

**LEGAL DESCRIPTION:**

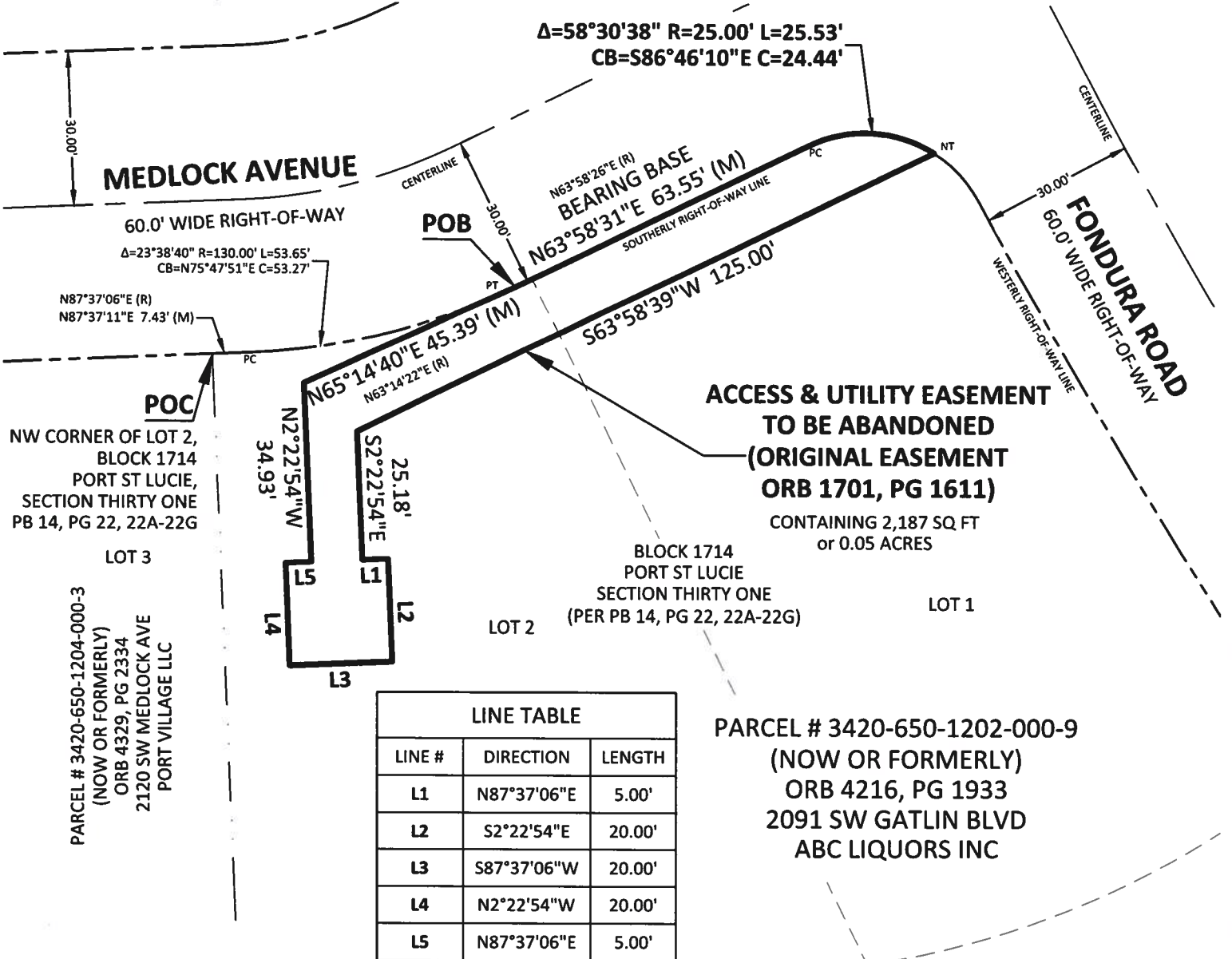
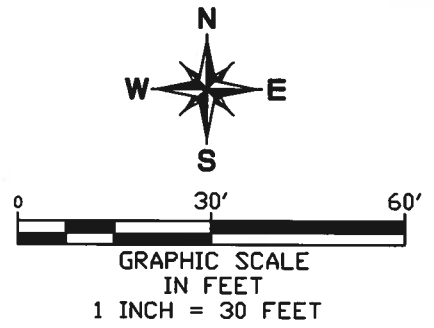
A PORTION OF A PARCEL OF LAND SITUATE IN LOT 1 & LOT 2, BLOCK 1714, PORT ST. LUCIE SECTION THIRTY ONE, PLAT BOOK 14, PAGE 22, 22A-22G, ST LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2, SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MEDLOCK AVENUE (60.0' WIDE RIGHT-OF-WAY); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 87°37'11" EAST, 7.43 FEET, TO A POINT OF CURVATURE; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, CONCAVE TO THE NORTH, AN ARC DISTANCE OF 53.65 FEET, HAVING A RADIUS OF 130.00 FEET AND DELTA ANGLE OF 23°38'40", (CHORD = N75°47'51"E, 53.27'), TO A POINT OF TANGENCY AND THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 63°58'31" EAST, 63.55 FEET, TO A POINT OF CURVATURE; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, AN ARC DISTANCE OF 25.53 FEET, HAVING A RADIUS OF 25.00 FEET AND DELTA ANGLE OF 58°30'38", (CHORD = S86°46'10"E, 24.44'); THENCE, LEAVING SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 63°58'39" WEST, 125.00 FEET; THENCE, SOUTH 2°22'54" EAST, 25.18 FEET; THENCE, NORTH 87°37'06" EAST, 5.00 FEET; THENCE, SOUTH 2°22'54" EAST, 20.00 FEET; THENCE, SOUTH 87°37'06" WEST, 20.00 FEET; THENCE, NORTH 2°22'54" WEST, 20.00 FEET; THENCE, NORTH 87°37'06" EAST, 5.00 FEET; THENCE NORTH 2°22'54" WEST, 34.93 FEET; THENCE, NORTH 65°14'40" EAST, 45.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,187 SQUARE FEET or 0.05 ACRES, MORE OR LESS.

**EXHIBIT "A"  
SKETCH OF DESCRIPTION**

ACCESS UTILITY EASEMENT (ABANDONMENT)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87°37'06"E	5.00'
L2	S2°22'54"E	20.00'
L3	S87°37'06"W	20.00'
L4	N2°22'54"W	20.00'
L5	N87°37'06"E	5.00'

**LEGEND:**

- EB ENGINEERING BUSINESS
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- SQ FT SQUARE FEET
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

DRAINAGE RIGHT-OF-WAY  
(PER PB 14, PG 22, 22A-22G)

- (M) MEASURED DATA
- (R) RECORD DEED
- NT NON TANGENT POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY

**THIS IS NOT A BOUNDARY SURVEY**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.

*John M Pulice*  
11/29/2021  
JOHN M PULICE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER LS 6811

**SURVEYOR'S NOTES:**

- BEARINGS ARE BASED ON THE ORIGINAL EASEMENT DESCRIPTION & SKETCH FOUND IN , OFFICIAL RECORDS BOOK 1701, PAGE 1611, ST. LUCIE COUNTY, FLORIDA, WHICH SHOWS THE SOUTHEAST RIGHT-OF-WAY OF MEDLOCK AVENUE (60' WIDE RIGHT-OF-WAY), BEARING N63°58'26"E.
- THIS IS A SKETCH AND DESCRIPTION AND IS NOT A BOUNDARY SURVEY AS SUCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE OTHER EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.

**NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.**

DESCRIPTION	DATE
PREPARED	8-30-2021

PROJECT INFORMATION	
JOB #	18-0035.000
DRAWN BY	JMP
REVIEWED BY	DH
SHEET 1 OF 1	