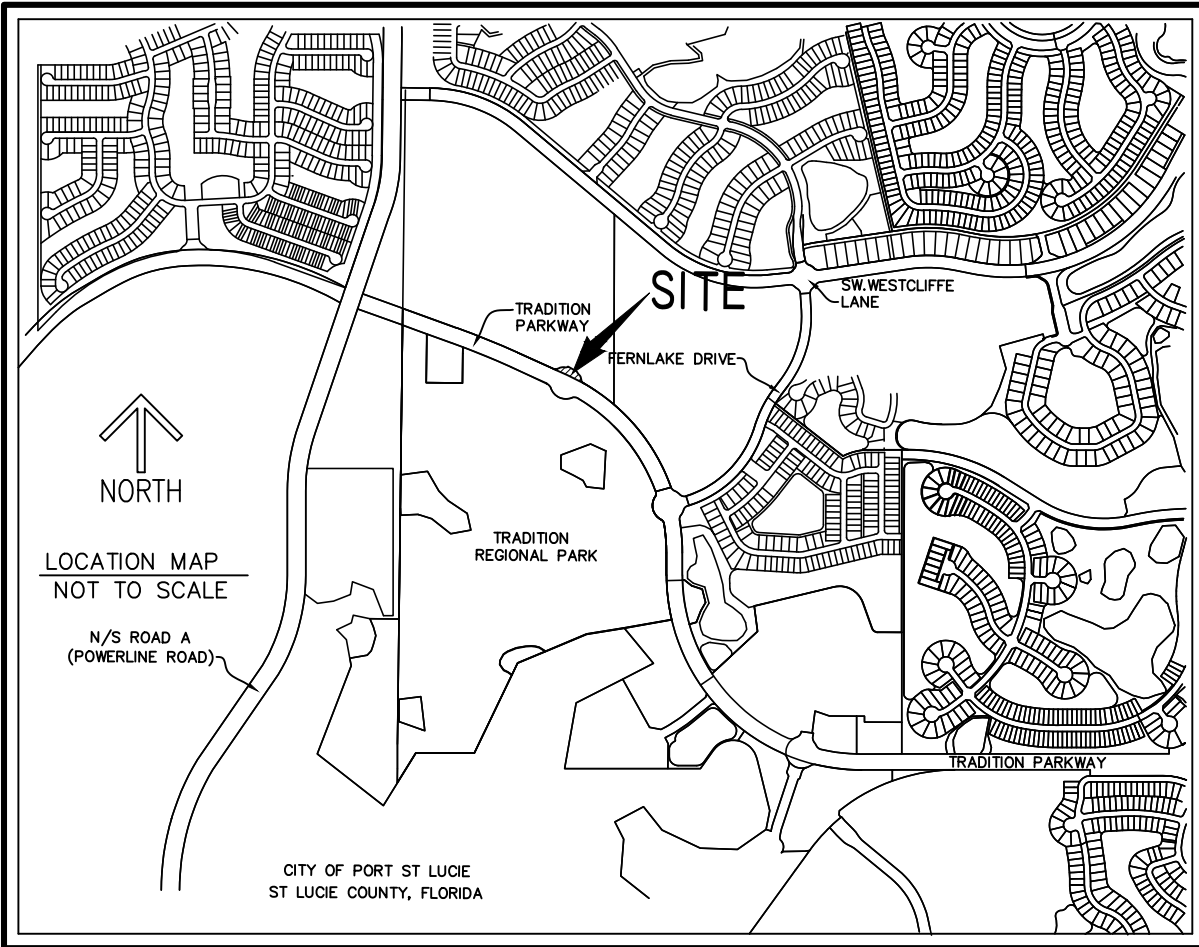
DATE 08/19/2022

DRAWN BY RLF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9793



#### NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF NORTH 00°09'21" EAST ALONG THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311 OF SAID ST. LUCIE COUNTY, FLORIDA,
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

#### CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 19, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 2 OF 3**



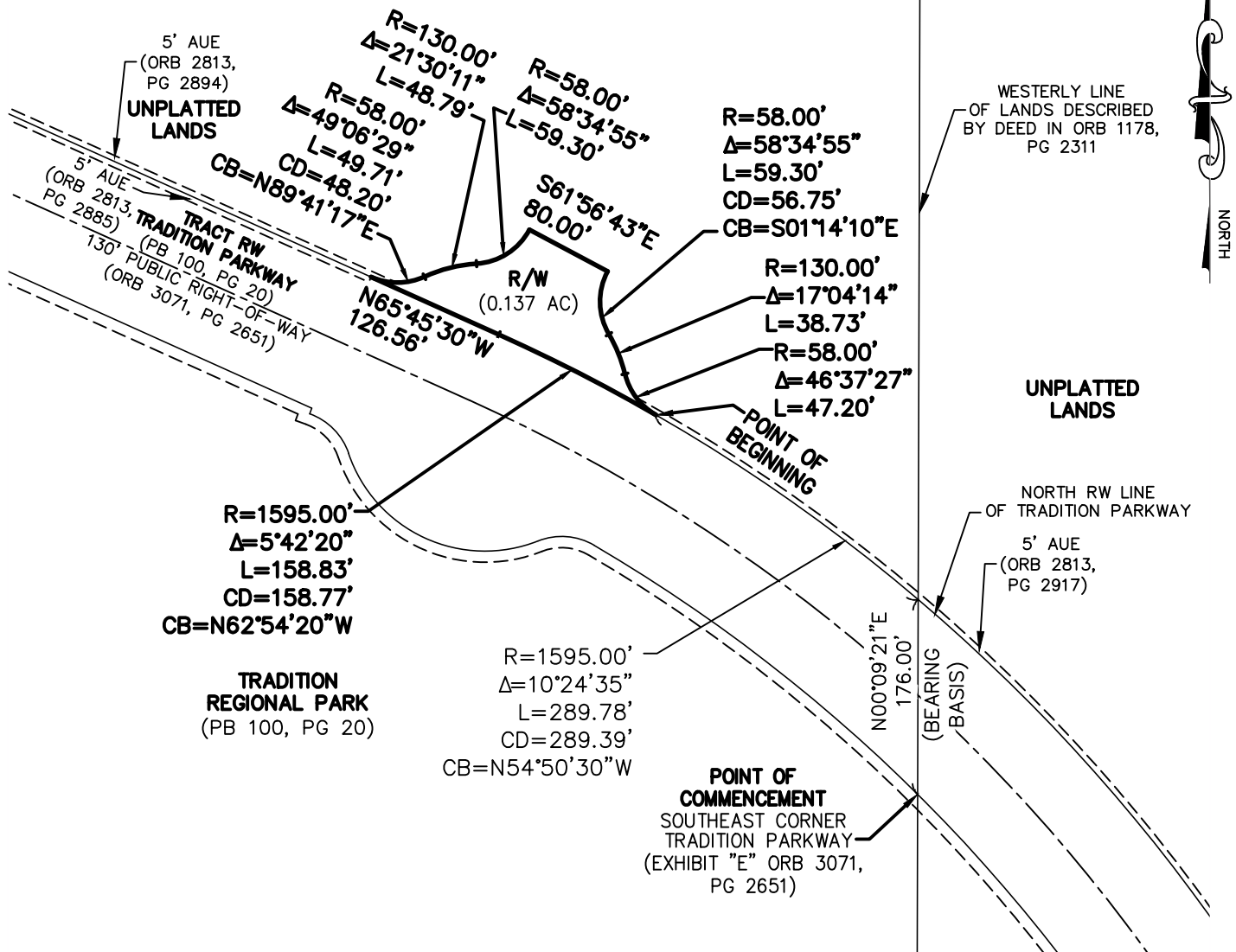
**CAULFIELD & WHEELER, INC.**

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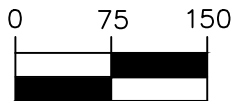
RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR  
AND MAPPER LS6272  
STATE OF FLORIDA  
L.B. 3591

DATE	08/18/2022
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
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**TRADITION PARKWAY ABANDONMENT  
SKETCH OF DESCRIPTION**



#### GRAPHIC SCALE



( IN FEET )

1 INCH = 150 FT.

#### LEGEND / ABBREVIATIONS

- CL - CENTERLINE
- $\Delta$  - DELTA (CENTRAL ANGLE)
- AC - ACRES
- AUE - ACCESS AND EXCLUSIVE UTILITY EASEMENT
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- R - RADIUS
- RW - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

SHEET 3 OF 3



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